

Mayor and Council Session
700 Doug Davis Drive
Hapeville, GA 30354

July 2, 2019 6:00PM

MINUTES

1. Call to Order: Mayor Hallman called the Council Session to order at 6:00pm at 700 Doug Davis Drive, Hapeville, GA 30354.

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 was led by Mayor Hallman.

5. Invocation was given by Ellen Surber-Simpson.

6. PUBLIC HEARING

6.I Consideration and Action on Amendment B-P (Business Park) Zone – 2nd Reading

A public hearing was opened to hear staff and public comments. Dr. Patterson said this allows for more corporate like settings and more site and architectural consistency and compatible uses within the district that will define these key properties. There were no public comments made. Councilman Horsley suggested inserting language concerning vehicular repair and storage should be inside the building. City Attorney, Ms. Ransaw said it would require another reading if added. Councilman Horsley said he would be ok with revisiting at a later time. The public hearing was closed.

MOTION: Councilman Adams made a motion to approve, Alderman Rast seconded. Motion carried 4-0

6.II Consideration and Action on Veterinarian Text Amendment – 2nd Reading

A public hearing was opened to hear staff and public comments. Dr. Patterson said the idea is that veterinarians are local, services our residents. Code does not include kennels. There were no public comments made. The public hearing was closed.

MOTION: Councilman Alexander made a motion to approve, Councilman Horsley seconded. Motion carried 4-0.

6.III Consideration on Accessory Dwelling Unit Text Amendment – 1st Reading

A public hearing was opened to hear staff and public comments. Dr. Patterson said that affordable housing is a growing concern. Planning Commission was very interested in allowing for accessory dwelling units. Currently, accessory buildings do not allow adaptation. The ordinance was drafted using other examples in the area. No public comments were made. Dr. Patterson also said the idea is to not clutter; try to minimize. Council's recommendations included updating the setback distance from dwelling, update square footage to 240, update the water supply section (striking the last sentence), and clean up language in Table A (striking "based on 40 percent of dwelling unit ground floor area"). The public hearing was closed. This would stand as a first reading.

6.IV Consideration on U-V (Urban Village) Text Amendment – 1st Reading

A public hearing was opened to hear staff and public comments. Dr. Patterson said the Planning Commission recommended as a conditional use and/or with the caveat prohibiting uses that produce hazardous waste and noise levels. Ms. Ransaw stated if there is a substantial change, there will need to be another first reading. Dr. Patterson then read Ms. Patel's recommendations. Mayor Hallman's recommendation was to table for another first reading to stay in line with advertising. Councilman Adams asked if there was any kind of time restraint. David Burt confirmed that it is a tight timeline. Mayor Hallman confirmed that the table motion would come at the next meeting. No public comments were made. The public hearing was closed.

6.V Consideration on Zoning Hearing Procedure Ordinance – 1st Reading

A public hearing was opened to hear staff and public comments. Dr. Patterson said it was found that when zoning procedures were changed, that Council was required to vote at the next meeting which delayed things like conditional use permits. This is an amendment to the condition to allow Council to vote on any none text amendment. This would allow for things like special use permit and special exceptions to be voted on at the initial meeting. There were no public comments made. The public hearing was closed. This would stand as a first reading.

7. Questions on Agenda Items

Dr. Jeanne Rast
Brent Riker
Larry Martin
Melvin Traynum

8. CONSENT AGENDA

- 8.I Approval of Minutes – June 4 and June 18, 2019
- 8.II Approval of Executive Session Minutes – June 18, 2019
- 8.III Consideration and Action on Hapeville Criterium Event for August 16 from 6-10PM
- 8.IV Consideration and Action to Approve Martin-Robbins Fence Co, Inc in the Amount of \$14,933 for Install of a Fence for the Master Park Dog Park
- 8.V Consideration and Action on Aerotropolis Transit Feasibility Study Resolution
- 8.VI Consideration and Action on Authorizing Repairs at 599 North Central
- 8.VII Consideration and Action on Georgia Municipal Employee Benefit System (GMEBS) Resolution

MOTION: Alderman Rast made a motion to approve the consent agenda, Councilman Adams seconded. Discussion: Councilman Alexander suggested that the Michael Barman, organizer for the Hapeville Criterium meet with Melvin Traynum and others in the neighborhood concerning the Hapeville Criterium route. Alderman Rast modified his motion to approve the consent agenda with adding language that Track Club Manager, Michael Barman meet with Melvin Traynum and others concerning criterium route, Councilman Adams seconded. Motion carried 4-0.

