

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

February 19, 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
Councilman at Large Travis Horsley
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander

3. Welcome

4. PRESENTATIONS

4.I Hapeville/AeroATL Greenway Plan Presentation by Hannah Palmer – Hannah Palmer gave a presentation on the Greenway Plan stating the next phase is to have City of Hapeville sign a commitment letter. Councilman Adams expressed his concerns about another study being done and asked when he would actually see shovel to dirt and see the progress of what we are paying to have studies done. Mayor Hallman stated that a concept like this, if the leg work has been done, it makes it a lot easier to go after money for the funding. He said the Atlanta Regional Commission is very much behind this concept. Councilman Alexander stated this could work well with the proposed walking/bike corridor for Doug Davis. This could be a solution to truly connecting the area.

4.II Spin the District Presentation by Cookie Smoak and Andria Towne – Ms. Smoak presented the Spin the District video and discussed the details for the event asking for the City to allow the event to be held in May instead of September.

5. PUBLIC HEARING

5.I Consideration and Action on Conditional Use Permit at 1031 Virginia Avenue –
A public hearing was held. Dr. Patterson stated this is a housekeeping item because we had a meeting where we didn't have a quorum and had to re-advertise. No comments were made by the applicant or the public.

MOTION: Councilman Horsley made a motion to approve the conditional use permit, Councilman Alexander seconded. Discussion: Councilman Alexander said to make sure we collect the money owed to the City. Motion carried 3-0.

5.II Consideration of the 2018 Zoning Map Ordinance – 1st Reading –

A public hearing was held. Dr. Patterson stated staff noticed that the C-R (Commercial Residential) district is actually quite cumbersome. There are many uses that require temporary use permits from Mayor and Council, giving a six month permit and then the applicant has to come back. These include things such as restaurants and beauty salons. It is hampering development. Staff feels like village zoning accomplishes the ability to accommodate commercial as well as residential and a good transition with buffer requirements. David Hewett spoke in favor of the proposed update. Mayor Hallman said this would stand as the first reading.

5.III Consideration and Action on Sign Ordinance Text Amendment – 2nd Reading –

A public hearing was held. Dr. Patterson stated that staff is going through the code and trying to find efficiencies in the code in areas where it makes development more difficult and really unnecessary components of the code. It really doesn't serve any purpose. Anytime an existing non-compliant sign is allowed to stay, but when it is modified it does have to meet current standards. No comments were made by the public.

MOTION: Councilman Horsley made a motion to approve the text amendment, Councilman Adams seconded. Motion carried 3-0.

5.IV Consideration and Action on U-V, Urban Village Zone Text Amendment – 2nd Reading –

A public hearing was held. Dr. Patterson stated that if allowed to build a single-family dwelling in the U-V zoning district, the code doesn't distinguish if you're building a single-family dwelling, it still requires the 15 foot buffer which is unnecessary. Should it be any other use such as multi-family, commercial, the 15 foot buffer would still be required between the neighboring residential. The only clarification is that it says if it's going to be single family residential then you don't need to do that. No comments were made by the public.

MOTION: Councilman Adams made a motion to approve the text amendment, Councilman Horsley seconded. Motion carried 3-0.

6. Questions on Agenda Items:
Larry Martin

7. CONSENT AGENDA

7.I Consideration and Action to Authorize the Mayor to Sign a Letter of Commitment for the AeroATL Greenway Concept Development

7.II Consideration and Action to Authorize the Mayor to Sign Agreement with Waste Pro for Residential Solid Waste Collection and Recycling Services

7.III Consideration and Action on Resolution for Tiered-Billing Rate for Irrigation Water Meter Usage

7.IV Consideration and Action on Resolution to Declare Certain Property of the Police Department Surplus Property

Councilman Adams asked if any of the surplus property in item 7.IV appropriate for the Depot? Chief Glavosek said he thinks not. A lot of the stuff that's older or archived is in their front lobby area. These items could be recycled to the Depot at some point. There are two dispatch chairs that Ms. Charlotte Rentz can take a look at for the Depot.

