

## Mayor and Council Work Session

700 Doug Davis Drive

Hapeville, GA 30354

March 19, 2019 6:00PM

### MINUTES

1. Call to Order: Mayor Hallman called the Council Session to order at 6:04pm 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 State of the City Presentation

**MOTION: Councilman Adams made a motion to postpone the State of the City to the mid-month meeting in April, Councilman Horsley seconded. Motion carried 3-0.**

4.II Optotraffic Presentation by Michael Phelan and Phillip Bennett

Mr. Phelan presented their traffic monitoring results retrieved from the designated area at the elementary school. Data was retrieved for February 4-8 and then February 12-20 in order to collect data from both directions. Mr. Phelan stated the monitoring was done to see whether automated enforcement would be something that was useful. The numbers are there. He expressed that they are here as a very neutral party and they have a lot of experience starting automated enforcement programs in school zones.

Councilman Horsley asked whether there would be an issue with N. Central Avenue. Mr. Phelan confirmed that there is a permit process with DOT for state highway maintained roads. He doesn't know if DOT has issued regulations just yet as they were still working on this process when the bill passed. DOT would have the ultimate say on whether it can be made a school zone.

Mr. Phelan confirmed that the school zone bill passed as a no points, no insurance impacted bill. It is a set fine; however, there is no progressive scale for the speed. He added that the final say goes back to law enforcement to review the violation for approval. It usually takes a minute to a minute and a half to review. Chief Glavosek and Michael Phelan had met that morning to talk about the numbers.

Councilman Horsley named the location for the device which included Hapeville Elementary, Hapeville Middle, St. John's, and Discovery Montessori. Councilman Adams said that Discovery Montessori

would probably have to wait on DOT before moving forward. Mr. Phelan confirmed they would provide the signage that is required by law.

5. Questions on Agenda Items:  
Katie Gregory

## 6. CONSENT AGENDA

6.I Consideration and Action on Authorizing the Mayor to Sign a Lease Agreement with the Central of Georgia Railroad Company for Public Parking and Beautification Areas.

6.II Consideration and Action to Authorize the Mayor to Sign an Easement Agreement and a Non-Residential Gas Extension Contract for the Installation of a Gas Line for the Hapeville Theater.

6.III Consideration and Action to Enter into a Mutual Aid Agreement with the City of Atlanta Fire Department Services and Emergency Medical Services.

6.IV Consideration and Action on Novatech Copier Service Agreement and Authorization for Mayor to Sign Document

**MOTION: Councilman Horsley made a motion to pull item 6.IV from the agenda because it is not ready, Councilman Adams seconded. Motion carried 3-0.**

**MOTION: Councilman Horsley made a motion to approve the consent agenda, Councilman Alexander seconded. Discussion: Councilman Horsley (for item 6.II) asked could there possibly be a current project where the new yoga studio is because there is a bad drainage issue and he's not sure if we're laying a gas line going through that general vicinity. Motion carried 3-0.**

## 7. OLD BUSINESS –

7.I Consideration and Action on Appointments to the Hapeville Development Authority and the Development Authority of the City of Hapeville

**MOTION: Councilman Adams made a motion to appoint Kayla Fortner to the HDA, Councilman Alexander seconded. Discussion: Councilman Adams verified whether there were two separate bodies. Motion carried 3-0.**

**MOTION: Councilman Horsley made a motion to appoint Jacob Watts to the DACOH, Councilman Adams seconded. Motion carried 2-1 (Councilman Alexander opposed).**

7.II Consideration and Action on FY2019 Budget Ordinance Amendment – 2<sup>nd</sup> Reading

**MOTION: Councilman Horsley made a motion to approve the FY2019 Budget Ordinance Amendment, Councilman Alexander seconded. Motion carried 3-0.**

## 8. NEW BUSINESS

### 8.I Discussion on the Vacant Building Fee Ordinance Draft

Mayor Hallman said he would certainly support the language addition suggested by Ms. Katie Gregory concerning sex crimes and sex trafficking since Hapeville is near the airport. He added that anything we can do to help would be beneficial. Councilman Adams agrees that the language is definitely appropriate in order to help mitigate this possibility.

