

## Mayor and Council Work Session

700 Doug Davis Drive  
Hapeville, GA 30354

April 16, 2019 6:00PM

### MINUTES

1. Call to Order: Mayor Hallman called the Council Session to order at 6:06pm at 700 Doug Davis Drive, Hapeville, GA 30354.

2. Roll Call:

Mayor Alan Hallman  
Alderman Rast  
Councilman at Large Travis Horsley (teleconferenced in)  
Councilman Ward I Mark Adams  
Councilman Ward II Chloe Alexander

3. Welcome

4. PRESENTATIONS

4.I State of the City Presentation

This item was postponed to the May 7 meeting due to technical difficulties.

4.II Audit Results Presentation by Doug Moses of Mauldin & Jenkins, LLC.

Mr. Moses gave a verbal presentation of the audit results. He stated there were two repeat findings: separation of duties and year end close out procedures. Also, he talked about the repeat management points. City Manager, Tim Young confirmed that the final audit report had been posted and forwarded to Mayor and Council in March.

5. Public Hearing

5.I Consideration on Conditional Use Permit for the Construction of a 74-Unit Senior Housing Development at 325 Sunset Avenue

Dr. Lynn Patterson stood to give staff comments stating that the draft of the affordable housing study had been received and it is very important because this particular senior housing project caters to affordable senior housing, independent living. Dr. Patterson shared the median income amount and other numbers for Hapeville depicted in the study. She confirmed that these will be rented and not owner occupied. Upon approval of the project, it is being proposed for LIHTC credit which stands for Low Income Housing Tax Credit. It is a very competitive project. The state looks for support from the community and transit development. It is walkable to downtown and the school is right across the street which makes great for intergenerational living. There is an adjacent piece that will be purchased upon approval of the LIHTC credit. This will be for the parking. The site plan would be predicated on sufficient parking. City support of the conditional use for multi-family is needed for the LIHTC application. Dr. Patterson added that there is a definite need and looking forward for the affordability.

Councilman Adams asked how would the integration of this fit into future development that could possibly go in the area? Dr. Patterson said this would serve as a really nice buffer. It's a nice transition with any commercial development along N. Central. This would actually protect the neighborhood behind it. There would be lower traffic in this area.

Councilman Horsley asked is there anyway to guarantee this will stay senior housing. Dr. Patterson said that the LIHTC credit require to be affordable and she thinks the applicant is applying as a senior housing project.

Councilman Alexander asked about the parking requirement, whether it is required to be 1 to 1 or can it be less than that. Dr. Patterson stated that it is able to accommodate 1 to 1 but they can apply to Board of Appeals for reduced parking.

Alderman Rast stated that his history with U-V, is that it purposely allows different items under conditional use permit so that Mayor and Council could have an opportunity to review the project by project rather than having a zoning of some type with no control over. Dr. Patterson stated that it helps you to shape the community as you go.

Applicant, Phil Ellen stated they're a non-profit development company organized in 1997. They have 35-36 properties and majority are senior properties. Seniors normally know they have a two year waiting list. The rent price range is \$500-600. Units are very affordable because of the use of the LIHTC program. The program helps build and the buildings are subsidized by the credit. The project looks 1<sup>st</sup> class. They include exercising facilities and computer labs and all other kind of activities. The developer is partnering with Georgia Tech for this project which involves the use of smart watches tracking activity. The developer has a lot of creative ideas to implement with this project. They are also working with Aerotropolis.

Mr. Ellen added that all projects are secured, and they are required for a 15 year affordability period and the extended use period is 30 years. Their charter is for safe, decent and affordable housing. He confirmed that these are leased agreements that are set. The age restriction is 55 and up, but typically the renters are in their 70s and very few turnovers. He said that they can provide more project pictures and DCA have their own design standards.

During the public comment section, Carolyn Routh asked about whether or not kids were allowed in the units. Mayor Hallman closed the public hearing.

Councilman Alexander made a motion to approve, Councilman Horsley asked about if a couple over the age of 55 adopts a child, are they ok in this community or not. Mr. Ellen stated that if it is a legal guardian or a parent; fair housing has very strict rules so the developer cannot discriminate on hardly anything.

**MOTION: Councilman Adams made a motion to waive procedures to allow another comment, Councilman Horsley seconded. City Attorney, Ms. Patel said that Mayor Hallman can reopen the public hearing and also reminded Mayor and Council that no action could be made at the meeting but could vote at the next meeting.**

Brian Akers asked the developer an age restriction question. Councilman Alexander withdrew her motion to approve. Mayor Hallman stated that a vote would take place at the next meeting.

6. Questions on Agenda Items:

Heather Glantz made a comment on item 7.II.

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.

