

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

April 2, 2019 6:00PM

MINUTES

1. Call to Order: Mayor Hallman called the Council Session to order at 6:11pm 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

Mayor Hallman gave a warm welcome to Alderman Mike Rast. He won the special election and is back to fill the remaining term of Alderman Barr's term. A low key swearing in event at City Hall.

4. Pledge of Allegiance was led by Mayor Hallman.

5. Invocation was given by Rod Mack

6. PUBLIC HEARING

6.1 Consideration and Action to Provide a Special Exception at 917 Virginia Avenue

A public hearing was opened to hear comments from staff, applicant and the public. Michael Smith on behalf of Dr. Patterson gave staff comments. He stated that the original approved site plan included the drive-thru at the rear of the property but unfortunately, Mr. Patel's proposed tenant could not accommodate the drive-thru at the rear, but rather at the rear side of the building. No other changes have been made to the site plan except for additional landscaping to help screen the cue of cars in the drive-thru. There is no evidence of any increased auto and pedestrian conflict. As the request is to simply move the approved drive-thru a few feet from the approved location. Staff recommended approval for the modification.

Councilman Alexander thanked Mr. Patel, the applicant for meeting with the Virginia Park residents to explain the project to them. Mayor Hallman personally thanked the applicant for his patience as we went through delays in the process.

Councilman Adams asked had a contract been solidified with the tenant or is it a proposed tenant. Mr. Patel confirmed that the tenant is ready to sign the lease. Councilman Adams also asked in the interim, if Mr. Patel would be willing to work with the citizens in the area to come up with some type of traffic

calming plan for any potential influx of vehicular traffic volume, employing someone to come out and do a study to evaluate what the potential future impact could possibly be for vehicle volume. Councilman Adams clarified his question, not saying that he's opposing Mr. Patel getting the conditional use permit. Mr. Patel said he has no problem doing it, but he thinks if there is a problem with traffic, after the project is there, and if there is something, he needs to do to mitigate it, he'll be glad to do it.

Councilman Horsley shared his suggestions (notated in the motion).

During the public comment section of the hearing, Katrina Bradbury spoke in favor of the project.

Mayor Hallman stated that he had been dealing with Mr. Patel since he first came on Council and the one thing that is a hallmark of Mr. Patel's name is that he does what he say he's going to do, and quality is very important to him. He is constantly sprucing the Best Western property up and taking care of it and the new Holiday Express is a beautiful addition to the City.

MOTION: Councilman Horsley made a motion to approve with caveats of having staff assess traffic on Rainey three months after tenant has opened for business, staff comes back to Council with assessment no later than four months after business opens, additionally that the privacy fence between the parcel and the abutting neighbor on Rainey be constructed as previously agreed upon by the developer; and if Council should decide a culvert is needed on the northbound lane of Rainey to calm traffic through Virginia Park neighborhood, the developer will pay for said culvert if deemed necessary, Councilman Adams seconded. Motion carried 4-0.

7. Questions on Agenda Items – none

8. Consent Agenda -

- 8.I Approval of Minutes – March 5 and 19
- 8.II Approval of Executive Session Minutes - March 5 and 19
- 8.III Consideration and Action to Approve Two Memorandums of Understanding Between the City of Hapeville and the Metropolitan North Georgia Water Planning District for Participation in the District Wide Toilet Rebate Program for Multi-Family and Single Family Housing.
- 8.IV Consideration and Action Authorizing the Mayor to Sign Letters of Hapeville Support and Commitment for Aerotropolis Atlanta Alliance Land Use Zoning Study
- 8.V Consideration and Action on Novatech Copier Service Agreement

MOTION: Councilman Horsley made a motion to table item 8.V to next meeting and pull item 8.I and 8.II from the consent agenda, Alderman Rast seconded. Motion carried 4- 0.

MOTION: Councilman Horsley made a motion to approve items 8.I and 8.II, Councilman Alexander seconded. Motion carried 3-0-1 (Alderman Rast abstained).

MOTION: Councilman Horsley made a motion to approve the consent agenda with modifications, Councilman Alexander seconded. Discussion: Councilman Horsley thanked Lee Sudduth and Lem Eubanks for meeting concerning item 8.III. The program has changed and is now a credit against the water bill. Councilman Horsley thinks this could be a

beneficial program and desires to see it advertised in the upcoming newsletter. He also confirmed that the household orders the plumbing. Motion carried 4-0.