9. OLD BUSINESS

9.I Consideration and Action to Appoint Ms. Celicia Reme' to Hapeville Ignite (Formerly Known as DACOH)

MOTION: Councilman Adams made a motion to appoint Ms. Reme' to Hapeville Ignite, Councilman Alexander seconded. Discussion: Alderman Rast said he doesn't oppose staff recommendation, but the Authority rarely meets. He wanted to make sure the applicant was aware. Motion carried 4-0.

9.II Consideration on Transient Merchant Ordinance – 1st Reading
Councilman Alexander said it looks excellent. The reading stood as a first reading.

9.III Discussion on Clean and Beautiful Separating from the City
Mayor Hallman instructed staff to have a resolution drafted to unwind the Commission from the City.

10. NEW BUSINESS

10.I Consideration on Rules and Procedures of Mayor and Council Text Amendment – 1st Reading
The reading stood as a first reading.

10.II Consideration on Hotel Occupancy Tax Ordinance Amendment – 1st Reading
The reading stood as a first reading.

10.III Consideration on City Manager Signing Authority Ordinance – 1st Reading
Reading of ordinance stood as first reading

10.IV Consideration and Action on Ordinance Calling for a Special Election for Homestead Exemption Referendum and to Authorize Fulton County to Conduct the Special and Municipal General Election

MOTION: Alderman Rast made a motion to waive the first reading, Councilman Adams seconded. Motion carried 4-0. Councilman Adams made a motion to approve the ordinance, Councilman Alexander seconded. Motion carried 4-0.

10.V Consideration and Action on Intergovernmental Agreement with Fulton County to Conduct Special Election for Homestead Exemption Referendum and the Municipal General Election for November 5, 2019, to Authorize Payment of Invoice in the Amount of \$16,078.00, and to Authorize the Mayor to Sign Agreement.

MOTION: Councilman Horsley made a motion to approve the IGA, authorize payment of invoice and

authorize the Mayor to sign the agreement, Alderman Rast seconded. Motion carried 4-0.

10.VI Consideration and Action on Bail Bondsman Applications

MOTION: Councilman Horsley made a motion to approve the received Bail Bondman applications from A Swift Bonding Company and Atlantic Bonding Company, Alderman Rast seconded. Motion carried 4-0.

11. City Manager Report:

Mr. Young said the meter replacement will start mid to late August. He said he had provided a raw report of finance to Mayor and Council and that the numbers will come down as we go through audit and the cleanup. The team will be working over the next couple of months for bids that were put on budget. Recreation Director, Tod Nichols announced that the 12 year old boys placed third in the state tournament for baseball. Mr. Young added that tax dollars are working, we have a new ambulance and it's almost fully delivered.

12. Public Comments:

Charlotte Rentz

13. Mayor and Council Comments-

Councilman Horsley said he likes the way the new ambulance looks. He also said his future twins are 13 weeks and that he and his wife will know the gender soon. Councilman Adams thanked Mr. Riker and Mr. Traynum for helping to get Ashbury Park Association underway. He also wished everyone a Happy 4th. Alderman Rast had no comments. Councilman Alexander talked about the legislative agenda and uses for SPLOST research; mentioning she saw that Brookhaven had earmarked funds but couldn't use them. City Attorney, Ms. Ransaw said she would research options for obtaining SPLOST. Mayor Hallman thanked everyone for coming out. He also thanked staff and City Manager that attended the recent GMA conference.

14. Executive Session

MOTION: Councilman Adams made a motion at 7:36PM to go into executive session for real estate, Councilman Alexander seconded. Motion carried 4-0. Councilman Alexander made a motion to go into recess, Alderman Rast seconded. Motion carried 4-0. Councilman Adams made a motion to go into executive sessions, Councilman Alexander seconded. Motion carried 4-0.

No action taken.

MOTION: Councilman Adams made a motion to go into recess, Councilman Alexander seconded. Motion carried 4-0. Councilman Horsley made a motion to reconvene into open meeting, Councilman Adams seconded. Motion carried 4-0. Councilman Adams made a motion to adjourn the executive session, Councilman Horsley seconded. Motion carried 4-0.

15. Adjourn –

MOTION: Councilman Alexander made a motion at 7:59 PM to adjourn meeting, Alderman Rast seconded. Motion carried 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk

DRAFT