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

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

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

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

7.VI Consideration and Action on Request to Hang Banners for Spin the District Event Scheduled May 4, 2019

7.VII Consideration and Action on Spin the District Special Event Open Container District

7.VIII Consideration and Action on Main Street Gallery Crawl Special Event Open Container District

7.IX Consideration and Action on Novatech Copier Service Agreement and to Authorize the Mayor to Sign the Necessary Documents

**MOTION: Councilman Adams made a motion to pull item 7.II for discussion, Alderman Rast seconded. Discussion: Councilman Alexander stated that the Lotus Eaters Club designed five murals in 2018. The mural was going to be on the short theater wall now covered in utility boxes and so a new wall was needed. Ardina Pierre is the owner of the location where the mural is proposed to be placed. She was presented with all the proposed murals and she specifically chose this mural. Councilman Alexander acknowledged Ms. Glantz's comment made during the "Questions on the Agenda Items" section, stating that she does not think that the woman in the mural is undressed and do not think that the image is at all sexual. There are similar murals that have already been placed. She feels like it would be a bit hypocritical to deny this one when there is already three in place. Councilman Adams stated that he doesn't necessarily see that she is nude or naked. He sees**

that she is in a body of water and it could be projected as a bathing suit. He said he doesn't think that it promotes sexuality. It shows a back for abstract interpretation. Councilman Adams asked would Ms. Glantz like to see something change to make it a more palatable piece. Councilman Alexander said she doesn't think that that is the issue. Her issue would be how's that equitable to the topless women that are already on buildings that weren't denied. Mayor Hallman stated he is not taking a position on the existing murals either one way or another. The argument on the existing murals is that they were replicas of classic art which viewed nudity a little different than we view it today. Councilman Adams said in that case we should cover up the old art in order to embrace the paradigm shift. Councilman Alexander disagreed. Councilman Adams said he is not saying that it's right, but need to be equitable, cannot say this will fit in the canvas of Hapeville and the other are ok. Motion carried 4-0 to pull item 7.II.

**MOTION:** Councilman Alexander made a motion to approve the consent agenda, Councilman Adams seconded. Motion carried 4-0.

**MOTION:** Councilman Alexander made a motion to continue discussion on 7.II, Councilman Adams seconded. Motion carried 4-0. Additional discussion on item 7.II: Councilman Alexander stated that this mural has been voted on three times by the Main Street Board. The only reason it had to come before Mayor and Council is because of the dollar amount. She respects the recommendations and the process.

**MOTION:** Councilman Horsley made a motion to approve item 7.II, Councilman Alexander seconded. Discussion: Alderman Rast said he is probably not an individual that wholeheartedly support a number of murals going up but having said that, that is a part of being too old to decide. But he has supported these because of the Main Street Board. He believes in the individuals that are on the board and he trust their judgement. He is not anti-mural, but he has watched the process evolved. He won't vote against the mural. He will support it like he has the others. Mayor Hallman said his only concern is that we don't become mural saturated, otherwise it will lose its unique character. It has gone through a process. He always tries to respect issues that our Planning Commission supports, Board of Appeals' issues, and other recommended bodies of the City. Councilman Adams said all he asks for is that we continue to bridge old Hapeville with new Hapeville, and that we can agree to disagree and embrace yet celebrate differences. Motion carried 4-0.

8. OLD BUSINESS – none

9. NEW BUSINESS

9.I Consideration on Vacant Building Fee Ordinance – 1<sup>st</sup> Reading

Mayor Hallman stated this would serve as the first reading on the revised ordinance.

9.II Consideration on Mobile Food Vendor Ordinance – 1<sup>st</sup> Reading

Councilman Alexander said she wouldn't have an issue with waiving the fee. It's not the business owner's fault that they do not have parking. It's not a penalty but it's also not equitable. Councilman Horsley added having a one day permit could be an option. Ms. Patel said the issue we would have if

no fee, is that food trucks would park for free potentially overnight in city lots. Mayor Hallman said they still would have to get a permit but will not have to pay for parking. That will give us policing power. Councilman Alexander said can add in the application that they cannot park overnight. Councilman Alexander said she agrees with Councilman Horsley with having a reduced fee for a 1-2 day permit for \$50. And if long weekend, can last three days. She would like this in addition to the 90 day permit.

Councilman Alexander suggested parking on the grass in certain situations. Ms. Patel said it may be hard to pick out which food trucks are allowed to park on the grass. It'll be an application process, but after that, it'll be word of mouth. She doesn't know if there is a way for Code Enforcement to pull different food truck permits or applications. Also, the other thing about eliminating the fee for parking, if they have a fee for parking, the City can designate 2-3 parking spots for food trucks. Whereas, if there is no fee for parking, there might be an event in the parking lot taking all the spaces.

Lastly, Councilman Alexander said if there is a special event that is City sponsored or approved, for whatever reason, it can be extended. This could be on the application.

Legal confirmed that they would remove the \$25/day parking fee for City lot and add a reduced one day event fee which will also work as a weekend fee (2-3 day event permit) for \$50. Ms. Patel said she still needs feedback of how many times someone can setup a food truck during the 90 day period. Consensus of Council is to remove the \$25 parking fee for City lot. Councilman Alexander said she would give up parking on grass suggestion. Mayor Hallman stated this would serve as the first reading.

#### 9.III Consideration on Resident and Non-Resident Park Rental Fee Ordinance – 1<sup>st</sup> Reading

**MOTION: Councilman Alexander made a motion to waive first reading, Councilman Adams seconded. Motion carried 3-1 (Alderman Rast opposed). Councilman Horsley made a motion to adopt the resident and non-resident park rental fee ordinance, Councilman Adams seconded. Discussion: Alderman Rast said that his only thought is to not deviate from the schedule. The second meeting in every month is going to be first reading of the ordinance. But since we have deviated, he will support. Mayor Hallman stated he doesn't disagree with Alderman Rast, but in this situation it was a minor fee adjustment. Motion carried 4-0.**

#### 9.IV Discussion on New City Logo –

Mayor Hallman said that the City is not abandoning the Hapeville logo that everyone fell in love with at the 100<sup>th</sup> Anniversary. The new logo will be for special events and marketing events. Andrea Towne, ATL Airport District's Vice President of Marketing said before undertaking any kind of a design/branding project, she would like to get feedback from Mayor and Council. She prepared a list of questions for Mayor and Council to answer and submit back. Councilman Horsley shared his feedback at the meeting stating he is fine with abandoning the old logo. It is time for a 25 year refresh. He shared what he likes and dislikes about the current logo. He will also send some images. He is looking for fresh, new, authentic, and a logo to be used with multiple colors for different departments.

Ms. Towne said they will design the new logo under their governing law with the tourism and travel aspect in mind. They can create something that can be adapted. The City can do whatever to the logo after they've designed it. They went through a similar exercise with the City of East Point. She said to feel free to send feedback to Tim.

Councilman Adams asked will there be community involvement in the process. Ms. Towne said they can develop a process around this. Mayor Hallman recommended coming up with 4-5 designs and then take to the community. Councilman Adams added that he doesn't think we should abandon the old logo. Alderman Rast said he's in agreement that the old logo be maintained, perhaps not as widely used. He is fine with creating an additional logo. For instance, all the street signs have the present logo, so he thinks we can do both. Consensus of Mayor and Council is to give feedback to Mr. Young. Ms. Towne will prepare a timeline of the steps to send back to Mr. Young.

10. City Manager Report –

Mr. Young thanked Hapeville and staff for a great opening weekend. He said there will be milling on Atlanta Avenue to get the streets ready for the criterium. The City received an art grant from Fulton County for \$10,000. Also, will be looking at departmental budgets and setting up meetings with Council next week. Mr. Young announced the new Finance Director, Randy Brewer stating that he came from Robert Half.

11. Public Comments –

Mike Simpson  
Brian Akers  
Heather Glantz

12. Mayor and Council Comments – Councilman Adams thanked everyone for opening weekend. He stated that the healthy snacks at the concession stand went over a lot better and the kids liked it. Alderman Rast echoed the comments. Councilman Alexander said the same thing and it was a lot of fun riding in the fire truck. Mayor Hallman said it was an awesome day and he thanked staff. Councilman Adams said for staff to check on people that are selling food at the ballpark because a few people stated they were sick after eating fish tacos. Councilman Horsley asked for a consensus on placing a Little Free Library at Hamilton and Orchard in which Council agreed to one being placed at the location. Councilman Horsley then announced upcoming events. He said he would be meeting with Dawn Moreland from Solar Crown Source. He then asked about prioritizing additional Floc Safety cameras, having at all 15 entrances of the City. Mayor Hallman announced the singing selection at the Baptist Church on Friday at 7PM.

13. Executives Session –

**MOTION: Councilman Adams made a motion at 8:15PM to go in executive session to discuss real estate, Alderman Rast seconded. Motion carried 4-0. Alderman Rast made a motion to go in recess, Councilman Adams seconded. Motion carried 4-0. Councilman Adams made a motion to go in executive session for real estate, Councilman Horsley seconded. Motion carried 4-0.**

No action taken.

**MOTION: Councilman Adams made a motion to go in recess, Councilman Alexander seconded. Motion carried 4-0. Councilman Adams made a motion to adjourn from executive session, Councilman Alexander seconded. Motion carried 4-0.**

14. Adjourn –

**MOTION: Councilman Alexander made a motion to adjourn at 9:00PM, Alderman Rast seconded.  
Motion carried 3-0.**

Respectfully submitted,

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Alan Hallman, Mayor

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Crystal Griggs-Epps, City Clerk