

## Mayor and Council Work Session

700 Doug Davis Drive  
Hapeville, GA 30354

April 16, 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. Presentations

4.I. State Of The City Presentation By Mayor Hallman

Background:

Each year the Mayor provides the citizens of the community an update on the State of the City. The remarks by the Mayor will cover last year's accomplishments and some of the future policy directions for 2019. The presentation will be released to the public early next week.

Documents:

[STATE OF THE CITY ADDRESS SLIDES.PDF](#)

4.II. Audit Results Presentation By Doug Moses Of Mauldin & Jenkins, LLC

Background:

In March 2019, the audit firm, Mauldin & Jenkins completed the Fiscal 2018 audit for the City. The City again received a "clean" audit opinion. We asked Mauldin & Jenkins, led by engagement partner, Doug Moses, to provide a presentation to Council on the general condition of the City's financial position, highlight areas for improvement, and provide recommendations for the future.

Documents:

[2018 HAPEVILLE AUDIT POWERPOINT PRESENTATION.PDF](#)

5. Public Hearing

5.I. Consideration On Conditional Use Permit For The Construction Of A 74-Unit Senior Housing Development At 325 Sunset Avenue

Background:

Phil Ellen on behalf of Georgia Communities, Inc. seeks approval of a conditional use permit to operate a senior living facility within a new development located at 325 Sunset Avenue, Parcel Identification Number 14 009600060133. The property is zoned U-V, Urban Village. Multifamily uses are permitted as a Conditional Use within the U-

V Zoning District and are subject to the provisions of Article 3.2.

The Planning Commission considered this item on April 9, 2019 and recommended the Mayor and Council grant the conditional use permit. Staff supported their recommendation.

Staff Comments:

Applicant's Comments:

Public Comments:

Documents:

[325 SUNSET AVENUE - CONDITIONAL USE PERMIT APPLICATION.PDF](#)  
[PLANNERS REPORT 325 SUNSET AVE CONDITIONAL USE PERMIT.PDF](#)  
[SUMMARY MINUTES - 4-9-2019.PDF](#)

6. 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.

7. Consent Agenda

7.I. Consideration And Action On An Agreement With Lotus Eaters Club In The Amount Of \$11,200 For The Execution Of A Mural On 3418 Dogwood Drive And To Authorize The Mayor To Sign All Necessary Documents

Background:

On Wednesday, April 3, 2019, the Hapeville Main Street Board voted unanimously to support the installation by Lotus Eaters Club. Main Street Board has agreed to pay for art and labor. The agreement is attached for consideration and action.

Documents:

[LOTUS EATER CLUB CONTRACT\\_02B\\_SIGNED.PDF](#)

7.II. Consideration And Action On An Agreement With Lotus Eaters Club In The Amount Of \$8,800 For The Execution Of A Mural On 632 South Central Avenue And To Authorize The Mayor To Sign All Necessary Documents

Background:

On Wednesday, April 3, 2019, the Hapeville Main Street Board voted unanimously to support the installation by Lotus Eaters Club. Main Street Board has agreed to pay for art and labor. The agreement is attached for consideration and action.

Documents:

[LOTUS EATER CLUB CONTRACT\\_01B\\_SIGNED.PDF](#)

7.III. Consideration And Action On An Easement Agreement With Ardina Pierre For Façade Improvements And To Authorize The Mayor To Sign All Necessary Documents

Background:

Ardina Pierre, owner of 632 South Central Avenue, has agreed for a mural to be painted on the side of her building. The mural is financially supported by Hapeville

Main Street Board. Attached is the agreement for consideration and action.

Documents:

[632 S CENTRAL AVE EASEMENT AGREEMENT -  
PIERREANDHAPEVILLE.PDF](#)

- 7.IV. Consideration And Action On An Easement Agreement With Village Church For Façade Improvements And To Authorize The Mayor To Sign All Necessary Documents

Background:

Village Church, Pastor Ray Waters, (3418 Dogwood Drive), has agreed for a mural to be painted on the side of their building. The mural is financially supported by Hapeville Main Street Board and private funds. Attached is the agreement for consideration and action.

Documents:

[EASEMENT FACADE AGREEMENT - 3418 DOGWOOD DR.PDF](#)

- 7.V. Consideration And Action On An Agreement With South Arts In The Amount Of \$5,500 For The 2019-2020 Film Series And To Authorize Mayor To Execute All Necessary Documents

Background:

For the last nine (9) years, the City has been an active participant in the Southern Circuit film series. By entering into this contract, the City of Hapeville agrees to host a series of six independent films, with receptions with the filmmaker, during the period of July 1, 2019 and June 30, 2020. Hosting the series includes paying a participation fee of \$5,500 to the Southern Circuit, as well as providing event planning, hosting, marketing and any related expenses. Staff recommends approval.

