

Mayor and Council Work Session

700 Doug Davis Drive
Hapeville, GA 30354

September 18, 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. Presentation

4.I. Recognition Of The Paint The Town Volunteers And Sponsors - Linda Murray

Background:

Hapeville Cares has completed their sixth year with the Paint the Town Revitalization Program. The organization would like to take some time to recognize the volunteers and sponsors for their participation in the program.

5. Public Hearing

5.I. FY2018 Tax Millage Hearing

Background

Mayor and Council adopted the City Budget on final reading, June 19, 2018. The adopted Budget for FY 2018 -19 is based on a recommended rate of 16.44 mills, same as FY 2017-18. This rate has been advertised as required and is ready for adoption by Council. This is the first of three (3) hearings for that purpose. Three hearings are required by the state, due to the increase in residential property tax assessments.

As has been well advertised, the Fulton County property digest for 2017 has yet to be approved by the State. The 2018 digest cannot be approved prior to the 2017 digest. The courts approved a Temporary Collection Order (TCO) for the billing districts to collect taxes based upon the current county appraisals. At this point in time staff projects that the General Fund millage of 16.44 Mills will generate approx. \$4.35M in billable Real Property Taxes. The City Budgeted \$3.95M in Real Property taxes. The budget included \$340K in transfers from the Water and Sewer Fund to meet General Fund commitments. Without the transfers, the City Real Property Tax estimated budget needed to be \$4.29M.

Documents:

[GENERAL FUND APPROVED REVENUE BUDGET SHEETS.PDF](#)
[2018 DIGEST SUMMARY 9-10-18.PDF](#)
[FIVE YEAR HISTORY - \(2013 - 2018\) - UPDATED - 8-29-2018.PDF](#)
[NOTICE OF PROPERTY TAX INCREASE AD - 2018.PDF](#)

PRESS RELEASE - 2018.PDF

5.II. Consideration And Action To Amend The A-D Zone (Arts Overlay District) - 1st Reading
Background:

Consideration and Action to amend the A-D Zone (Arts Overlay District) to remove the geographic limitations for makerspaces within the Art District Overlay. The City Planning Commission considered this item on September 11, 2018 and recommended the Mayor and Council approve the text amendment that deletes #5 of Section 93-28-12(5). The Commission also recommended the additional language under Section 93-28-9(g) that references makerspaces be removed. Staff supported their recommendation.

Documents:

[PLANNERS REPORT TEXT AMENDMENTS ARTS DISTRICT.PDF](#)
[TEXT AMENDMENT FOR REPEAL OF MAKERSPACES STANDARDS \(02072163XA0B3B\).PDF](#)
[MINUTES - 9-11-2018, DRAFT.PDF](#)

5.III. Consideration And Action To Consider A Conditional Use Permit At 685 N. Central Avenue
Background:

Duc Nguyen is requesting approval of a Conditional Use Permit to operate a commercial dry cleaner at 685 North Central Avenue, Parcel Identification Number 14 009800170252. The property is zoned U-V, Urban Village and is approximately 0.3029 acres. The City Planning Commission considered this issue on September 11, 2018 and recommended Council approve the Conditional Use Permit as requested. Staff supported their recommendation.

Documents:

[685 NORTH CENTRAL AVENUE - CONDITIONAL USE PERMIT REQUEST.PDF](#)
[MINUTES - 9-11-2018, DRAFT.PDF](#)

5.IV. Consideration And Action To Consider A Temporary Use Permit At 579 North Avenue
Background:

Charlette Adams is requesting approval of a Temporary Use Permit to operate a beauty salon at 579 North Avenue, Parcel Identification Number 14 009400010106. The property is zoned C-R, Commercial Residential and is approximately 0.0775 acres. The City Planning Commission considered this issue on September 11, 2018 and recommended Council approve the Temporary Use Permit as requested. Staff supported their recommendation.

Documents:

[579 NORTH AVENUE - TEMPORARY USE PERMIT REQUEST.PDF](#)
[MINUTES - 9-11-2018, DRAFT.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. Consent Agenda

- 7.I. Consideration And Action To Enter Into A Memorandum Of Understanding With Hapeville Elementary School To Allow For Emergency Evacuation Of School Facilities To The Tom Morris Sports Complex.

Background:

This agreement will allow for the students and teachers to evacuate its facility and relocate to the Tom Morris Sports Complex in case of an emergency.

