

Mayor and Council Work Session

700 Doug Davis Drive
Hapeville, GA 30354

May 21, 2019 6:00PM

Agenda

1. Call To Order

2. Roll Call

Mayor Alan Hallman
Alderman Mike Rast
Councilman at Large Travis Horsley
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander

3. Welcome

4. Presentations

4.I. Legislative Update By Senator Orrock, Representative Schofield, And Representative Dreyer

Background:

The City is pleased to have our elected officials Senator Nan Orrock and Representatives Kim Schofield and David Dreyer come and share a legislative update.

4.II. Aerotropolis Transit Feasibility Study Presentation By Kirsten Mote

Background:

Kirsten Mote will present the Aerotropolis Transit Feasibility Study summary and recommendations which includes transit needs and opportunities for innovation.

Documents:

[AEROTROPOLIS TRANSIT FEASIBILITY - PRESENTATION.PDF](#)

5. Questions On Agenda Items

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

6. Consent Agenda

6.I. Consideration And Action On LocalMotion MOU And Special Event Open Container District And For Mayor To Sign Necessary Documents

Background:

City of Hapeville has supported LocalMotion Arts Festival for the last two years and wishes to continue this partnership with the Tri-Cities Arts Alliance. The LocalMotion Arts Festival increases awareness, opportunity, and participation in arts for all ages in the Tri-Cities community. It is a premier artist destination and will feature performing arts and seminars, local craft beers on tap, wine, live music, kid games, community vendors, and food. Event date is October 19, 2019. The MOU memorializes the agreement of the parties concerning their relationship to conduct LocalMotion.

Documents:

[OPEN CONTAINER DISTRICT FOR LOCALMOTION FESTIVAL.PDF](#)
[MOU LOCALMOTION.PDF](#)

- 6.II. Consideration And Action On Renewal Agreement With USIS, Inc. For Third Party Worker Compensation Claims Processing In The Amount Of \$5,000 Service Fee, Re-Pricing Fee Of \$5.50 Per Medical Bill, And A 25% Network Savings Fee And To Authorize The Mayor To Sign All Necessary Documents

Background:

Renewing this agreement will allow USIS, Inc. to continue to work as the City's third party administrator (TPA) for all workers compensation claims. No cost increase has been proposed for the service contract in the new FY. The overall costs for this service depend totally on the amount of claims activity experienced by the City. This is a routine budgeted item. This is a routine budgeted item. Staff recommends approval of the contract agreement.

Documents:

[2019 HAPEVILLE CONTRACT USIS.PDF](#)

7. Old Business

- 7.I. Consideration And Action On Mobile Food Truck Ordinance - 2nd Reading

Background:

On April 16, a revised Mobile Food Vendor Ordinance was presented to Mayor and Council for a first reading. Mayor and Council gave suggestions to incorporate into the ordinance. A second reading was conducted on May 7; however, additional suggestions were made and incorporated into this draft.

Attached for consideration and action is the updated ordinance.

Documents:

[FOOD TRUCK ORDINANCE.PDF](#)

8. New Business

- 8.I. Consideration And Action On Resolution For CID Expansion Approval And Authorization For Mayor To Sign Document

Background:

Aerotropolis is wrapping up the expansion process for 2019. But before Aerotropolis can get everything certified by Fulton County, they must receive approval from each of the cities' governing body regardless of whether there are any expansion parcels in the City's specific boundary.

Attached for consideration and action are the Expansion Resolution, list of parcels, and map to include in the CID.

Documents:

[AWCID EXPANSION RESOLUTION - HAPEVILLE.PDF](#)

[COPY OF AIRPORT WEST CID 2019 EXPANSION PARCELS.PDF](#)
[AIRPORT WEST CID 2019 EXPANSION MAP.PDF](#)

- 8.II. Consideration And Action To Award Kendell Supply's Bid In The Amount Of \$1,196,369 For The AMI Meter Replacement Project And Authorize The Mayor To Sign All Necessary Contracts.

Background:

The City of Hapeville received bids for the AMI Meter Replacement Project on April 16th 2019. Kendall Supply (Sensus Metering) was the highest ranking firm from the evaluation matrix that was performed by city staff and the engineers. The evaluation grade was based on firm experience, overall value, project understanding and approach. This project will consist of installing new smart meters, new monitoring software and new leak detection equipment. This project will provide early leak detection capabilities for homeowners and the city. It also helps assist us in our conservation efforts. This project is funded by a GEFA loan that the city was awarded earlier this year.

Documents:

[RECOMMENDATION LETTER PACKET - 20190516.PDF](#)

- 8.III. Consideration On Optottraffic Ordinance - 1st Reading

Background:

At the May 7 meeting, it was the consensus of Mayor and Council to have legal draft an ordinance pertaining to Optottraffic.

Attached for consideration is the ordinance.

