

## Mayor and Council Work Session

700 Doug Davis Drive  
Hapeville, GA 30354

July 17, 2018 6:00PM

### Agenda

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. Aerotropolis Atlanta CID Presentation By Stan Reecy

**Background:**

The Aerotropolis Atlanta CIDs' 2017 Master Plan is to enhance brand and perception and foster economic development. This includes the development of signage and wayfinding, which will help simplify the ability to navigate within and across the districts with the use of clear and contemporary vehicular and pedestrian scaled wayfinding and signage and to enhance the districts brand and awareness. There are three proposals for signage types: regional, district, and local.

Documents:

[180521\\_STAKEHOLDER OUTREACH\\_FINAL.PDF](#)

5. Public Hearing

5.I. Consideration And Action On An Alcohol Beverage License Request For Marco's Pizza

**Background:**

Marco's Pizza has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from Mayor and Council. An Alcohol Review Board meeting was held on July 11, 2018 to review the application. All departmental reports and inspections have been received, and advertising has been completed. The Board deemed the application to be complete and Marcos has met the requirements to receive a recommendation to Council. City Manager and Staff recommend approval; however, a re-inspection will be required if outdoor dining is added in the future.

Applicant: Minal Patel  
Address: 832 Virginia Avenue, Hapeville, GA 30354  
Parcel ID: 14 -0098-0001-072-2

Public Comment  
Staff Comment  
Mayor and Council Comment

Documents:

[MARCOS APPLICATION 2018REDACTED 1.PDF](#)  
[MARCOS ALCOHOL FIRE REPORT.PDF](#)  
[CODE ENFORCEMENT REPORT 5-31.PDF](#)  
[832 VIRGINIA AVE ALCOHOL PERMIT REPORT - PLANNER REPORT.PDF](#)

5.II. Consideration And Action On The Future Land Use Map Amendment Ordinance - 2nd 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.

A 1st Reading was conducted on June 19, 2018 and the FLUM was approved pending completion of the following edits:

1. Change all parcels north of the railroad tracks that were designated as HDMU to MDMU.
2. Restore all parks previously shown including the park between Hamilton Avenue and Virginia Avenue.
3. Return HDMU designated parcels along Baker Street (North of Cofield Drive) to their 2014 designation.

The map was amended to include all requested changes.

Public Comment:

Staff Comment:

Mayor and Council Comment:

Documents:

[FUTURELANDUSE\\_071718\\_NOAERIAL.PDF](#)  
[PLANNERS REPORT FOR FLUM UPDATE \(002\).PDF](#)  
[ZONING MAP SIGNED 4-5-2016.PDF](#)  
[EXISTING - FUTURE DEVELOPMENT MAP HIGH RES 10-21-2014.PDF](#)

6. Consideration And Action To Provide A Special Exception At 876 Virginia Avenue

**Background:**

Applicant: Philip Jones

Property Owner: Southeastern Pizza Real Estate Company Two, LLC

Mr. Philip Jones is requesting approval of a special exception to authorize the use of an existing drive-through at 876 Virginia Avenue, Parcel Identification Number 14 009800010698. The proposed site will include 2 tenant spaces including the relocation of the existing 10 year old Smoothie King located at 1155 Virginia Avenue in Hapeville. The City Planning Commission considered this issue on July 10, 2018 and recommended Council approve the Special Exception subject to the following five (5) conditions:

1. Removal of 5 parking spaces along the eastern front of the property;
2. Expand the patio area to allow for outdoor seating;
3. Recommend striping to protect cyclist crossing and provide a bike rack as indicated on the rendering;

4. Provide a landscape buffer; and
5. Request Council change Oakridge Drive to a "two-way" street for access.

Documents:

[876 VIRGINIA AVENUE - SPECIAL EXCEPTION APPLICATION.PDF](#)  
[876 VIRGINIA AVENUE - RETAIL ELEVATIONS \(NEW\).PDF](#)  
[876 VIRGINIA AVENUE - SITE PLAN, 7-12-18 \(NEW\).PDF](#)  
[PLANNERS REPORT 876 VIRGINIA AVE SPECIAL EXCEPTION.PDF](#)  
[MINUTES -07-10-2018.PDF](#)

7. 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.

