

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

January 8, 2019 6:00PM

Agenda

1. Call To Order

2. Roll Call

Mayor Alan Hallman
Councilman at Large Travis Horsley
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander

3. Welcome

4. Pledge Of Allegiance

5. Invocation

6. Presentations

6.I. Recognition Of Service Awards By Mayor Hallman

Background:

Mayor Hallman will recognize the following employees for their years of service:

- Battalion Chief Robert M. Donaldson, 20 Years
- Lieutenant Jimmy Coley, 20 Years
- Sergeant Nicholas Condrey, 15 Years
- Firefighter Brian Thomas, 5 Years
- Firefighter Aaron Williamson, 5 Years

6.II. Recognition Of Police Department Awards By Chief Glavosek

Background:

- Officer of the Year to be presented to Dennis Rowe.
- Employee of the Year to be presented to Nicoma Rodriguez.

7. Public Hearing

7.I. Consideration And Action To Grant A Conditional Use Permit At 1031 Virginia Avenue

Background:

Andrew Haferkamp on behalf of The Hertz Corporation requests a conditional use permit to operate a rental car business located within the Atlanta Airport Hilton at 1031 Virginia Avenue, Parcel Identification Number 14 0127LL0828 . Hertz's use of the property is limited to the use of counter space inside the hotel and 10 parking spaces for the purpose of car rental to hotel guests and the public. The property is zoned C-2, General Commercial.

The Planning Commission considered this item on December 11, 2018 and

recommended the Mayor and Council grant the conditional use permit. Staff supported their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

[1031 VIRGINIA AVENUE - CONDITIONAL USE PERMIT.PDF](#)
[PLANNERS REPORT HERTZ CORPORATION, 1031 VIRGINIA AVENUE
CONDITIONAL USE.PDF](#)
[SUMMARY MINUTES - 12-11-2018.PDF](#)

7.II. 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 Comments:
Public Comments:

Documents:

[917 VIRGINIA AVENUE - SPECIAL USE PERMIT REQUEST.PDF](#)
[PLANNERS REPORT 917 VIRGINIA AVE SPECIAL EXCEPTION_2018.PDF](#)
[SUMMARY MINUTES FOR 917 VIRGINIA AVE - 12-11-2018.PDF](#)

7.III. Consideration And Action On A 2019 Alcohol Beverage License For Kimpton Hotel & Restaurant Group

Background:

The applicant is in the process of publishing the legal advertisement as required by Ordinance. The advertisement is to run in the January 9th and 16th South Fulton Neighbor newspaper. As of the date of this packet, staff has not had the opportunity to meet, but will meet before January 8th in order to give Council an update and recommendation pending advertising and inspection results. Staff expects that the location will pass as it recently passed inspections in December under the previous management.

Staff Comments:
Applicant:
Public Comments:

Documents:

[KIMPTON HOTEL AND RESTAURANT GROUP_REDACTED.PDF](#)
[ADDITIONAL DOCUMENTS REDACTED.PDF](#)
[LTR TO TIMOTHY YOUNG \(SOLIS KIMPTON\).PDF](#)

7.IV. Consideration And Action On A 2019 Alcohol Beverage License For Kimpton Hotel & Restaurant Group (Additional Facility)

Background:

The applicant is in the process of publishing the legal advertisement as required by Ordinance. The advertisement is to run in the January 9th and 16th South Fulton Neighbor newspaper. As of the date of this packet, staff has not had the opportunity to meet, but will meet before January 8th in order to give Council an update and recommendation pending advertising and inspection results. Staff expects that the location will pass as it recently passed inspections in December under the previous management.

Staff Comments:
Applicant:
Public Comments:

Documents:

[KIMPTON HOTEL AND RESTAURANT GROUP - ADDITIONAL FACILITY_REDACTED.PDF](#)
[ADDITIONAL DOCUMENTS REDACTED.PDF](#)
[LTR TO TIMOTHY YOUNG \(SOLIS KIMPTON\).PDF](#)

7.V. Consideration And Action On 2019 Alcohol Beverage License For Kimpton Hotel & Restaurant Group (In-Room Service)

Background:

The applicant is in the process of publishing the legal advertisement as required by Ordinance. The advertisement is to run in the January 9th and 16th South Fulton Neighbor newspaper. As of the date of this packet, staff has not had the opportunity to meet, but will meet before January 8th in order to give Council a recommendation whether to approve pending advertising and inspection results. Staff expects that the location will pass as it recently passed inspections in December under the previous management.

Staff Comments:
Applicant:
Public Comments:

Documents:

[KIMPTON HOTEL AND RESTAURANT GROUP - IN ROOM SERVICE_REDACTED.PDF](#)
[ADDITIONAL DOCUMENTS REDACTED.PDF](#)
[LTR TO TIMOTHY YOUNG \(SOLIS KIMPTON\).PDF](#)

8. 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.

9. Consent Agenda

9.I. Approval Of Minutes

- December 4, 2018
- December 18, 2018

9.II. Approval Of Executive Session Minutes

- December 4, 2018

9.III. Consideration And Action For Peachtree Projects, Inc. To Hang Banner Advertising A-Town Stomp X Event In Hapeville

Background:

Peachtree Projects, Inc. is requesting to host their A-Town Stomp X Event in Hapeville this year. The event is a 1-2-mile inline skating race that will last up to one hour. They are proposing to have it on Saturday, March 16, 2019. The race will involve approximately 40 competitors beginning at Arches Brewing. The entire event will draw around 100-150 people. They are requesting to hang a banner across from City Hall advertising the event. The banner will list the sponsors and the date, time, and location.

The organization has been in contact with the Hapeville Police Department about the proposed route, police escort and potential road closures.

Carson Starnes of Peachtree Projects, Inc. will be present to answer any questions.

Documents:

[A-TOWN STOMP EVENT REQUEST FORM_REDACTED.PDF](#)
[A-TOWN STOMP BANNER SAMPLES AND POTENTIAL EVENT ROUTES.PDF](#)

9.IV. Consideration And Action On Resolution For Adoption For The Right Of Entry Agreement For The Fulton County Old Health Building

Background:

The City has been in discussions with Fulton County regarding reconstruction of the Hapeville Library and a lease agreement for the old Hapeville Heath Clinic. The County is nearing the stage in the development and preconstruction that it will be necessary to have access to the site to perform preconstruction activities such as: testing, surveys and pre-staging etc. As such, in order limit miscommunications or misunderstandings and out of respect for the partnership and relationship; the County has requested to have a right of entry in place so that it may proceed with this phase of the project. Accordingly, you will find the document for your review and consideration.

Documents:

[RESOLUTION TO ENTER INTO RIGHT OF ENTRY AGREEMENT WITH FULTON COUNTY.PDF](#)

9.V. Consideration And Action The Right Of Entry Agreement For The Fulton County Old Health Building

Background:

Attached for consideration and action is the Right of Entry Agreement for the Fulton County old health building.

Documents:

[HAPEVILLE - RIGHT OF ENTRY AGREEMENT.PDF](#)

9.VI. Consideration And Action On Ambulance Purchase For Fire Department

Background:

Council has directed staff to retrieve quotes and financing rates for a new ambulance for the Fire Department. Council asked staff to research additional ambulance pricing opportunities. At present no offering has been delivered to staff that has a better price point than Custom Truck and Body Works. The City has obtained financing quotes from BB&T, SunTrust and Regions. Regions Bank delivered the lowest rate.

After additional research, the quote from Custom Truck and Body Works was still the lowest. Staff respectfully requests Council's approval to purchase the ambulance from Custom Truck and Body Works, with Regions Bank as the financing organization. If approved staff will return to Council with commensurate contracts and agreements for the purchase.

Documents:

[AMBULANCE QUOTES.PDF](#)
[REGIONS - TERM SHEET.PDF](#)
[REGIONS - AMBULANCE.PDF](#)
[SUNTRUST - VEHICLES.PDF](#)
[VEHICLE FINANCING - AMBULANCE 2018.PDF](#)

9.VII. Consideration And Action On Van Replacement For Recreation Department

Background:

Council has directed staff to retrieve vehicle and financing quotes for a replacement van for the Recreation Department. Attached are quotes received for vehicles and the financing quotes from BB&T, SunTrust and Regions. Regions Bank delivered the lowest rate. Due to the nature of fluctuating inventory and choices between new and pre-owned vehicles, staff requests Council approval to use Regions Bank for van financing and to purchase either a new vehicle, not to exceed \$52,240 or a pre-owned vehicle, no earlier than model year 2017 with no more than 15,000 miles and not to exceed \$35,000.

Documents:

[VAN QUOTES.PDF](#)
[VEHICLE FINANCING - VAN 2018.PDF](#)
[VAN - REGIONS.PDF](#)
[REGIONS - TERM SHEET PDF.PDF](#)
[SUNTRUST - VEHICLES PDF.PDF](#)

10. Old Business

10.I. Consideration And Action On The 2019 Meeting Schedule Ordinance - 2nd Reading Background:

Attached for consideration and action is the 2019 meeting schedule ordinance. A first reading was conducted on December 4, 2018.

Documents:

[ORDINANCE FOR SCHEDULE OF REGULAR MEETINGS.PDF](#)

11. New Business

11.I. Organizational Appointments:

- City Attorney
- City Clerk
- Solicitor
- Public Defender
- City's Legal Organ
- Official Publication

11.II. Reappointments To Committees, Authorities And Boards

- Board of Appeals: Rod Mack
- Development Authority of the City of Hapeville: Matt Morrison, Tania Wismer, vacant seat (Richard Murray has decided not to be reappointed)
- Design Review Committee: Rick Ferrero and John Stalvey
- Personnel Board: Melanie Williams, Anthony Marrero, and Ellen Surber-Simpson

11.III. Discussion On The Regulation Of Electric Scooters

Background:

For discussion purposes, Legal Counsel has provided the attached ordinances from other municipalities concerning the regulation of electric scooters.

Documents:

[MEMO RE REGULATION OF ELECTRIC SCOOTERS.PDF](#)

12. City Manager Report

13. 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.

14. Mayor And Council Comments

15. 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).

16. 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.