

## Mayor and Council Work Session

700 Doug Davis Drive  
Hapeville, GA 30354

June 19, 2018 6:00PM

### MINUTES

1. Call to Order: Mayor Hallman called the work session to order at 6:02pm at 700 Doug Davis Drive, Hapeville, GA 30354.

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 (arrived at 6:16PM)

3. Welcome

4. PRESENTATIONS

4.I Smart Meter Presentation by Ray Smith of Kendall Metering.

Mr. Smith went over the capabilities of the Advanced Metering Infrastructure system stating the following: guaranteed meter reading day and night, can log into the system at any time, map leak locations and determine the problem from in the office instead of sending an employee out to investigate. Kendall Metering currently does data logging for Hapeville which goes back 30 days; however, with the Advanced Metering Infrastructure system, data logging can be maintained in the cloud for up to three years. Mr. Smith confirmed that the lifetime of the advanced meters are 20 years and if a meter doesn't make 20 years, Kendall Metering would replace at no charge.

Mr. Smith said the water meters would cost \$114 each and the transmitter would run \$140 each. There would be an annual fee of \$6,000 (based on how many meters are in the system). Mr. Smith said that he has experience working with projects funded by GEFA such as Coweta and Paulding County.

Mr. Smith also explained what happened in Dekalb County stating that in 2014, the meters weren't sealed properly, and meters had moisture intrusion. But the biggest problem with Dekalb County was the billing issues, having customers 4-6 months behind.

4.II Spin the District Presentation by Cookie Smoak and Andria Towne

Ms. Smoak stated they decided to tie cycling into the area, creating a three-day race criterium (Sept. 21-23) and then a one-day (Oct. 21) event to take place in Union City called the Grand Fondo. The first night event will be a race in East Point, it is one of the few in the southeast United States. Saturday will be a criterium in Hapeville. It was purposely planned on a Saturday in Hapeville in order to partner up with the Local Motion event. The entertainment would

already be built in and could possibly bring more people to the Local Motion. On Sunday, a criterium event will be held in College Park.

They will promote the Local Motion in conjunction with the criterium. There will also be great activities going on in the immediate area of the criterium. This will be a great opportunity to showcase the southside. Spin the District in downtown Hapeville where small town America meets big city trendy arts district. They have created a website [spinthedistrict.com] with information about the upcoming event. Those interested in participating in the event can sign up on the website. Also, the hotels will be promoted on the website, so they can offer packages to any of the participants. This event will build momentum. Andria Towne said they are hoping for 250 riders this first year.

## 5. PUBLIC HEARING

- 5.1 Consideration and Action on the FY18-19 Budget Ordinance – 2<sup>nd</sup> Reading  
Mayor Hallman opened the public hearing asking for Public Comments.

Public comments: Diane Dimmock, Larry Martin, and Susan Stone.

Staff Comments: none

Mayor and Council Comments:

**MOTION: Councilman Horsley made a motion to amend line item 100-5-7520-521204 Contracted Services, Consulting for Economic Development from \$40,000 to \$80,000, Councilman Alexander seconded. Discussion: Councilman Horsley said he would like to have further focus on Economic Development and thinks it can be done through the consultant the City currently has and thinks the consultant should be budgeted for \$80,000. Councilman Adams asked so the position wouldn't be an RFP but automatically give money to someone that is already in-house? He cannot agree with this. He prefers that the position at least be an RFP versus taking money and directly giving it to an employee. Councilman Alexander said her only caveat to what Councilman Adams is saying is that the proposed budget does not meet the terms of that person's current contract. Councilman Adams said he would think before the Council decides to increase or make an amendment to the budget that this first budget be finalize and that the millage rate be determine before Council decides to make such amendments within the budget. He added that the City is already pulling from the Enterprise Fund.**