9. OLD BUSINESS - none

10. NEW BUSINESS

10.I Consideration and Action to Enter into an Agreement with Georgia Department of Early Care and Learning for the Bright from the Start Summer Foods Program.

MOTION: Councilman Adams made a motion to move that Alan Hallman, the Mayor of the City of Hapeville, grants authorizations to Ashley Moody to act on behalf of the City of Hapeville and become Bright from the Start's point of contact, and permission to bind the City by assuming all responsibilities connected with the administration and operation of the SFSP. Ashley Moody accepted the nomination for Delegation of Authority appointment as a principal regarding this appointment and agrees to notify the City of any and all decisions regarding SFSP, Councilman Alexander seconded. Discussion: Ms. Holli Stephens-Lovins confirmed that the approval is for allowing Ashley Moody to represent the City of Hapeville in the grant process. They are just starting the grant process. Councilman Alexander asked is this related to the Atlanta Community Food Bank that does the same program at the library. Ms. Stephens-Lovins said that this program is through Bright from the Start with USDA, and that she is not familiar with that program. Mayor Hallman said he doesn't think it is the same program. Motion carried 4-0.

10.II Consideration and Action on Resolution to Establish a Hapeville Pedestrian Arts Trail

MOTION: Councilman Adams made a motion to approve the Hapeville Pedestrian Arts Trail, Alderman Rast seconded. Discussion: Councilman Alexander stated that the purpose of the map is for it to be tourism ready so the Depot/Visitor Center can distribute to people for a walkable trail. The resolution is also meant to guide the installation of future artworks. She asked legal does the language in the resolution allow for the map to be adjusted in the future to include artwork that doesn't currently exist. City Attorney, Priya Patel suggested adding a sentence under paragraph two stating "The Hapeville Pedestrian Art Trail is incorporated hereto as Exhibit A" and we can switch out the map. The resolution would stay in place and Council could just adopt the new map for the resolution. Councilman Adams amended his motion to incorporate map as Exhibit A so it can be interchanged in the future as needed, Alderman Rast seconded. Motion carried 4-0.

10.III Consideration and Action to Provide a Prorated Refund in the Amount of \$4717.55 for the 2019 Alcohol License Fee for Solis Hotel

MOTION: Councilman Alexander made a motion to approve the refund in the amount of \$4717.55 for the 2019 Alcohol License fee for Solis Hotel, Councilman Adams seconded. Motion carried 4-0.

10.IV Consideration and Action to Provide a Prorated Refund in the Amount of \$4717.55 for the 2019 Alcohol License Fee for Solis Hotel – Roof Top

MOTION: Councilman Horsley made a motion to approve the refund in the amount of \$4717.55 for the 2019 Alcohol License fee for Solis Hotel – Roof Top, Alderman Rast seconded. Motion carried 4-0.

10.V Consideration and Action to Provide a Prorated Refund in the Amount of \$4717.55 for the 2019 Alcohol License Fee for Solis Hotel in Room Service

MOTION: Alderman Rast made a motion to approve the refund in the amount of \$4717.55 for the 2019 Alcohol License fee for Solis Hotel in Room Service, Councilman Adams seconded. Motion carried 4-0.

10.VI Consideration and Action on No Parking Southbound on North Fulton between King Arnold and North Central

Councilman Horsley shared his suggestions for parking in the area (notated in the motion). He said the larger goal is to make the Sam Hape Plaza and N. Central (westbound lane) metered parking in the future. Councilman Alexander had asked previously if we don't have a parking authority, how does that change our ability to get a third party for parking enforcement, or does it do anything to the ability to get a third party. City Attorney, Ms. Patel said that the City can still get a third party outside the City to enforce parking, but it's our Police that enforce parking now. Councilman Alexander said that we don't want to pull officers off the street to enforce parking. Councilman Adams asked would there be a specific loading time frame for businesses to arrange to have their deliveries made. Councilman Horsley said not a specific time, but probably do a limit.