8. Consent Agenda

- 8.I. Agreement With Dashboard In The Amount Of \$15,000 To Start Planning And Artists Proposal Process Of Phase I Of Pedestrian Bridge And To Authorize The Mayor To Sign All Necessary Documents

**Background:**

This Agreement will allow Dashboard to hold public meeting gatherings and incorporate a call for artists for Phase I of the Pedestrian Bridge.

Documents:

[AGREEMENT BETWEEN DASHBOARD CITY FOR PEDESTRIAN BRIDGE PHASE 1 \(REVISED\) 201806 \(2\).PDF](#)  
[DASHBOARD\\_HAPEVILLE\\_EXHIBIT A.PDF](#)

- 8.II. Consideration And Action On Agreement With Charmaine Minniefield To Complete Mural On 3468 N. Fulton Avenue (City Hall) And To Authorize The Mayor To Sign All Necessary Documents.

**Background:**

On Wednesday, May 23<sup>rd</sup>, the Hapeville Main Street Board voted unanimously to support the installation by Charmaine Minniefield. Main Street Board has agreed to pay for art and labor. The mural will be on the City Hall wall facing the art alley.

Documents:

[AGREEMENT BETWEEN CHARMAINE MINNIEFIELD CITY FOR CITY HALL MURAL.PDF](#)  
[MINNIFIELD CITY HALL EXHIBIT A.PDF](#)

- 8.III. Consideration And Action On Agreement With Lauren Pallotta Stumberg To Complete Mural On 583 N. Central Avenue, West Side Exterior And To Authorize The Mayor To Sign All Necessary Documents

**Background:**

Lauren Pallotta Stumberg entered into an agreement with Fulton County Arts Council to complete a public art project. Main Street Board has agreed to match her grant of

\$2500 for her to complete the project.

Documents:

[STUMBERG ARTISTS CONTRACT - YOGA STUDIO.PDF](#)

- 8.IV. Consideration And Action On An Easement Agreement With Point Center Partners, LLC For Facade Improvements And To Authorize The Mayor To Sign All Necessary Documents.

**Background:**

Point Center Partners, LLC is owner of 583 N. Central Avenue, and has agreed for a mural to be painted on the side of its building. This mural is financially supported by both the Hapeville Main Street Board and Fulton County Arts Council.

Documents:

[MURAL EASEMENT 583 N CENTRAL.PDF](#)

- 8.V. Consideration And Action On An Agreement With The Atlanta Regional Commission - Community Development Assistance Program For The Technical Assistance Grant

**Background:**

The City of Hapeville Planning & Zoning Department applied for and was awarded two Technical Assistance Grants from the Atlanta Regional Commission's Community Development Group. The program works with local jurisdictions to plan and implement programs and projects that improve the quality of life for their residents. Projects are prioritized based on their ability to address one or more of the following important regional values:

- Equity- Projects or assistance that promote diversity or inclusion.
- Prosperity- Projects or assistance that promote economic and cultural vitality
- Resiliency- Projects that promote or protect community form, and natural features and systems
- Mobility-Projects or assistance that improve physical mobility and connectivity

The City requested technical assistance for a parking inventory and an affordable housing study. Summaries are listed below.

#### Parking Inventory and Recommendations

The City of Hapeville is experiencing significant commercial development, including tourism related uses such as hotels and restaurants and downtown redevelopment. With this development comes pressure for accommodating parking needs of employees, customers and visitors. The City requires a better understanding of the current parking inventory and trends in new development/parking requirements.

The City is requesting technical assistance to address from a policy and programmatic standpoint the parking requirements and necessary parking availability for future development.

#### Affordable Housing Study

With new development including ongoing single-family renovations in the City's pipeline, older multi-family and single family residential stock is at-risk, potentially displacing residents. The City is requesting assistance to evaluate the existing housing and future trends. This is envisioned as the first step in assessing the degree to which affordability is a concern and what steps may be undertaken to address long-

term affordability for all its citizens – at every age and every income level.

The required local match (20%) are \$3,200 (Parking Inventory and Recommendations) and \$2,800 (Affordable Housing Study). The ARC contributions (80%) are \$12,800 and \$11,200, respectively.

The Memorandum of Agreement and Scope of Work are attached.