**MOTION: Councilman Adams made a motion to add language that speaks to sex trafficking, sex violation under the section “determination and notices” within the draft ordinance for nuisance of vacant dwelling or structures, Councilman Alexander seconded. Discussion: Councilman Alexander asked is there something in the ordinance that we can add that after a certain length of time if a property is not occupied that some kind of penalty can be imposed. City Attorney, Ms. Ransaw said she doesn’t think that if its not a code violation that we can put parameters on whether or not someone can occupy a structure or building. But if it becomes a nuisance and it violates the code or ordinance, it could be certainly enforced. Councilman Horsley asked could something be added that if a business license has not been issued in x amount of time, it would signal an automatic review if it’s in compliance. Ms. Ransaw said this action can be used as a way to monitor whether those are being occupied or not. But it would be stepping over the line if there’s not a violation to the ordinance. Motion carried 3-0.**

Councilman Horsley asked is it possible to tier the fee. City Attorney, Ms. Patel said she left that section blank to see what Council wanted. Also, the enforcement for this will go through Code Enforcement. Code Enforcement already have certain fines for certain violations. She thinks it’s best to keep it with those parameters, but whatever Council thinks. Ms. Patel stated she have seen where some cities have different fines for commercial and residential with commercial fines being a lot steeper. Chief Glavosek confirmed that fines are set through the Judge. The Judge does a review of violations and then set the fines; and then brings back to Council for approval. Councilman Alexander said she would be in favor of having higher fines for commercial properties. She agrees it should be tiered based on the number of violations and the amount of time.

Councilman Alexander asked what power the City has to handle an abandoned house that is held in a trust with 13 trustees. Mayor Hallman said the estate would be charged the nuisance fee and then at some point the City could take the property. The court would have to iron it out. Ms. Ransaw said normally the City would cite the property owner with citations and could bring civil or criminal action against the owner. If the owner ignores the City’s citations, ultimately the City could seize the property if it became that big of a nuisance or a danger to health and safety.

## 9. City Manager Report –

Mr. Young said the following items would happen at the next Council meeting: swearing in of the new Alderman, recommendations on park rental fees and Peachtree Recovery, and another Transient Merchant ordinance would be sent out for review by Friday. He also stated he would bring recommendations to change parking by Volare and that the audit report would be at the mid-month meeting in April.

10. Public Comments – none

11. Mayor and Council Comments – Councilman Adams thanked Katie Gregory for putting together the meeting concerning education opportunities. Councilman Horsley thanks everyone for coming out and said that April 13 will be a busy day with Coffee and Chrome, Health Fair, Hapeville Elementary hosting a beautification day, Exchange Club 5K, Baseball Opening Day and parade. He also thanked everyone that volunteered at the Depot last Saturday and the officers that blocked the streets during the A-Town Stomp event. Councilman Alexander said she and Councilman Adams met with Hapeville Elementary School’s Principal, Mr. Garrett. He asked if the lights at the tennis court be on a timer or if a staff member could be given code to turn off and on. He asked if the road that runs between the tennis courts and the school, be paved. Also, he mentioned that the press box is not secure. Councilman Alexander said she would be in favor of tearing it down. Mr. Sudduth said they’ll try to prepare it where no one can get in. Also, Mr. Garrett mentioned including Fulton County’s property by the car pool area in the planting process. Mr. Sudduth will also check on the LED lights to make sure they are working properly. Councilman Alexander also asked could a flashing light be placed at King Arnold and N. Fulton towards Parkway.

12. Executives Session –

**MOTION: Councilman Alexander made a motion at 6:55PM to go in executive session to discuss real estate, Councilman Adams seconded. Motion carried 3-0.**

**MOTION: Councilman Adams made a motion to go in recess, Councilman Alexander seconded. Vote 3-0. Councilman Adams made a motion to go in executive session, Councilman Horsley seconded. Motion carried 3-0.**

No action taken.

13. Adjourn –

**MOTION: Councilman Adams made a motion at 7:34PM to adjourn, Councilman Alexander seconded. Vote 3-0.**

Respectfully submitted,

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Alan Hallman, Mayor

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Crystal Griggs-Epps, City Clerk