Documents:

[MOU WITH HAPEVILLE ELEMENTARY SCHOOL.PDF](#)

- 7.II. Consideration And Action On The MOA For South Fulton Comprehensive Transportation Plan And Authorization For Mayor To Sign Document

Background:

Within the past year, the County has met with the Cities and ARC regarding updating the Comprehensive Transportation Plan (CTP). Additionally, the County has shared with the cities a copy of the revised Memorandum of Agreement (MOA) outlining the responsibilities of the Cities, ARC and funding commitment.

Council approved payment of the local match in the amount of \$4,248.14 for the South Fulton CTP at the August 7th Council Session. Staff respectfully request the approval of the MOA and to authorize the Mayor to sign the document.

Documents:

[SOUTH FULTON CTP MEMORANDUM OF AGREEMENT.PDF](#)

- 7.III. Consideration And Action To Approve Mullins Brothers In The Amount Of \$ 121,872 For The Paving Of Jackson Street With 2018 LMIG Funds And Move The Paving Of Doug Davis Drive To Year 2019.

Background:

On August 21, 2018, Mullins Brothers Paving was awarded the low bid to pave Doug Davis Drive with the 2018 LMIG grant funds. These grant funds were applied for in 2017. In 2018, plans were finalized in the AeroATL Greenway Plan that would include some multi purpose paths on Doug Davis Drive. In order to study the idea of a multi purpose path on Doug Davis Drive further, we contacted GDOT and asked if we could pave another street with the 2018 LMIG funds and they had no problem with us paving Jackson Street this year and moving the paving of Doug Davis to 2019. This switch will allow us to design the best multi use path for Doug Davis Drive.

Documents:

[LMIG APPLICATION FOR FISCAL YEAR 2019.PDF](#)
[LMIG PAVING PROJECT LETTER.PDF](#)

8. Old Business

- 8.I. Transient Merchants Ordinance Amendment - 2nd Reading

Background:

On August 7th, Councilman Horsley initiated a discussion on the Transient Merchant / Food Policy. During the discussion, Mayor and Council gave recommendations for the transient merchants ordinance amendment.

The first reading of the ordinance amendment was conducted on August 21st in which caveats were given by Mayor and Council. The ordinance amendment has been modified to include caveats and is now ready for approval.

Documents:

[ORDINANCE - TRANSIENT MERCHANT AMENDMENT.PDF](#)

9. New Business

9.I. Consideration And Action On Local Motion & Spin The District Special Event Open Container District

Background:

Alexia Ryan of Beer Girl is requesting Mayor and Council's approval on the Open Container District for the upcoming Local Motion & Spin the District special events scheduled for September 22nd. A map of the proposed open container area is attached for review.

Documents:

[LOCALMOTION-OPEN CONTAINER DISTRICT 2018-MAP.PNG](#)

9.II. Consideration And Action On Mural For The Jess Lucas Y-Teen Park Public Restroom Building

Background:

Lotus Eaters Club is a creative collective of designers, illustrators and animators, specializing in murals, AR Experiences, and Traditional and Digital Illustration. They have also developed an app using Augmented Reality technology which creates interactive pieces of art (ex. their mural on the Beltline over North Ave). Orpheus Brewing and the Lotus Eaters Club have created a collaboration beer that will be available at the LocalMotion Arts Festival. Because of that, the Board of LocalMotion approached Lotus Eaters to ask if they would consider doing a live art demonstration during the festival. Lotus Eaters have agreed and LocalMotion will pay for paint, supplies and artist stipends.

In order to leave the City of Hapeville with something tangible that adds to the artistic fabric of the neighborhood, LocalMotion is proposing a mural be painted on a wall of the public bathroom inside Jess Lucas Park. This will give the artists maximum festival time to complete their work (inside the park will be open from 11am to 10pm) and provide good exposure between the food court, beer tents and kid's zone.

Documents:

[LOTUS EATERS CLUB LIVE ART DEMONSTRATION - LOCALMOTION 2018.PDF](#)
[EXAMPLE OF ARTWORK.PDF](#)
[EXAMPLE OF ARTWORK 2.PDF](#)
[LOTUS EATERS MAIN STREET EXAMPLE.PDF](#)

9.III. Time Change For Regular Meeting Ordinance - 1st Reading

Background:

Mayor and Council have agreed to discontinue having the 6PM Work Session prior to the first Tuesday of the month regular meeting, and moving the meeting up to 6PM. According to the City Charter, Chapter 4, Section 2-403, "The mayor and council shall fix the date and time of regular meetings of the mayor and council by ordinance and there shall be at least one (1) regular meeting each month." The ordinance updating the time is attached for a first reading.

The resolution to discontinue the 6PM Work Session will be included on the October 2nd meeting agenda for approval.

Documents:

[TIME CHANGE FOR REGULAR MEETINGS ORDINANCE.PDF](#)

9.IV. Discussion Initiated By Mayor Hallman On Implementing Rules For Public Comments And Presentations

Background:

Mayor Hallman is initiating a discussion on implementing rules for public comments and presentations to help proceed with regular business in an orderly and expedient fashion.

Documents:

[PUBLIC COMMENT RULES.PDF](#)
[PRESENTATION GUIDELINES.PDF](#)

9.V. Consideration And Action On E911 Model Resolutions And To Authorize The Mayor To Sign Documents

Background:

During the 2018 legislative session of the Georgia General Assembly, the legislature passed HB 751 which revamps how E911 funding will be accomplished in the State of Georgia. Governor Deal signed this bill into law on May 7, 2018. As a result of the enactment of this law each local government that operates a Public Safety Answering Point (PSAP) needs to adopt new resolutions concerning postpaid and prepaid 911 fees.

Service suppliers will begin aggregating and remitting their collected 911 fees to the Georgia Department of Revenue beginning on January 1, 2019 through a contract with the Georgia Emergency Communications Authority (GECA). Wireline, postpaid wireless, and Voice over Internet Protocol fees will continue to be distributed based on the same formula as before. Prepaid will continue to be distributed based on the same formula as well; however, the prepaid remittances will be delivered to the local governments monthly as opposed to the current annual distribution in October.

Attached are the E911 resolutions for approval along with a letter from the Georgia Emergency Communications Authority.

Documents:

[RESOLUTION FOR CHARGE ON POSTPAID WIRELESS TELEPHONE SERVICE.PDF](#)
[RESOLUTION FOR CHARGE ON PREPAID WIRELESS TELEPHONE SERVICE.PDF](#)
[GECA LETTER.PDF](#)

9.VI. Discussion Initiated By Councilman Adams About Enforcing The City's Yard Debris Policy

Background:

Councilman Adams is initiating a discussion on yard debris as it has gotten out of hand and has overtaxed the Community Service team tremendously. By enforcing resident compliance with the yard debris policy, Community Services can more effectively task human and capital resources and can meet a broader range of the City's needs

9.VII. Discussion Initiated By Councilman Adams On Conducting A Noise Decibel Study

Background:

According to the Community Services Director, Lee Sudduth, the cost estimate to conduct a noise decibel study is \$8,000. This would include a land use survey, field measurements, modeling existing conditions, a 20 year horizon, and the designing of a noise wall to abate noise impacts as defined by GDOT and FHWA. A traffic study will need to be conducted since GDOT would need the existing 20 year projected traffic volumes (including truck percentages) in order to accurately model the noise wall (if noise levels require).

All previous road altering projects(HOV, lane additions) along the I-85 stretch were cancelled by GDOT, which means funding for this project would primarily require local funding. GDOT will only help fund projects if the project is part of their road system. The last cost estimate for construction of a wall the City received was \$3 million + depending on the height of wall.

9.VIII. Discussion Initiated By Councilman Horsley On Multi-Family Housing Inspection Ordinance

Background:

The City of Duluth recently passed a Multi-Family Housing Inspection ordinance that states the following: "to correct and prevent conditions that adversely affect, or are likely to adversely affect the life, health, safety and general welfare of occupants of multifamily rental housing; to provide minimum standards necessary for the health and safety of the occupants of multifamily rental housing; to provide standards of maintenance of multifamily rental housing to prevent blight; and to preserve the value of land and buildings throughout the city."

Councilman Horsley would like to garner the general opinion of Mayor and Council on having a similar ordinance in our municipality.

Documents:

[CITY OF DULUTH - MULTI-FAMILY HOUSING INSPECTION ORDINANCE.PDF](#)

9.IX. Discussion Initiated By Councilman Horsley To Review The Extensive Amount Of Probable Code Violations In The Northeastern Corridor Of The City

Background:

Councilman Horsley has submitted images of code enforcement issues to the City Manager and to the Police Department for follow up. Councilman Horsley's intention is to continue his personal drive arounds monthly and have the issues followed up on by

staff.

10. City Manager Report

11. 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.

12. Mayor And Council Comments

13. 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).

14. 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.