

## Mayor and Council Work Session

700 Doug Davis Drive  
Hapeville, GA 30354

June 19, 2018 6:00PM

1. Call To Order

2. Roll Call

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

3. Welcome

4. Presentations

4.I. Smart Meter Presentation By Ray Smith

**Background:**

Ray Smith from Kendall Metering will be demonstrating the capabilities of the Advanced Metering Infrastructure system.

4.II. Spin The District Presentation By Cookie Smoak And Andria Towne

**Background:**

The ATL Airport District DMO is planning an inaugural cycling event – Spin The District, a 3-day cycling experience, that is planned to take place in the cities of Hapeville, East Point and College Park in September 2018. The DMO is seeking a special event permit to host the Saturday criterium race in downtown Hapeville, in conjunction with the LocalMotion Arts Festival.

Over the weekend, attendees will enjoy two different types of fast paced cycling— criterium racing using the historic streets of the community in Hapeville and College Park, and on the steep banks of East Point's velodrome, track cycling, one of the oldest and wildest forms of bike racing.

Documents:

[SPIN-HAPEVILLE-PRESENTATION.PDF](#)  
[SPINTHEDISTRICT\\_HAPEVILLE - HANDOUT.PDF](#)

5. Public Hearing

5.I. Consideration And Action On The FY18-19 Budget Ordinance - 2nd Reading

**Background:**

On May 21, 2018, the City made available a draft Fiscal 2018-19 Proposed Budget. The City advertised the public hearing in the South Fulton Neighbor newspaper. A copy of the draft budget is posted to the City website along with a copy of the detailed line items supporting the budget proposal. City Manager and staff has made itself available to discuss budget in overall concept and in detail. This budget calls for approximately \$12.4M in General Fund revenues and a net add to Fund Balance of approximately \$150K.

Of significant notes for the 2018-19 fiscal year, the Georgia legislature approved a

change to the City Hotel Motel tax classification. With the change the City, expects to complete the restoration of the theater in Fiscal 2019. The City expects the completion of the Holiday Inn Express in the current year and expect ground breaking on an Embassy Suites Hotel. The Dogwood streetscape project is expected to be completed shortly and long-awaited projects on the railroad are beginning.

The budget is an estimate and our projection of the next 12 months. Should assumptions or actual circumstances significantly change, Mayor, Council and staff will revisit our plans to best steward the resources of the City.

The first reading of the Budget Ordinance was at the June 5, 2018 Mayor and Council Session. This is the second reading.

Public Comment:

Staff Comment:

Mayor and Council Comment:

Documents:

[2018-19 BUDGET MEMO.PDF](#)  
[ORDINANCE FY 2019 BUDGET.PDF](#)  
[ADDENDUM TO BUDGET ORDINANCE.PDF](#)  
[BUDGET BOOK MASTER 2019\\_6.1.19 - 1.PDF](#)  
[2018-19 BUDGET DETAIL.PDF](#)  
[13 YEAR REAL PROPERTY.PDF](#)  
[13 YEAR INCODE REAL PROPERTY COLLECTION.PDF](#)

5.II. Consideration And Action To Adopt The Future Land Use Map Amendment - 1st Reading

**Background:**

The City of Hapeville completed the update of its Comprehensive Plan in June 2017. The Plan was then transmitted to the Georgia Department of Community Affairs (DCA) who determined the update was in compliance with the Georgia Minimum standards and Procedures for Local Comprehensive Planning in January 2018.

As part of the Comprehensive Plan process, the City should update its Future Land Use Map (FLUM). The purpose of the FLUM is to define areas within the City that are suitable for various land use activities.

The City Planning Commission considered this issue on Tuesday, June 12, 2018 and recommended approval by Council of the Future Land Use Map.

Public Comment:

Staff Comment:

Mayor and Council Comment:

Documents:

[FUTURELANDUSE\\_071718.PDF](#)  
[PLANNERS REPORT FOR FLUM UPDATE \(002\).PDF](#)  
[EXISTING - FUTURE DEVELOPMENT MAP HIGH RES 10-21-2014.PDF](#)  
[ZONING MAP\\_4042016.PDF](#)  
[SUMMARY MINUTES - 6-12-2018.PDF](#)

5.III. Consideration And Action On A Conditional Use Permit For 3114 Sylvan Road

**Background:**

Kareem Skinner with Uptown Luxury Rental is seeking approval of a Conditional Use Permit to operate a luxury vehicle rental and car parking services from the property located at 3120 Sylvan Road, Parcel Identification Number 14 009900041213. The property is zoned C-2, General Commercial and is approximately .63 acres.

The City Planning Commission considered this issue on Tuesday, June 12, 2018 and recommended approval by Council of the Conditional Use Permit with four (4) recommended conditions. Staff supported their findings with the exception that no parking services be provided as part of the conditional use application.

Public Comment:

Staff Comment:

Mayor and Council Comment:

Documents:

[3114 SYLVAN ROAD - CONDITIONAL USE PERMIT APPLICATION.PDF](#)  
[SUMMARY MINUTES - 6-12-2018.DOCX.PDF](#)

6. 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.