Documents:

[MOAV2 - PARKING STUDY.PDF](#)  
[MOAV2 - AFFORDABLE HOUSING MEMO.PDF](#)  
[HAPEVILLE\\_PARKING\\_EXPANDEDScope\(DRAFT\).PDF](#)  
[HAPEVILLE\\_HOUSING\\_EXPANDEDScope\(DRAFT\).PDF](#)

## 9. Old Business

### 9.I. Consideration And Action On The Alcohol Ordinance Amendment To Allow For An Alcohol Review Board Structure Change - 2nd 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.

The first reading of the alcohol ordinance amendment was conducted during the June 19, 2018 Mayor and Council Work Session.

Documents:

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

### 9.II. Consideration And Action On The Fulton County Animal Control Intergovernmental Agreement

#### **Background:**

The current Intergovernmental Agreement (IGA) for providing Animal Services by Fulton County for the City of Hapeville expired on April 30, 2018. Fulton County has provided a new IGA that will extend the service for an additional five year period.

During the new IGA period, the estimated share of the total cost to operate the Animal Services program for the City of Hapeville will be based on the classification (rabies related or not) and location of calls for service. Fulton County will provide real-time billing on a quarterly basis. The approximate cost to Hapeville for the upcoming year will be \$12,067.14.

On May 15, 2018, Council voted to approve the agreement pending the clarification of the table in section three of the document versus the table on attachment one.

Included in the packet is a memo from the Fulton County Animal Control Coordinator advising the formulas are meant to provide the same outcome for cost sharing allocation.

Documents:

[ANIMAL CONTROL AGREEMENT.PDF](#)  
[ANIMAL CONTROL - FORMULA.PDF](#)

## 10. New Business

### 10.I. Consideration And Action On An Event Request Form From Michael Barman To Have The Hapeville Criterium Event In August

**Background:**

East Point Track Club Team Manager, Michael Barman is requesting to have the 2nd Annual Hapeville Criterium event from 6-10:00PM on August 17, 2018. There will be at least 250 people in attendance and several races throughout the evening for kids, men and women to participate in. Police will be hired and paid for by the promoter.

The cycling race route will include the following streets:

- College St
- Union Ave
- Forrest Ave
- Oak St
- Georgia Ave
- Chestnut St

Documents:

[EVENT REQUEST FORM - MICHAEL BARMAN.PDF](#)

### 10.II. Consideration And Action On An Event Request Form From Mirror Of Mothers Foundation, Inc. To Use Jess Lucas Park On August 4, 2018

**Background:**

The MOM Foundation, Inc. ("Mirror of Mothers") is a 501(c) non-profit organization. Their mission is to enhance and enlighten the lives of elderly mothers in various Atlanta communities. They were inspired to this mission because so many elderly mothers are lonely and ignored by their children, and don't have many interactions with others in their age group and similar circumstances. Through donations from volunteers and donors, they are able to fund outings and activities to bring a smile to their faces and joy to their hearts.

They are interested in using the Jess Y Teens Park for the purpose of holding their first annual Mothers' Walk-a-Thon. The theme for the walk is "Keep Momma Moving." They will invite walkers to register on their website ([WWW.MOMFOUNDATIONINC.ORG](http://WWW.MOMFOUNDATIONINC.ORG)). The Jess Y Teens Park is an ideal location because the park has beautiful shade trees; the walking trail is not too challenging for those mothers who are able to walk; restrooms are readily available; there are ample seating benches; and a nice gazebo is onsite to set up refreshments.

They are interested in using the Park on August 4th (alternate dates: August 25, 2018 or September 8, 2018). They will have medical assistance on staff. They will also have a Waiver and Release of Liability signed by each participant. All activities will take place within the inside boundaries of the Park.

Documents:

EVENT REQUEST FORM - DEBORAH COPELAND.PDF

- 10.III. Consideration And Action On The Freemont Foundation's 5th Annual Represent Yourself Event - Sept. 15, 2018 At 9AM

**Background:**

The Freemont Foundation provides scholarships to high school and undergraduate students who are attending historically black colleges and universities (HBCU) and graduate students studying the health sciences. The foundation also provides free ACT and SAT preparation courses to high school students who need educational support.