Documents:

[ORDINANCE - AUTOMATED TRAFFIC SAFETY DEVICE.PDF](#)

- 8.IV. Consideration On Transfer Of Occupational Tax Certificate Ordinance - 1st Reading

Background:

In working through the City's Occupational Tax Permitting process, staff identified a need to update our practice when a current business changes owners and has no other substantive changes to the operation. Currently, the incoming business is required to submit an Occupational Tax Permit application and pay a fee based on annual expected receipts, where the prior operation has already done same for the same business year. As the City does not currently reimburse the outgoing business for any portion of its Occupational Tax, this appears to be double taxation. The proposed ordinance will afford the incoming business to apply for the Occupational Tax Permit and pay an administrative transfer fee. Staff recommends council action and respectfully requests a waiver of the first reading.

Documents:

[ORDINANCE - TRANSFER OF OCCUPATIONAL TAX CERTIFICATE.PDF](#)

- 8.V. Discussion Of Draft Fiscal Year 2020 Budget

Background:

On May 15, the City made available for public viewing an initial draft of the Fiscal 2020

Budget. The City advertised the public hearing in the South Fulton Neighbor newspaper.

A draft copy is posted to the City website along with the detailed line items supporting the budget proposal. The City Manager and staff will be available to Mayor, Council and constituents to discuss the budget in overall concept and in detail. This budget calls for approximately \$13.8M in gross receipts and expenditures.

For this work session, the City Manager will give an overview of the major funding priorities placed in the FY 2020 budget and the next steps towards June hearings and Council vote.

Documents:

[BUDGET SUMMARY - SHEET.PDF](#)
[FY 2020 COH BUDGET - DRAFT - DETAIL 2019-05-15.PDF](#)

8.VI. Discussion Initiated By Councilman Adams On Draft AirBnB Ordinance

Background:

The use of short-term rentals has increased by 153% since 2009. According to the 2019 Airbnb Statistics – User & Market Growth Data, there has been a 45% increase in the United States bookings year-to-year. Airbnb's value worldwide is \$38 million with \$23.5 million spent on advertisement in the U.S. As a result, in order to ensure quality of life and minimize any potential negative effects within our community, the following draft Ordinance is introduced for discussion.

Documents:

[AIRBNB ORDINANCE DRAFT.PDF](#)

8.VII. Discussion Initiated By Councilman Adams On Dog Park

Background:

According to recent studies, over a third of all U.S. households have one or more dogs. Armed with this fact, community parks and recreation departments are becoming more likely to include dog parks. Dog parks can act as a gathering spot for pet parents. They bring their pets to the park to get exercise and socialize with other pets. While the dogs are playing, community members are more likely to form relationships, participate in conversation and exchange community information such as events, doctors, and veterinarians.

Also, as leash laws continue to become increasingly restrictive, dog parks are a way to let dogs run free without penalty to pet owners or damage to private property. Dog parks also promote safety because the pet owners are not walking on busy streets. Public canine parks allow dogs to get ample off-leash exercise and social activity with other animals. When dogs get the adequate physical and mental exercise they need, humans notice a decrease in the level of troublesome behavior from their dogs which will benefit society as well.

With a dog park, you'll have healthier pets and people to improve the quality of life in your town and neighborhood.

Councilman Adams has asked Lee Sudduth to identify possible location(s) for a dog park and to share suggested designs for discussion.

Documents:

[EMAIL - DOG PARK LOCATIONS.PDF](#)
[DOG PARK PICTURE 1.PDF](#)

- 8.VIII. Discussion Initiated By Councilman Alexander To Recommend Council Allocate TPD Funds To Install Wayfinding Signage In The Form Of Painted Sidewalks
Background:

At the May 1st meeting of the TPD committee, the members discussed installing painted crosswalks at various points in the city to serve as way-finding signage at various "gateways" in the city, including in the arts overlay, downtown district, and city entry points. The committee recommends that Council evaluate the designs reviewed at that meeting, and allocate TPD funds to install the crosswalks on a rolling basis.

- 8.IX. Discussion Initiated By Councilman Alexander To Set Board Limits
Background:

As the City of Hapeville continues to grow and attract new residents with various experiences and backgrounds, there is increased citizen interest in civic involvement. Introducing board representation and possible term limits would provide a democratic process to ensure that boards maintain fresh perspectives in enthusiastic participation.

- 8.X. Discussion Initiated By Councilman Alexander For Council To Recommend An RFP For The Installation Of A Rubberized Pathway At Jess Lucas Y-Teen Park
Background:

Councilman Alexander will initiate a discussion for Council to recommend an RFP for the installation of a rubberized pathway at Jess Lucas Y-teen park.

- 8.XI. Discussion Initiated By Councilman Horsley Regarding Adding Research And Development Facilities To Urban Village (UV) - Sec. 93-11.2-5. - Conditional Uses
Background:

Councilman Horsley will initiate a discussion to add the following language to conditional uses allowed in UV: "Research and development facilities including laboratories for product development and product testing."

9. City Manager Report

10. Public Comments

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

11. Mayor And Council Comments

12. Executive Session

When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

13. Adjourn

accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.