7. Old Business

7.I. Consideration And Action On The Alcohol Bucket Sales Ordinance - 2nd Reading

**Background:**

During the May 15, 2018 Work Session, Councilman Horsley initiated a discussion on updating the Alcohol Ordinance to allow for bucket sales of malt beverages. The attached Alcohol Bucket Sales Ordinance has been reviewed by legal and read for the first time before Mayor and Council during the June 5, 2018 Council Session.

This is the second reading of the ordinance.

Documents:

[ALCOHOL BUCKET SALES ORDINANCE.PDF](#)

8. New Business

8.I. Discussion By ATL Airport District To Close Roads, Hang Banner On City Property And Use City Services For The Spin The District Event On September 22, 2018.

**Background:**

A "Spin the District" presentation was given earlier by ATL Airport District which went over the logistics for the event scheduled for September 22, 2018. ATL Airport District is requesting the road closures below, to hang banners on City property, and the use of City Services (garbage, electricity and bleachers) during the event. Currently, the location to hang the banners are unknown; however, ATL Airport District is working with City Staff on the details of closures and banner hanging.

Proposed Road Closures on September 22, 2018:

- South Central Avenue near Dogwood Drive
- South Central Avenue near South Fulton Avenue
- Atlanta Avenue near College Street
- Perkins Court near South Central Avenue
- College Street near Union Avenue
- Chestnut Street near Union Avenue
- Union Avenue at Oak Street
- Oak Street near Georgia Avenue
- South Fulton Avenue near Chestnut Street
- Chestnut Street near South Fulton Avenue

Documents:

[HAPEVILLE EVENT REQUEST FORM.PDF](#)

8.II. Alcohol Ordinance Amendment To Allow For An Alcohol Review Board Structure Change - 1st Reading

**Background:**

Until the year 2016 the City had a citizen led Alcohol Review board. In 2016, the City changed the alcohol permit review and recommendation function to City Staff. At the time of the change, the City did not change the name from Alcohol Review Board and did not make reflective changes to the City ordinances. This update to the ordinance reflects the changes as they were intended.

Documents:

[PROPOSED ALCOHOL CODE FOR ARB REMOVAL \(003\).PDF](#)

8.III. Consideration And Action On An Agreement With USIS 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 Pending Legal Review.

**Background:**

This Agreement will allow USIS to work as the City's third party administrator (TPA) for all workers compensation claims. No cost increase has been proposed for their 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. Staff recommends approval of the contract agreement.

For additional information, please contact Christa Gilbert.

Documents:

[2018 HAPEVILLE CONTRACT USIS.PDF](#)

8.IV. Consideration And Action To Enter In An Agreement With Artist To Complete KaBOOM! Grant For Crosswalk Art

**Background:**

KaBOOM! awards \$13,000 to the City of Hapeville as part of their Play Everywhere Challenge. The project, "King Play", will aid KaBOOM! in their efforts to incorporate play into the daily lives of kids by reimagining what and where a play space is and

can be.

MILAGROS Collective will transform two crosswalks (corner of North Fulton Avenue and King Arnold Street; crosswalk North Fulton Avenue and Scout Street) to vibrant, eye-catching, kid-friendly crosswalks. All money spent through this project will come from grants already funded to the City.

Documents:

[2018-06-13 KABOOM.PDF](#)

8.V. Request To Advertise For A July Called Meeting For The Purpose To Elect HATT Members And To Dissolve The HATT Corporation

**Background:**

In the June 5, 2018 Mayor and Council Session, the City Legal Counsel outlined the steps to begin the HATT dissolution process. The first step is to schedule a Called Meeting for the purpose of electing HATT members and to vote to dissolve the corporation and transfer funds back to the City.

During the meeting, questions were raised concerning the election process of HATT members, and staff was instructed to verify the process. According to the HATT by-laws:

**"Election of Directors - at each annual meeting of the directors, or other meeting for the election of directors, directors shall be chosen from the then sitting Mayor and Council of the City of Hapeville, Georgia." (Article 4, Section 3)**

The City Clerk will need to advertise one week in advance in the legal organ to give public notice of the Called Meeting. As stated in the June 5th meeting, Mayor and Council would like to have the Called Meeting in mid-month; therefore, staff is requesting to advertise for one week in advance of the July 17, 2018 Mayor and Council Work Session. Staff is also requesting a start time for the Called Meeting.

Documents:

[BYLAWS 5-1-2007.PDF](#)

8.VI. Discussion On Resolution To Establish A Hotel/Motel Tax Tourism Product (TPD) Development Advisory Committee

**Background:**

At the June 5, 2018 Mayor and Council Session, Councilman Alexander initiated a discussion on creating a Hotel/Motel Tax Tourism Product Development (TPD) Advisory Committee to help formulate a list of projects and programs and to monitor funds obtained by the City. Councilmember Alexander has drafted a resolution stating who would serve on the committee. The resolution also lists the proposed duties of the committee.

The draft resolution has been updated and attached for review and further discussion.

Documents:

[2ND DRAFT- TPD OVERSIGHT DD.PDF](#)

9. City Manager Report

10. Public Comments

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Mayor and Council meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

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

Public involvement and citizen engagement is welcome as Hapeville operates a very open, 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.