**Alderman Rast said he shares Councilman Adams' thoughts and do not think tonight is the time and hearing how tight things are and complaints already surfacing about the millage. He thinks the prudent thing is to pass the budget and look back at the revenue picture in July/August and have all the information and can ponder whether to adjust line items up or down. He said he is not opposed at looking at the line items as we go into the fiscal year and see what revenues were produced.**

**Councilman Adams added that he is not opposed to an increased, but he doesn't think at this point in time it is the appropriate time to do so.**

Councilman Alexander said thanks to the hotel/motel tax increase and construction of hotels, the City will have an increase in revenue. Despite the fact that it is very unfortunate that Fulton County was not responsible with assessment of properties, unfortunate most of those values will probably hold considering that they rolled back assessments through last year. She also stated that they aren't talking about millions of dollars, we're talking about \$40,000. Vote 2-2 with Councilman Adams and Alderman Rast opposed. Mayor Hallman cast his vote in the affirmative of the budget amendment with a caveat that the digest values will absorb the increase and the healthcare cost will allow us to absorb the increase.

**MOTION:** Councilman Horsley made a motion to amend the contracted services consulting budget from \$40,000 to \$80,000 line item 100-5-7520-521204 with the caveat that the digest values will absorb the increase and the healthcare cost will allow us to absorb the increase, Councilman Alexander seconded. Vote 3-1 with Alderman Rast opposed.

**MOTION:** Councilman Alexander made a motion to amend the trade and tourism line item 290-0-0000-391280 to transfer from Hotel/Motel to DMO. Councilman Alexander then withdrew her motion.

**MOTION:** Councilman Alexander made a motion to increase the Main Street Board budget from \$20,000 to \$45,000, Councilman Horsley seconded. Motion carried 4-0. Mayor Hallman closed the Public Hearing.

**MOTION:** Alderman Rast made a motion to approve the FY2019 budget based on the amendments made, Councilman Adams seconded. Motion carried 4-0.

## 5.II Consideration and Action to Adopt the Future Land Use Map Amendment – 1<sup>st</sup> Reading

Public comments: Larry Martin and Laura Murphy

Staff Comments: City Planner, Lynn Patterson gave a brief history of the land use map which is a part of the city's comprehensive plan that serves as a guiding document for the city. Ms. Patterson emphasized that the zoning code will not change.

Mayor and Council Comments:

**MOTION:** Councilman Horsley made a motion to keep the pie shape at Orchard and Hamilton and the adjacent north of it; maintain everything in green on the 2014 map and add the green that is proposed on the 2018 map. Councilman Horsley later withdrew his motion.

Councilman Alexander said she wouldn't like to see anything above low intensity north of the tracks with the exception of Sherman. She is very invested in maintaining the small-town feel.

**MOTION:** Councilman Horsley made a motion to preserve everything that is on the 2014 map north of North Central and restore parks as previously shown on 2014, keeping park on 2018 (boundaries between Hamilton to Little Virginia). Then Councilman Horsley made a motion to amend the proposed future land use map north of North Central to maintain what is shown on the 2014 map, and to maintain the parks that are in Virginia Park and the association on the 2014 map south of South Central, Alderman Rast seconded.

**MOTION: Councilman Horsley amended his motion to include preserving residential properties north of Baker and north of Cofield between Sylvan and InCity, Alderman Rast. Motion carried 4-0. Mayor Hallman closed the Public Hearing.**

5.III Consideration and Action on a Conditional Use Permit for 3114 Sylvan Road

Applicant: Mr. Azar said this used to be the Thrifty Shop years ago, built in mid-1980s. The building has been vacant for about three years. Mr. Azar said that they've had a hard time releasing it; however, there is a prospect now wanting to lease the building for a luxury rental business. The renter will renovate the building and landscape.

Public comments: none

Staff Comments: City Planner, Lynn Patterson stated that the request did go before Planning Commission. The main concern of staff is that the application requested parking services, and that would be a different application. If looking at it as a simple car rental agency, it meets all of the conditions. The Planning Commission did make a recommendation as did staff that all 47 parking spaces be striped and clearly marked, no more than 30 people be onsite, no onsite repairs, provide planting areas and landscaping adjacent to Sylvan Road and must be waterless cleaning. Staff does not see any potential nuisance; however, at the time of submittal, staff did not have the hours of operation. And, applicant will need to make sure facility will have adequate lighting as well as the parking lot. Staff approval is that it can be certainly used, and it is compatible with a car rental agency standard as long as there are no more than 30 people be onsite, no onsite repairs, provide planting areas and landscaping adjacent to Sylvan Road and must be waterless cleaning.

Mayor and Council Comments:

**MOTION: Councilman Horsley made a motion to pass as recommended by the Planning Commission with the additional caveat that it not be utilized as parking services, Councilman Alexander seconded. Motion carried 4-0.**

6. **MOTION: Councilman Adams made a motion to recess at 8:26pm, Alderman Rast seconded. Motion carried 4-0. Councilman Adams made a motion to reconvene into the open meeting at 8:36pm, Alderman Rast seconded. Motion carried 4-0.**

7. Questions on Agenda Items –  
Dianne Dimmock  
George Rogan  
Heather Glantz  
Michael Simpson

8. OLD BUSINESS

- 8.1 Consideration and Action on the Alcohol Bucket Sales Ordinance – 2<sup>nd</sup> Reading

Councilman Horsley asked will this be communicated to the City's alcohol businesses or is it expected that they find out. City Manager, Tim Young said that staff will send letters out to the alcohol businesses to notify them.

**MOTION: Councilman Horsley made a motion to approve the Alcohol Bucket Sales Ordinance as written but striking section 3 starting at section 5-6-3, Councilman Alexander seconded. Motion carried 4-0.**

## 9. NEW BUSINESS

- 9.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.

Mayor Hallman stated that his question was answered earlier about the roads being closed during those hours, but now he knows there will be different heats and the roads will be opened more than they are closed. Andria Towne of ATL Airport District confirmed that it will be partial closures with staff members or an officer to let people in or out.

Councilman Adams asked should the City of Hapeville provide bleachers for the event? Ms. Smoak said the City offered the bleachers for use and she said the ATL Airport District will incur the cost to set them up.

**MOTION: Councilman Adams made a motion to approve the request for road closures for the Spin the District Event scheduled for September 22, 2018, Councilman Alexander seconded. Motion carried 4-0.**

- 9.II Alcohol Ordinance Amendment to Allow for an Alcohol Review Board Structure Change – 1<sup>st</sup> Reading.

Mayor Hallman stated that the previous Council tried to simplify the process. They felt that staff could handle checking off a checklist of items required. Councilman Horsley asked were there any ongoing training for staff? Councilman Horsley suggested training for staff because if not kept abreast of the alcohol laws, it can be detrimental. Councilman Alexander added that she would be for periodic training once a year. Councilman Adams agrees training is paramount in order to stay current.

Mayor Hallman stated that this stands as the first reading.

- 9.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.

**MOTION: Alderman Rast made a motion to approve the agreement, Councilman Alexander seconded. Discussion: Alderman Rast asked is this a current third-party administrator we are currently with? Assistant Human Resources Manager, Christa Gilbert said yes. Motion carried 4-0.**

9.IV Consideration and Action to Enter in an Agreement with Artist to Complete KaBOOM! Grant for Crosswalk Art

Councilman Adams commented that the art is nice but if he was a child, it wouldn't necessarily draw his attention. He added that it would have been good if Council could have been able to see several different pieces of art as far as the finalist.

Councilman Horsley asked could Council motion to postpone in order to bring multiple drawings before Council? Councilman Alexander said she thinks he is getting into muddy waters because the artist has already been notified that their work has been accepted. She thinks the consideration should be on the actual process.

**MOTION: Councilman Horsley made a motion to approve entering into the agreement with artist to complete KaBOOM! Alderman Rast seconded. Discussion: Mayor Allman said we need to work on a process for future projects like this because he didn't think it got conveyed back. He remembers they had talked about safety because of the crosswalks. Councilman Alexander said that the verbiage of the application should specify what type of artwork. Motion carried 3-1 with Councilman Adams opposed.**

9.V Request to Advertise for a July Called Meeting for the Purpose to Elect HATT Members and to Dissolve the HATT Corporation.

**MOTION: Alderman Rast made a motion to approve the advertising of the Called Meeting for July 17 at 5pm, Councilman Alexander seconded. Discussion: Councilman Horsley received a question via email related to the recommendation of the prior Commissioner of DCA, he think those are nullified. He wished this would have been taken care of a long time ago, but he has no problem approving it. Mayor Hallman said that they had to unwind the clock; we're completing the unwinding of the clock. Motion carried 4-0.**

9.VI Discussion on Resolution to Establish a Hotel/Motel Tax Tourism Product Development (TPD) Advisory Committee.

Alderman Rast asked who would be designated to serve as Chair of the committee? Councilman Horsley said he/she would be selected internally. Alderman Rast said that he believes that if a committee has a City Manager apart of it, the City Manager should Chair. Or, perhaps one of the two members of Council. And to bear in mind that we have some members serving on multiple committees because we do not have enough volunteers.

Councilman Adams asked what is the purpose of having two members of Council versus one? Councilman Alexander said it'll make it seven members, rather to appoint someone that may or may not can attend a committee meeting that is why a second Councilmember was added. She said she would not have an issue with it being a five-member committee. The draft resolution that had five members had one Councilmember and did not include the Main Street Board representative.

Mayor Hallman said he doesn't necessarily disagree with having two Councilmembers because it is important that a committee like this be in tune with budgetary processes. Councilman Adams said he understands that, but his concern is that whatever is brought forth from this committee

to Council, it could potentially look as if it is already leveraged enough, favorable with two Councilmembers.

Legal Counsel confirmed that there isn't anything that would require the two Councilmembers to recuse themselves.

Councilman Adams prefers one Councilmember. Alderman Rast prefers one Councilmember. Councilman Horsley prefers two Councilmembers, and Councilman Alexander prefers two. Mayor Hallman said he would look at it and that he and Council would kick it around a little bit and then email the City Manager with any changes.

10. City Manager Report - Tim Young stated the preliminary digest had been made available.

11. Public Comments

George Rogan  
Lauren Fye  
Heather Glantz

12. Mayor and Council Comments -

Councilman Horsley asked if the City's assets are listed? He said the City needs an asset plan that focuses on the whole life of everything the city owns and has purchased. Councilman Horsley also touched on the Owens Illinois legal action of the continued dumping. He was going to ask the question from a legal perspective, what could the City do to pursue action for the continued dumping, but they are now closing.

Councilman Adams thanked the Main Street Board, stating they've been very proactive.

Alderman Rast had no comments.

Councilman Alexander thanked staff for lowering legal expenditures and thanked the Recreation department for keeping the kids busy at the rec center.

13. Executive Session –

**MOTION: Alderman Rast made a motion to go into Executive Session to discuss personnel, Councilman Adams seconded. Motion carried 4-0.**

**MOTION: Alderman Rast made a motion to go into recess, Councilman Alexander seconded. Motion carried 4-0.**

**MOTION: Councilman Horsley made a motion to go back into executive session at 9:36pm, Councilman Adams seconded. Motion carried 4-0.**

14. Adjourn

**MOTION: Alderman Rast made a motion to reconvene into the open meeting at 9:50pm, Councilman Adams seconded. Motion carried 4-0.**

**MOTION: Councilman Adams made a motion to adjourn, Councilman Alexander seconded.  
Motion carried 4-0.**

Respectfully submitted,

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Alan Hallman, Mayor

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Crystal Griggs-Epps, City Clerk

DRAFT