MOTION: Councilman Horsley made a motion to make both sides no parking, equal distance, do loading parking in front of the war memorial on northbound lane, revisit the idea of 30 minute parking or metering, Councilman Alexander seconded. Councilman Horsley amended his motion to include proper signage. Councilman Alexander seconded. Discussion: Councilman Horsley asked Lee Sudduth is it possible to make the left turn on N. Fulton between 4-6PM. Mr. Sudduth said that would be a Chief Glavosek question. Councilman Adams asked when we can get a third party, credential traffic engineer. Mr. Young said he will have the second estimate by the next meeting. Councilman Alexander asked is there a way to program the light to where it is not green at the same time. Mr. Sudduth said he could check with the state. He added that they try to keep them green as long as possible to keep traffic flowing. Councilman Alexander said he would reach out to Professor Emanuel at Kennesaw State and will let Council know the exact date of the presentation. Councilman Horsley later stated that the presentation would be on Thursday, April 18, but no time was specified. Councilman Adams said he would find out the time. Motion carried 4-0.

10.VII Discussion on Resident and Non-Resident Park Rental Fees

Alderman Rast stated he is fine with non-resident going up, but not sure if it should be doubled. A discussion on charging hourly vs. a day rate occurred. Councilman Alexander said we could still do an hourly rate but use a formula. If they have a longer event, they won't spend a ton of extra money, but the City will get an additional fee upfront for non-residents. She doesn't think it would be unreasonable to double the price. She confirmed \$120 for two hours for non-residents and each additional hour should be the same thing as residents - \$20. Staff will make the recommended adjustments and bring back to the mid-month April meeting.

10.VIII Discussion on Destination Marketing Organization (DMO)

Councilman Alexander said she would like to sit down with Councilman Adams since he is a representative of the City to iron out some specific metrics to use that could be reflected in the contract. Councilman Horsley said looking at their bylaws, the DMO had originally started as a College Park project. He wants to make sure that the ratio of hotels by numbers and dollar amount of hotel/motel tax is somewhat equitable in the representative of the board members. Councilman Adams said he had reached out to Cookie Smoak about this and is waiting for a response. Alderman Rast inquired to Councilman Adams how is the representation broken down among the cities in which Councilman Adam confirmed that he is Hapeville's only board member. Mayor Hallman said their fundamental role is to put heads in beds and there is nothing wrong with tweaking the contract, just keep in mind their purpose. He thinks they do a very good job with conveying data; very good job with what they do. Councilman Adams added that the current DMO has saved us from a lot of headache, because without the current DMO, he doesn't think a lot of TPD stuff could have happened. The consensus of Mayor and Council is to email any specifics to Councilman Adams so he can start compiling a list. He will also follow up with Ms. Smoak on the ratio question.

11. City Manager Report:

On April 9, staff meets with Fulton County concerning the Library. April 12 is the Southern Circuit Film Series. On April 13 it will be a busy day. We have the following events: 5K at 9AM, parade at 10AM, opening day for baseball, health fair, and beautification event done by Hapeville Elementary School. Also, pressing for internal numbers for the 2020 budget, hopefully by the end of next week we will have an internal draft and start meeting with Council about our direction and to hear Council comments.

12. Public Comments: none

13. Mayor and Council Comments-

Councilman Horsley had a stop sign request on Old Jonesboro Road. He mentioned high tailing it on the parking authority. Mr. Young confirmed that he had not heard back from Optotraffic. Councilman Horsley asked for an update on logo. Also, he reminded everyone of the Small Business Conference at the GICC on May 2 and the improv on Sunday at the Depot. He congratulated Beer Girl and Arches Brewing. Councilman Adams thanked everyone for coming out. Alderman Rast thank everyone that supported him during the election. It signifies representation is back on track. Councilman Alexander had no comments. Mayor Hallman thanked all that reached out to him while he was sick. Also, he said on Good Friday, the Baptist Church will have a combine choir singing at 7PM.

14. Executive Session –

MOTION: Councilman Adams made a motion at 7:46PM to go in to executive session to discuss real estate, Councilman Alexander seconded. Vote 4-0. Councilman Horsley made a motion to go in recess, Councilman Adams seconded. Vote 4-0.

MOTION: Councilman Horsley made a motion to go in executive session, Councilman Adams seconded. Vote 4-0.

No action taken.

MOTION: Councilman Adams made a motion to go in recess, Councilman Alexander seconded. Vote 4-0.

MOTION: Councilman Alexander made a motion to go in open session, Councilman Horsley seconded. Vote 4-0.

15. Adjourn –

MOTION: Councilman Adams made a motion to adjourn the meeting at 8:49PM, Councilman Alexander seconded. Vote 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk