

## Mayor and Council Session

700 Doug Davis Drive  
Hapeville, GA 30354

August 6, 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. Pledge Of Allegiance

5. Invocation

6. Presentations

6.I. Virginia Avenue Roundabout Study And Wayfinding Project Update By Stantec Representative, Mitchell Greenway

Background:

The City of Hapeville is undertaking a study that will examine the option for development of a roundabout at the Virginia Avenue/Doug Davis Drive/Clay Place/Hamilton Avenue intersection. This project- *the Hapeville Wayfinding & Virginia Avenue Roundabout Study and Demonstration Project*- will build from the previous LCI Studies. Mitchell Greenway of Stantec Consulting Services will present a project update and next steps.

Documents:

[COUNCIL\\_MTG\\_VIRGINIA\\_AVE\\_REDUCED \(1\).PDF](#)

6.II. Tourism Product Development (TPD) Presentation By David Burt

Background:

Mayor and Council unanimously approved changing the City of Hapeville's hotel/motel tax designation from 7% to 8% in early 2018, allowing the city to allocate and spend revenue collected for Tourism Product Development, or TPD, projects. A TPD committee was subsequently formed to research and prioritize potential expenditures. David Burt will present these projects to Mayor and Council on behalf of the TPD committee for discussion.

Documents:

[TPD PRESENTATION 08062019.PDF](#)  
[BLUE RIDGE JOB DESCRIPTION.PDF](#)  
[COLORFUL MODERN.PDF](#)  
[CONCRETE SEAT WALL.PDF](#)  
[MUSEUM DOCENT POSITION DESCRIPTION.PDF](#)

[PROJECT REFERENCES.PDF](#)  
[RETAIL QUOTE\\_REDACTED.PDF](#)  
[SOURCEWELL QUOTE\\_REDACTED.PDF](#)

## 7. Public Hearing

### 7.I. Consideration And Action On Rezoning Request For The Property Located At 0 Porsche Drive

#### Background:

Porsche Cars North America, Inc. is requesting approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Numbers 14 0096 LL 0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

The Planning Commission considered this item on July 9, 2019 and recommended the Mayor and Council approve the rezoning request. Staff supported their recommendation.

During the July 16 Mayor and Council Work Session, a public hearing was conducted to consider the request. A second public hearing will be held on August 6 for consideration and action.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

[0 PORSCHE DRIVE - REZONING APPLICATION.PDF](#)  
[PLANNERS REPORT 0 PORSCHE REZONING.PDF](#)  
[SUMMARY MINUTES - 07-09-2019.PDF](#)  
[LEGAL NOTICE, 07-16-2019.PDF](#)

### 7.II. Consideration And Action On U-V Text Amendment - 2nd Reading

#### Background:

Consideration to amend Chapter 93 (Zoning), Section 93-11.2-3 (Permitted uses) to update the U-V Zone permitted uses.

The Planning Commission considered this item on June 13, 2019 and recommended the Mayor and Council approve the text amendment. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

[ORDINANCE TO AMEND U-V RESEARCH AND DEVELOPMENT.PDF](#)  
[LEGAL NOTICE, 7-02-2019.PDF](#)  
[PLANNERS REPORT TEXT AMENDMENT U-V ZONING RESEARCH AND DEVELOPMENT.PDF](#)

### 7.III. Consideration And Action On Zoning Map Text Amendment - 2nd Reading

#### Background:

The City is initiating a zoning map amendment for Parcel ID 14 0096 LL0627, owned by the Development Authority of the City of Hapeville and 14 0096 LL0544, owned by the City of Atlanta, from U-V, Urban Village to B-P, Business Park. The land is presently a hotel (2 Porsche Drive) and vacant land (0 Porsche Drive).

The Planning Commission considered this item on July 9, 2019 and recommended the Mayor and Council approve the zoning map amendment. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

[ORDINANCE TO AMEND ZONING MAP.PDF](#)  
[PROPOSED - HAPEVILLE ZONING MAP AMENDMENT.2.PDF](#)  
[PLANNERS REPORT B-P REZONING CITY INITIATED UPDATE 8-2.PDF](#)  
[LEGAL NOTICE, 07-19-2019.PDF](#)

### 8. 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.

### 9. Consent Agenda

#### 9.I. Approval Of Minutes

- July 2, 2019
- July 16, 2019

#### 9.II. Approval Of Executive Session Minutes

- July 2, 2019
- July 16, 2019

### 9.III. Consideration And Action On Changin' Hearts Foundation Inc. Request To Use Jess Lucas Park On October 5, 2019 For Their "Laps For Chatt" Event

#### Background:

Changin' Hearts Foundation, Inc. is requesting to use Jess Lucas Park on October 5 from 9AM-12PM for their annual charity walk to raise funds for the organization. They will have a DJ and family-oriented fun such as hula hooping, gymnastics, raffles, and cake walks. Approximately 75-100 people will attend the event.

Documents:

[EVENT REQUEST FORM FOR CHANGIN HEARTS FOUNDATION.PDF](#)

### 9.IV. Consideration And Action On 2019 Audit Engagement Letter From Mauldin & Jenkins

#### Background:

Our Auditors, Mauldin & Jenkins have provided the City of Hapeville with the attached 2019 Engagement Letter for the financial/compliance audit. Mauldin & Jenkins has been awarded the audit through fiscal year 2019. Staff recommends Council authorize approval to sign the audit engagement letter.

Documents:

[CITY OF HAPEVILLE 2019 ENGAGEMENT LETTER.PDF](#)

9.V. Consideration And Action On Fire Engine Proposal

Background:

The Fire Department desires to purchase a custom-built Pumper Truck Fire Apparatus with the minimum specifications provided in the component report package. Fire Department staff researched multiple fire apparatus dealerships and their pricing opportunities. At the present time, the Fire Department has received a single proposal from William Fire Apparatus. The proposal shall be valid for forty-five (45) days from the date of July 2nd, 2019.

The delivery of suggested vehicle is approximately 14 months and thus will be a FY 2021 acquisition. At present, the City's intent is to finance the vehicle under similar terms as the recently acquired ambulance. Should circumstances change and afford the ability to make an outright purchase, the recommendation will be brought before Mayor and Council.

Staff respectfully requests Council's approval to purchase the one (1) Sutphen Heavy Duty Custom Pumper & loose equipment allowance.

Documents:

[HAPEVILLE GA - 2019 SUTPHEN PUMPER PROPOSAL.PDF](#)

9.VI. Consideration And Action To Approve Rubber Designs In The Amount Of \$ 42,316.71 To Install A Bonded Rubber Mulch Track Surface At Jess Lucas Park.

Background:

The current track at Jess Lucas Park is comprised of rock dust and dirt. A new rubberized track will provide a comfortable walking surface that will not require constant replenishing and will provide a cleaner surface to walk on. The other bid was from Play South in the amount of \$46,976. This project will be funded with TPD funds.

Documents:

[MULCH TRACK 1.PDF](#)  
[MULCH TRACK.PDF](#)

9.VII. Consideration And Action To Enter Into A Memorandum Of Understanding With Hapeville Elementary School To Allow For Emergency Evacuation Of School Facilities To The Hoyt Smith Recreation Center

Background:

This agreement will allow for the students and teachers to evacuate its facility and relocate to the Hoyt Smith Recreation Center in case of an emergency.

Documents:

[MOU BETWEEN HAPEVILLE ELEMENTARY AND REC CENTER.PDF](#)

10. Old Business

10.I. Consideration And Action On Designation Of Traffic Engineer And Responsibilities Text Amendment - 2nd Reading

Background:

Consideration and action to amend Chapter 41 (Traffic and Motor Vehicles), Section 41-1-6 (Designation of traffic engineer; responsibilities) of the City Code of Ordinances to update the language to allow for an alternate decision-making body for matters relating to the traffic engineer. The City Manager is suggesting modifying the current ordinance to allow for Council to make decisions regarding traffic and motor vehicles, if need be, and to allow for consistency with decisions that may be made by Council in the future.

Attached for consideration and action is the ordinance. A first reading was conducted on July 16.

Documents:

[ORDINANCE - TRAFFIC ENGINEER.PDF](#)

11. New Business

11.I. Consideration On Ordinance To Amend Residential Driveway Requirement - 1st Reading

Background:

On June 4, Council voted to extend the gravel moratorium until October 31, 2019. Attached for consideration is a permanent ordinance clarifying the regulations regarding the surface and maintenance of residential driveways.

Documents:

[ORDINANCE TO AMEND RESIDENTIAL DRIVEWAY REQUIREMENT.PDF](#)

11.II. Consideration And Action On Theater Signs

Background

With the coming completion of the theater, we have before Mayor and Council signage for the theater. In your packet are renderings for the signs and the corresponding Planner's report. Per the report, the proposed theater signage is at variance with City ordinance. As a City structure, and a focal point of Main Street redevelopment, staff defers to Mayor and Council regarding the decision on the signage.

Documents:

[599 NORTH CENTRAL AVENUE - 1.PDF](#)  
[599 NORTH CENTRAL AVENUE - 2.PDF](#)  
[599 NORTH CENTRAL AVENUE - 3.PDF](#)  
[PLANNERS REPORT 599 N. CENTRAL AVE.PDF](#)

11.III. Discussion Initiated By Councilman Adams On Tree Maintenance

## Background

Hapeville is a Tree City and has a long history of tree conservation and preservation. Admittedly as trees age, and go through cycles of growth, abundance, drought, disease and death, residents, business and the City have to make ongoing decisions on tree maintenance. Councilman Adams has requested an open discussion on our tree canopy, maintenance and balancing tree conservation with the realities of an aging canopy.

Documents:

[HAPEVILLE, GA CODE OF ORDINANCE - TREE CONSERVATION 93-2-14.PDF](#)

12. City Manager Report

13. 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.

14. Mayor And Council Comments

15. 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).

16. 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.