

Mayor and Council Session

700 Doug Davis Drive
Hapeville, GA 30354

April 2, 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. Public Hearing
- 6.I. Consideration And Action To Provide A Special Exception At 917 Virginia Avenue

Background:

Rajesh Patel, applicant and developer, has submitted a revised plan for the 22,000 sf mixed- use commercial/retail building at 917 Virginia Avenue, Parcel Identification Number 14 012700040377. The building will be two stories with 13,000 sf of retail on the first floor and 9,000 sf of office space on the second floor. The site plan calls for a side drive-through window to accommodate a national food chain as part of the overall project. The property is accessed from Virginia Ave, Rainey Avenue, and Elkins Street with curb cuts only on Rainey Avenue and Elkins Avenue.

Though staff worked with Mr. Patel and his design team to re-orient the drive-through window to the rear and allow for stacking within the site and not onto Rainey, the national tenant has indicated that the queuing is not sufficient and has requested an alternate drive-through location (side).

The Planning Commission considered this request on December 11, 2018 and recommended the Mayor and Council grant the special use permit. Staff supported their recommendation.

Staff Comments:
Applicant's Comments:
Public Comments:

Documents:

[917 VIRGINIA AVENUE - SPECIAL USE PERMIT REQUEST.PDF](#)
[PLANNERS REPORT 917 VIRGINIA AVENUE SPECIAL
EXCEPTION_2018.PDF](#)

7. 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.

8. Consent Agenda

8.I. Approval Of Minutes

- March 5, 2019
- March 19, 2019

8.II. Approval Of Executive Session Minutes

- March 5, 2019
- March 19, 2019

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.

Background:

These MOU's will allow the Metro N. Georgia Water Planning District to provide administrative services to process toilet rebate applications for Multi-Family and Single Family housing in Hapeville. This will also allow Hapeville to be part of the District Wide Program that promotes water conservation.

Documents:

[TOILET REBATE 1.PDF](#)
[TOILET REBATE.PDF](#)

8.IV. Consideration And Action Authorizing The Mayor To Sign Letters Of Hapeville Support And Commitment For Aerotropolis Atlanta Alliance Land Use Zoning Study

Background:

The Aerotropolis Atlanta Alliance, Inc will be submitting a request for funding to complete the regional land use and zoning study under an LCI Grant application and is requesting letters of support and commitment to advance the funding request. The Aerotropolis Atlanta Alliance will lead an effort to proactively review and analyze existing land uses and zoning.

The ARC has allowed AeroATL to collect the executed Letters of Support and Commitment on or before Friday, April 12th at 5pm. Aerotropolis Atlanta Alliance is seeking a small funding commitment of \$3,000 to be included in the FY 2020 budget under Economic Development or City Manager's authority.

Documents:

[AEROTROPOLIS ATLANTA ALLIANCE - LCI STUDY SUPPORT REQUEST.PDF](#)
[AAA INC SUPPORT LETTER.PDF](#)
[LETTER OF SUPPORT AEROATL REGIONAL LAND USE AND ZONING STUDY.PDF](#)
[AEROATL REGIONAL LAND USE AND ZONING STUDY- LCI GRANT MARCH 2019.PDF](#)

8.V. Consideration And Action On Novatech Copier Service Agreement

Background:

Council voted on February 5th to allow staff to negotiate with Novatech for copier services. During the negotiation period, Novatech provided a 22 day test copier to demonstrate speed, print quality and other advanced features. Staff is very pleased with the service and therefore recommends approving a 48 month agreement with Novatech, pending legal review.

The service agreement will be uploaded on the City's website on Monday.

9. Old Business

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.

Background:

The summer food service program (SFSP) grant has been utilized by the Hapeville Recreation Center for the past 7 years. The SFSP grant allows the City to serve food at no charge to children that attend summer camp, as well as children from around the Hapeville area. The Recreation Center serves breakfast and lunch Monday through Friday for all children under the age of 18, as well as adults with disabilities 19 and older. They serve breakfast from 8AM to 9AM and lunch from 12PM to 1PM and each meal consists of major food components like fruits and vegetables and milk.

This is a great program for kids and adults to utilize in Hapeville and the center is looking to have this approved so they may once again use the SFSP grant during the summer months. This will be a non-matching grant. In prior years this grant has been approximately \$16,000.

Recreation staff nominates Ashley Moody as the Delegated Principal for the summer of 2019.