In 2014, they hosted their first Annual Represent Yourself Scholarship 5k Walk/Run and in 2018 they presented their first series of free Kaplan ACT/SAT preparation workshops to high school juniors and seniors.

The foundation would like to have the 5K in Hapeville on Saturday, September 15, 2018 from 8-10am. They have been in close contact with the Hapeville Police Department concerning the 5K route which is attached. Once the route is approved by Chief Glavosek, they will also have the route certified by the USATF.

Documents:

[2018 5K BOOKLET.PDF](#)

[CITY OF HAPEVILLE APPLICATION FOR ROAD CLOSURE.PDF](#)

[ROUTE TURN BY TURN.PDF](#)

- 10.IV. Consideration And Action To Amend Traffic Ordinance Section 41-3-8 To Facilitate Temporary Traffic Calming Devices - 1st Reading

**Background**

Citizens in various neighborhoods in the City have requested speed tables and other traffic calming devices. The current City ordinance requires a high signature threshold and traffic engineering study for the installation of any traffic calming device. The attached modification to the Section 41-3-8 allows Council to authorize a temporary installations before a study has been completed.

Documents:

[TEMPORARY TRAFFIC CALMING DEVICES ORDINANCE.PDF](#)

- 10.V. Consideration And Action To Authorize Staff To Change Health Care Plan Provider Offering From Kaiser Permanente To StrongSide Solutions EBenefix

**Background**

The health plan renewal for fiscal 2019 from the City's current provider, Kaiser Permanente, is estimated at approximately of \$1.7M, an increase of more than 30% from fiscal 2018. Market conditions indicate, should the City remain with Kaiser, the City would experience an additional 20-30% increase for fiscal 2020.

In April, we began discussions to explore other options to manage City health insurance costs. The City changed its agency agreement and staff recommends we select a self funding model that gives the city the opportunity to fix and hold down costs, while providing broader options for physicians. Strongside Solutions is presenting to Mayor and Council its eBenefix program which caps the City's exposure and allows healthcare savings to remain with the city.

Your packets contain an overview of the program. Wendell Strickland, company founder, is here to answer questions about the offering.

Documents:

[2018-07 HEALTH CARE - SSS.PDF](#)

- 10.VI. Consideration And Action To Enter Into An Agreement With Amezcua's Finished Concrete Inc. In The Amount Of \$27,825.00 For The Demolition And Renovation Of The Kitchen In The Hoyt Smith Center.

**Background:**

The kitchen inside the Hoyt Smith Center is out of date and currently not up to code per Fulton County standards. The renovation will bring the food preparation area for the Conference Center up to code. This project will be funded through hotel/motel TPD collections not utilized in FY 2018

Documents:

[KITCHEN RENOVATION ESTIMATE.PDF](#)

- 10.VII. Consideration And Action To Approve Lusk & Company Inc. In The Amount Of \$ 2,113,401 For The Construction Of The Hapeville Theatre.

**Background:**

In early 2015, the City of Hapeville began work to transform a former hardware store building at 597 North Central Avenue into a simple "black box" theater as part of efforts to continue downtown revitalization. In July of 2015, work on this project was halted by the collapse of the new roof structure that was under construction. At the direction of Mayor and Council, Staff began working on a design/build process to restart the project, and on February 20, 2018 Council approved a preliminary total budget amount for this project not to exceed \$1,290,000. This estimate was based on plans for the design and construction of a simple building shell for use as a "black box" theater without a permanent stage or permanent seating.

After several months of design work and planning, staff suggests an expanded design with an updated construction budget amount of \$1,699,034 for the completion of this building shell. This increase is due to several factors including: recently imposed tariffs on steel resulting in increased material costs, ongoing deterioration of the existing brick walls, ongoing deterioration of the wooden roof structure over the one-story section of the building, and the refinement of the design program resulting in the need for additional restroom facilities.

The design committee has provided for the Council's consideration a list of construction alternates that would allow the facility to function as a full performing arts center instead of a simple "black box" theater. These alternates include a digital marquee, a "fly loft" to allow for musicals and dance performances, tiered seating platforms, proscenium wall around the stage area, circuits necessary for theatrical lighting, and exterior decorative lighting under the existing "clamshell" building. Many of these items would be difficult or prohibitively expensive to add after the construction of the building. The total estimated cost for these alternates is \$414,367. The total estimated cost from hotel/motel tax funds for the shell building and all of the suggested alternates is \$2,113,401.

Additionally, the Academy Theatre will provide curtains, theatrical lighting, a sound system, permanent seating, carpet, movie projection equipment, furniture, fixtures, and construction of the stage at an estimated total cost to the Academy of approximately \$367,000.



Since the February meeting, the City of Hapeville has successfully changed its hotel/motel tax designation with the State of Georgia, affording greater flexibility in Tourism Product Development related expenditures. The project funding will come from fiscal 2019 TPD funds and previously collected / hotel motel tax funds. The City has been in discussions with DCA regarding the project and expenditures.

Documents:

[SCHEMATIC24X36-24X36.PDF](#)  
[SCHEMATIC24X36-ELEVATIONS.PDF](#)  
[SCHEMATIC24X36-SECTIONS.PDF](#)  
[SD BUDGET COMPARE - 2018-07-12 - THEATER ESTIMATE.PDF](#)

- 10.VIII. Discussion Initiated By Councilman Alexander To Migrate The Southern Circuit Film Series To Saturday

**Background:**

The Southern Circuit Film Series has been an asset to Hapeville's Arts program for many years. With that in mind, it has been suggested that the Film Series move from Friday nights to Saturday nights. The schedule change will potentially allow a larger audience attend, namely those who commute from work during rush hour traffic. Additionally, Saturday showings would provide opportunities for films to be shown in coordination with other events and festivals in the city, giving citizens in the area a variety of local activity participation options.

- 10.IX. Discussion Initiated By Councilman Horsley On Downtown Parking Issue

**Background:**

Requests have been made by business owners in the downtown area that 2-hour parking signage be directed towards the flow of traffic, that pavement be repainted prior to the 'Rail Corridor' improvements, and that other measures be taken to assist in the equitable flow of parking in the downtown core. Additionally, further thought and attention should be given to parking issues throughout the town.

- 10.X. Discussion Initiated By Councilman Adams On Traffic Calming To Be Presented By The Neighborhood Associations: Cofield Park, Azalea Park, VA Park, And Northwoods

**Background:**

The Hapeville Community Traffic Committee made up of Northwoods, Cofield Park, Azalea Park, and Virginia Park Neighborhood Associations is proposing that the City of Hapeville use their traffic survey as part of a city-wide comprehensive plan for traffic calming which will make the streets safer and less chaotic. Information contained in the survey is a compilation of comments and suggestions from members of the neighborhood association and downtown business owners. The information was obtained via email, telephone, or one-on-one conversations. The Community Traffic Committee recommends having a Town Hall meeting so all citizens will have an opportunity for input.

The traffic survey is attached for Mayor and Council review.

Documents:

[HAPEVILLE COMMUNITY TRAFFIC COMMITTEE REQUEST.PDF](#)  
[CITIZEN TRAFFIC SURVEY REPORT.PDF](#)

- 10.XI. Discussion Initiated By Councilman Adams On The I-85 Sound Barrier

**Background:**

In 2001, letters of support, petitions, and a resolution were all submitted to the Georgia Department of Transportation (GDOT) and several District 5 elected officials to garner approval for the erection of a noise barrier along I-85 in Hapeville. In 2002, Federal Legislation (HR 2299) was signed, which provided needed funding; however, the construction of the Type II noise barrier was never completed. The proposed location of the noise barrier included the east and west side of Interstate Route 85, extending from Virginia Avenue to Metropolitan Parkway in Fulton County, Georgia. The noise pollution continues to adversely affect the quality of life of residents along the I-85 section of Hapeville.

Noise barriers are significantly effective tools for noise pollution abatement. Research has shown that noise barriers can help mitigate noise pollution by 5-10 decibels. Councilman Adams recommends that Mayor and Council follow up with GDOT and all applicable elected officials to aid in the approval, implementation, and the retrieval of Congressional funds earmarked for the construction of the Type II noise barriers identified in HR 2299; independent of a capital improvement project.

Documents:

[LETTERS OF SUPPORT AND PETITIONS.PDF](#)

11. City Manager Report

12. 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.

13. Mayor And Council Comments

14. 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).

15. 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.