Documents:

[CONTRACT - CITY OF HAPEVILLE 2019-20.PDF](#)

- 7.VI. Consideration And Action On Request To Hang Banners For Spin The District Event Scheduled May 4, 2019

Background:

A "Spin the District" presentation was given on February 19 by ATL Airport District which went over the logistics for the Spin the District event scheduled for May 4, 2019. ATL Airport District is requesting the road closures below, to hang banners on City property, and the use of City Services (garbage, water, and staff) during the event. The location to hang banners include on the Jess Lucas Park fence, each side of the pedestrian bridge and to place yard signs out. ATL Airport District is currently working with City Staff on the details of the road closures.

Proposed road closures include:

Atlanta & College St.  
Atlanta & Doug Davis Dr.  
College St. & Perkins St.  
College St. & Union Ave.  
Union Ave. & Chestnut St.  
Oak St. & Georgia Ave.  
S. Fulton St. & Chestnut St.  
Union Ave. & Oak St.

Documents:

[EVENT REQUEST FORM 2\\_NEW\\_REDACTED.PDF](#)  
[SPIN-2019-HAPEVILLE-BANNERS-FINALEMAIL\\_SPIN-2019-HAPE-10X4.PDF](#)  
[SPIN-2019-HAPEVILLE-BANNERS-FINALEMAIL\\_HAPEVILLE \(002\).PDF](#)  
[SPIN-2019-MAY-YARD-SIGNS-HAPEVILLE.PDF](#)  
[ROAD CLOSURE PERMIT\\_REDACTED.PDF](#)  
[SPIN-THE-DISTRICT-2019-DETOUR-MAP-HAPEVILLE-1AV12.PDF](#)

7.VII. Consideration And Action On Spin The District Special Event Open Container District  
Background:

Alexia Ryan of Beer Girl, LLC is requesting Mayor and Council's approval on the Open Container District for the upcoming Spin the District special event scheduled May 4, 2019. A map of the proposed open container area is attached for review.

Documents:

[OPEN CONTAINER DISTRICT FOR SPIN THE DISTRICT.PDF](#)  
[OPEN CONTAINER DISTRICT - ALTERNATE - FOR SPIN THE DISTRICT.PDF](#)

7.VIII. Consideration And Action On Main Street Gallery Crawl Special Event Open Container District  
Background:

Alexia Ryan of Beer Girl, LLC is requesting Mayor and Council's approval on the Open Container District for the upcoming Main Street Gallery Crawl special event scheduled June 1, 2019. A map of the proposed open container area is attached for consideration and action.

Documents:

[OPEN CONTAINER DISTRICT FOR GALLERY CRAWL.PDF](#)

7.IX. Consideration And Action On Novatech Copier Service Agreement And To Authorize The Mayor To Sign The Necessary Documents  
Background:

Council voted on February 5 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 was very pleased with the service and test copier.

The estimated annual cost for rental and copy fees is \$23,724.00 affording the City an annual cost savings in excess of \$4000 per year over the prior contract. Staff recommends approving the attached 48 month agreement with Novatech.

Documents:

[CIT CPI LEASE AGREEMENT\\_CITY OF HAPEVILLE.PDF](#)  
[NOVATECH CONTRACT ADDENDUM 2ND VERSION.PDF](#)  
[CITY OF HAPEVILLE FINAL ORDER DESCRIPTION 03292019.PDF](#)  
[CITY OF HAPEVILLE CIT EQUIPMENT ADDENDUM\\_V2.PDF](#)

8. Old Business

9. New Business

9.I. Consideration On Vacant Building Fee Ordinance - 1st Reading

Background:

On March 19, 2019, Mayor and Council discussed the Vacant Building Fee ordinance draft. The consensus of Mayor and Council was for legal to add language that speaks to sex trafficking/sex violation. The revised ordinance is attached for consideration.

Documents:

[ORDINANCE - VACANT BUILDING FEE \(02180632XA0B3B\).PDF](#)

9.II. Consideration On Mobile Food Vendor Ordinance - 1st Reading

Background:

In August 2018, Mayor and Council had a first reading of the Transient Vendor/Food Truck ordinance amendment. Several suggestions were made by Mayor and Council for the ordinance. Attached is the newly revised ordinance for another first reading.

Documents:

[MOBILE FOOD VENDOR ORDINANCE.PDF](#)

9.III. Consideration On Resident And Non-Resident Park Rental Fee Ordinance - 1st Reading

Background:

On April 2, staff presented to Mayor and Council the surrounding cities' park pricing, stating these cities regularly price higher for non-residents. Staff recommended making a price adjustment to Hapeville's current park rental fees. After making revisions to incorporate Mayor and Council's comments, the fee structure is ready for consideration with non resident fee raised to \$120.00 for the first 2 hours, and \$20.00 each additional hour. Resident fees remain unchanged.

The Resident and Non-Resident Park Rental Fee Ordinance will be uploaded on the City's website on Monday.

Documents:

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

10. City Manager Report

11. 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.

12. Mayor And Council Comments

13. 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).

#### 14. 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.