Documents:

[SFSP MAYOR DELEGATION FORM.PDF](#)

10.II. Consideration And Action On Resolution To Establish A Hapeville Pedestrian Arts Trail

Background:

Since 2010, the City of Hapeville and Hapeville Historic Main Street Board have worked to install several works of public art throughout the downtown district, including murals, sculptures, and permanent installations. A pedestrian "Art Trail" has been proposed to encourage visitors to discover the City's Arts Alleyway, container galleries, various public artworks, and Historic Christ Church and Depot Museum.

Attached is a resolution establishing the Hapeville Pedestrian Arts Trail. The TPD Committee is currently working on the map for the proposed trail and will have it ready

to distribute during Tuesday's meeting.

Documents:

[A RESOLUTION ESTABLISHING A HAPEVILLE PEDESTRIAN ART TRAIL.PDF](#)

- 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

Background:

In January 2019, the Solis Hotel changed ownership. Prior to changing ownership, the hotel paid their 2019 Alcohol Beverage License fees. The total amount collected for Solis Hotel was \$5000. The hotel is due a refund in the amount of \$4717.55 as their last date of operation under the Solis name was January 21, 2019. Ordinance No. 2017-04, Section 5-1-2 states that an alcohol license fee may be refunded on a pro-rata basis by vote of the Mayor and Council, upon an applicant's showing of good cause.

Documents:

[SOLIS HOTEL PAYMENT.PDF](#)

- 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

Background

In January 2019, the Solis Hotel changed ownership. Prior to changing ownership, the hotel paid their 2019 Alcohol Beverage License fees. The total amount collected for Solis Hotel - Roof Top was \$5000. The hotel is due a refund in the amount of \$4717.55 as their last date of operation under the Solis name was January 21, 2019. Ordinance No. 2017-04, Section 5-1-2 states that an alcohol license fee may be refunded on a pro-rata basis by vote of the Mayor and Council, upon an applicant's showing of good cause.

Documents:

[SOLIS ROOF TOP PAYMENT.PDF](#)

- 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

Background:

In January 2019, the Solis Hotel changed ownership. Prior to changing ownership, the hotel paid their 2019 Alcohol Beverage License fees. The total amount collected for Solis Hotel - In Room Service was \$5000. The hotel is due a refund in the amount of \$4717.55 as their last date of operation under the Solis name was January 21, 2019. Ordinance No. 2017-04, Section 5-1-2 states that an alcohol license fee may be refunded on a pro-rata basis by vote of the Mayor and Council, upon an applicant's showing of good cause.

Documents:

[SOLIS IN ROOM SERVICE PAYMENT.PDF](#)

10.VI. Consideration And Action - No Parking Southbound On North Fulton Between King Arnold And North Central

Background:

Hapeville Public Safety team is recommending extending no parking along the southbound lane of North Fulton between North Central and King Arnold. Images presented to Council are regular occurrences during the week. When vehicles line both sides of the street there is a public safety hazard if Fire Station 1 has to respond to a call. Altering the route can delay response times. Staff recommends council approve the recommendation.

Documents:

[N FULTON - PD CHIEF RECOMMENDATION.PDF](#)

[N FULTON - IMAGE 1.JPG](#)

[N FULTON - IMAGE 2.JPG](#)

[N FULTON - IMAGE 3.JPEG](#)

10.VII. Discussion On Resident And Non-Resident Park Rental Fees

Background:

As we enter Spring and approach Summer the City is receiving more requests for park usage. For years, rates for non-resident usage has remained the same as Hapeville residents. Council has requested staff review park usage pricing in relation to some of our neighboring municipalities. We found that our neighbors regularly price higher for non-residents. Included in the attachment and for Council discussion is a recommendation for pricing adjustment.

Documents:

[PARK RENTAL RATES COMPARISON - RECOMMENDATION.PDF](#)

10.VIII. Discussion On Destination Marketing Organization (DMO) Contract

Background:

We are beginning our review of the DMO - ATL Airport District 2019 contract. The current agreement goes through 6/30/2019. Legal has reviewed the contract with particular attention to the O.C.G.A. section, City's ordinance code and the tax rate (8% v 7%). The proposed agreement reflects a continuance of the services ATL Airport District currently provides. Attached is the contract for discussion.

Documents:

[ATL AIRPORT DISTRICT \(02189654XA0B3B\).PDF](#)

11. City Manager Report

12. 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.

13. Mayor And Council Comments

14. 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).

15. 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.