Councilman Horsley asked the Community Services Director, Lee Sudduth for clarity on item 7.II. What are the numbers of the amount that can be bagged versus the amount to be bundled? Mr. Sudduth said it has to be a clean 10 or 5 - 35 gallon containers. Mr. Sudduth said that staff will go door to door to pass out notices to educate people. It will be in the newsletter, on the website, and on social media. The service will start in May. He confirmed that the hauler is going to allow residents to use the cans they have purchased and have now. They'll just deliver a recycle container. If something ever happens to the container that was already purchased, the hauler will bring a free one to replace it.

MOTION: Councilman Horsley made a motion to approve the consent agenda, Councilman Alexander seconded. Discussion: Councilman Horsley said he knows some of these are hard decisions, but they have to be made. Mayor Hallman said he echoes what Councilman Horsley said, concerning the sanitation. The city had been kicking and fighting this for a number of years and we just reached a point with staff and equipment requirements that it's time. He doesn't like it but looking at it from a financially feasible standpoint and to get the added benefit of the recycling, there is just no way we can afford to do this any other way. Motion carried 3-0.

8. OLD BUSINESS –

8.I Consideration and Action on FY2018 Budget Ordinance Amendment – 2nd Reading –

MOTION: Councilman Alexander made a motion to approve the budget ordinance amendment, Councilman Adams seconded. Motion carried 3-0.

9. NEW BUSINESS

9.I Consideration and Action on Resolution Recognizing and Appreciating Hapeville Elementary School.

Councilman Adams stated that Hapeville Elementary has been a staple in public education in the City of Hapeville for a long time. He said that he and Mayor Hallman had the privilege in participating in the school's professional and teacher of the year ceremony a couple of weeks ago. It was just phenomenal to see the engaging and the enthusiasm in which the teachers just illuminated among the student body. He added that it is time the City continue to support the school and continue to allow Hapeville Elementary to stand on our shoulders as proud citizens and residents. He thinks that this resolution identifies that and affords the opportunity for that. He also said he wants to solidify the City of Hapeville as a partner in education with Hapeville Elementary School and continue to allow the school to stand on our shoulders and propel in continuation of achievement of excellence in the educational system. He thanked Principal Garrett and the Assistant Principal Hartley.

He said he wants to look at how to bring affordable internet services to the students. Lastly, he added that on December 2018, Hapeville Elementary re-established its PTA enrolling over 100 members.

MOTION: Councilman Alexander made a motion to approve the resolution, Councilman Adams seconded. Discussion: Councilman Alexander said she appreciates the school. It's a very calming and nurturing environment. Councilman Adams said over the next couple of weeks, he would like to get on the Principal and the Assistant Principal's calendar along with the City Manager and anyone else from Council to see exactly how we want to mold this and how we want this to look as far as a partner in education within the education system. Motion carried 3-0.

9.II Consideration and Action on Resolution Recognizing and Appreciating the Hapeville Service League

Councilman Adams said the Service League is another staple that is a huge and premier civic organization within the City of Hapeville. He said these ladies have done a tremendous job serving the citizens of Hapeville and he wanted to bring them out with this resolution to highlight them and say thank you. It hasn't been easy all the time, but these ladies have done it and they keep doing it. They've dedicated at least 3000 community service hours annually which is phenomenal.

MOTION: Councilman Horsley made a motion to approve the resolution, Councilman Alexander seconded. Discussion: Councilman Alexander commented that Shay Higgins (Hapeville Manor's Administrator) raved about the Service League members and all the things they do to keep their seniors engaged. Mayor Hallman added that they are awesome. Motion carried 3-0.

9.III Discussion Initiated by Councilman Horsley on Hapeville Parking Authority –

Councilman Horsley asked legal does the City enjoy extra benefits if we choose to initiate a parking authority? City Attorney, Priya Patel stated that a memo was sent to Mayor and Council on January 9th with four or five different local legislations. City Attorney, Lajuana Ransaw said it would give more ability for the City of Hapeville to regulate the parking area as well as any type of parking enforcement that the City is trying to achieve with the booting ordinance. It would give more control over those areas. Ms. Ransaw confirmed that it could be used for parking enforcement and it would be an entity that is away from the Police Department that can take the load off the Police Department to regulate those specific areas. Ms. Ransaw also confirmed that she thinks it would be advantageous for a small city because of the location and the City is trying to grow. It would provide incentive for people to come. There would need to be regulated signage to comply with state towing statues as well as notification to the public in regard to the cost and where they could recover their vehicles. The parking authority would decide whether to use a meter system. Ms. Ransaw also stated that guidelines should be established first for the authority and then look in to third party vendors. Councilman Adams said he would like to see vendors come in first before drawing legislation. Ms. Ransaw confirmed that the legislation would be to create the authority which could be activated at a later time. The consensus of Council is for legal to draft legislation for the next Council meeting.

9.IV Discussion Initiated by Councilman Horsley on Vacant Building Fee and Vacant Property Registration Ordinance.

Councilman Horsley said he had looked at East Point and Atlanta's ordinances. He said that he thinks these are some of the resolutions we need to be looking at in terms of maintenance and upkeep that would assist staff. He asked if legal had any suggestions. Councilman Alexander said she thinks it's a good idea and it's something we need to look at and implement as long as we're in state guidelines. Councilman Adams said it would help rid the City of blight. The consensus of Council is for legal to draft an ordinance. Also, for staff to check and see if there are any downfalls or pros for East Point and the City of Atlanta's ordinances.

9.V Discussion Initiated by Councilman Horsley Regarding the Design of a New City of Hapeville Logo
Councilman Horsley stated the previous logo was made at our 100th anniversary, so he thinks we are 26 plus years over due for a refresh. Part of the DMO budget covers logo design as it relates to tourism. College Park did a similar design with DMO. Councilman Adams said he thought DMO already wanted to do this, but apparently, they met slight resistance as far as implementation. Councilman Alexander said she thinks the centennial logo is fine for gateway signage and City buildings, but for promotional materials/media, a streamline logo would be more recognizable. The consensus of Council is for staff to reach out to DMO.

9.VI Discussion Initiated by Councilman Horsley Regarding Implementation of a Non-Discrimination Ordinance

Councilman Horsley started out by reading a statement he had sent to a resident. He stated that this example is not necessary what he thinks is the right way, but a general idea from a philosophy perspective where the state does not provide a public accommodation law. Six other cities are currently pursuing similar legislation. He said it's only a matter of time that more cities take a stance on public accommodation discrimination. Councilman Adams asked who would be responsible for the fees? Councilman Horsley stated if following Doraville's model, the initial person that launches the compliant. It then goes to a public hearing officer. Councilman Alexander said that she doesn't think Doraville's model is feasible for us. Councilman Adams asked is there a grant that we could apply for? Councilman Alexander said we could come up with a catalog of resources. The consensus of Council is to investigate further to look at different concepts.

10. City Manager Report – Mr. Young said the theater is starting to take shape and the anticipated completion date is in June. He announced that the Community Food Forum is scheduled February 20th at 6:30PM. Lastly, he stated that the Finance team had put final comments in for the audit and is expecting to have the report completed by the next Council meeting.

11. Public Comments –

John Stalvey
Marsha Lamb
Heather Glantz
Daniel Ray
Charlotte Rentz
Larry Martin

12. Mayor and Council Comments – Councilman Horsley thanked City Staff, Ms. Charlotte Rentz, and the South Arts group, he said he really enjoyed the film recently shown. Councilman Adams thanked staff for great work and thanked the citizens for being a part of government. Councilman Alexander said she was summoned to participate in an improv class where 12 people attended. She is excited to see things happen at the Depot. She also gave the Food Forum date and gave a little background on the program. Mayor Hallman asked that everyone keep the Kinsey family in their thoughts as they bury Ms. Kinsey tomorrow.

13. Executives Session –

MOTION: Councilman Horsley made a motion at 8:06PM to go in to executive session to discuss real estate, Councilman Alexander seconded. Vote 3-0. Councilman Adams made a motion to go in to recess, Councilman Alexander seconded. Vote 3-0

No action taken.

Councilman Horsley made a motion to go into recess, Councilman Adams seconded. Vote 3-0.

14. Adjourn – Councilman Adams made a motion to adjourn the meeting at 10:04PM, Councilman Alexander seconded. Vote 3-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk