

Mayor and Council Work Session

700 Doug Davis Drive
Hapeville, GA 30354

May 21, 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
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander

3. Welcome

4. PRESENTATIONS

4.I Legislative Update by Senator Orrock, Representative Schofield, and Representative Dreyer
Hapeville's legislative delegation discussed the bills recently passed and rejected in the General Assembly, and what was in the near future. Representative Schofield requested that the City of Hapeville send its legislative agenda to them at the end of August.

4.II Aerotropolis Transit Feasibility Study Presentation by Kirsten Mote
Stan Reecy presented in the place of Kirsten Mote. Mr. Reecy outlined the transit needs, opportunities innovation, and the recommended transit plan. Mr. Reecy stated that companies want to demonstrate the feasibility of their technologies.

MOTION: Councilman Adams made a motion to pull item 6.I from the consent agenda, Councilman Horsley seconded. Motion carried 4-0.

5. Questions on Agenda Items – none

6. CONSENT AGENDA

6.II Consideration and Action on Renewal Agreement with USIS, Inc. for Third Party Worker Compensation Claims Processing in the Amount of \$5,000 Service Fee, Repricing fee of \$5.50 per Medical Bill, and a 25% Network Savings Fee and to Authorize the Mayor to Sign All Necessary Documents

MOTION: Alderman Rast made a motion to approve the consent agenda, Councilman Horsley seconded. Discussion: Councilman Horsley asked why is the agreement just a one year contract. Ms. Patel said to protect the City. Motion carried 4-0.

7. OLD BUSINESS

7.1 Consideration and Action on Mobile Food Truck Ordinance – 2nd Reading

MOTION: Councilman Horsley made a motion to approve the Mobile Food Truck Ordinance, Councilman Adams seconded. Discussion: Alderman Rast said he was proud of the vetting done on this ordinance and the openness that Councilmembers had with one another to accept modifications. This is an important ordinance. Motion carried 4-0.

MOTION: Councilman Adams made a motion to relocate agenda item 6.1 ahead of 8.1 in New Business, Councilman Horsley seconded. Motion carried 4-0.

8. NEW BUSINESS

6.1 Consideration and Action on LocalMotion MOU and Special Event Open Container District and for Mayor to Sign Necessary Documents

Councilman Adams asked if a solid contract was in place for the event. Mr. Young confirmed that the MOU is the contract. Councilman Adams said that this was a huge concern of all of the neighborhoods last year. He wanted to know what came of the meeting with the residents that was had with LocalMotion. Mr. Young said he believed there was a meeting, but he didn't get a chance to vet the MOU before getting it on the agenda. Councilman Alexander said she believed the consensus was to not have the event on the same weekend as Happy Days. Councilman Adams recommended having this as a discussion item versus an actual discussion and action item because it hasn't been vetted by the City Manager. Legal confirmed that they had reviewed the MOU. Councilman Horsley asked about event participation for community groups and the regulations.

MOTION: Councilman Adams made a motion to waive public comment to allow Alexia Ryan to speak, Councilman Horsley seconded. Motion carried 4-0.

Alexia Ryan stated that previously there was not an agreement set up with the City, but this MOU is a basic guideline of the involvement of the organization and the City. It clarifies how the event will be worked. There were questions last year while it was going on and there wasn't anything formal in place. Mayor Hallman said he thinks the City from an organizational standpoint failed at some things during the last one. There wasn't enough dialogue going on. Ms. Ryan said that community vendors were allowed to participate last year and will be allowed to participate again; however, when it comes to food vendors there are specific rules (i.e. proper insurance and health inspections). She said she would be inviting the neighborhood associations to have a free booth this year.

Lucy Dolan said she thinks people were just misinformed in the past about the public safety requirements for serving food and that everyone understands now.

MOTION: Councilman Horsley made a motion to approve the LocalMotion MOU and Special Event Open Container District and for Mayor to Sign Necessary Documents, Alderman Rast seconded. Motion carried 4-0.

8.I Consideration and Action on Resolution for CID Expansion Approval and Authorization for Mayor to Sign Document

Councilman Horsley asked for clarification on the attached map. Mr. Reecy provided a color map to the Councilmembers.

MOTION: Councilman Horsley made a motion to waive procedures to allow Stan Reecy to speak, Councilman Adams seconded. Motion carried 4-0. Mr. Reecy then clarified the boundaries included in the expansion.

MOTION: Councilman Horsley made a motion to approve the resolution for the CID Expansion and authorization for Mayor to sign document, Councilman Alexander seconded. Motion carried 4-0.

8.II Consideration and Action to Award Kendell Supply's Bid in the Amount of \$1,196,369 for the AMI Meter Replacement Project and Authorize the Mayor to Sign All Necessary Contracts.

MOTION: Councilman Adams made a motion to award Kendall Supply's Bid in the amount of \$1,196,369 for the AMI Meter Replacement Project and authorize the Mayor to Sign all Necessary Contracts, Councilman Alexander seconded. Discussion: Alderman Rast asked was the duration of the loan included. Councilman Adams asked would our staff be involved in cleaning out the water boxes to help with cost. Mr. Sudduth said a staff member will be with them. Motion carried 4-0.

8.III Consideration on Optotrafic Ordinance – 1st Reading

Mayor Hallman said this would stand as a first reading of the ordinance.

8.IV Consideration on Transfer of Occupational Tax Certificate Ordinance – 1st Reading

Mayor Hallman said this is akin to a modification that was made in the alcoholic license and fees. Basically, this is the same request but involving the occupational tax. This will allow the City to administratively handle these transfers and refunds.

MOTION: Alderman Rast made a motion to waive the first reading, Councilman Adams seconded. Motion carried 4-0.

MOTION: Councilman Horsley made a motion to approve. Councilman Horsley modified his motion to include adopting the ordinance and to set the administrative fee to \$250, Alderman Rast seconded. Discussion: Ms. Ransaw clarified that the incoming business would pay the administrative fee as well as the application fee; within the sell transaction, it will be between the two businesses to settle at the time of sell what the prorated amount of tax should be paid. The City will not refund any money. Motion carried 4-0.

8.V Discussion of Draft Fiscal Year 2020 Budget

Mr. Young presented slides going over the general fund revenue, expenditures, and planned purchases. He stated there is a sizeable investment in public safety. We're recommending a \$10,000 increase for all the first responders. Mr. Young said when the market tanked in 2007-2008, the team tightened its belt significantly; and to make the City work, they did what they had to do. We are in a

position where we may be able to, almost have to make some adjustments. We're looking at a \$500,000 net increase in revenues. This projection includes a \$200,000 - \$300,000 digest increase. We may get a first look of the digest numbers mid-June. He said there are some opportunities that we're planning to implement to help such as having GMEBS for our pension plan which would help save a significant amount and \$350,000 is budgeted in for the Development Authority's bond payments. Mr. Young stated that the bond payment status would be published on the website.

Mr. Young said he factored in churn including four employees. He also stated that the vacancies in the City and the salaries could be provided that night and that he and department heads are available at Council's leisure.

Chief Bloodworth confirmed that it takes almost a year to build a new fire truck. If approved, it'll be a while before they get it. Mr. Young stated the first payment for the new truck would be FY2021. Mr. Young confirmed that the budget draft is posted on the website.

8.VI Discussion Initiated by Councilman Adams on Draft AirBnB Ordinance

Councilman Adams said we're going to continue to see growth and how it affects us; rather it be with quality of life or taxes not being paid. He said it is time for us to have a conversation that focuses on regulation for AirBnBs. He prefers them to be regulated versus not being allowed. Other cities such as Alpharetta doesn't have an ordinance but is in the process of getting one. Sandy Springs and Brookhaven currently have an ordinance. Clarkston doesn't have one. Municipalities are slowly introducing or have one in process. He would like for Hapeville to be ahead of the game.

Councilman Alexander questions the enforceability stating that the address isn't released until three days before the stay. There is a host of reasons of someone coming in and out the property. Also, AirBnB as a platform doesn't enforce their own rules. How do we enforce that? What would be the penalty? Mayor Hallman said AirBnB would be responsible for reporting hotel/motel taxes, so there would be a potential paper trail. Councilman Horsley said he's concerned with crash pads; and what does long term rental mean.

City Attorney, Ms. Ransaw said it would be on Code Enforcement and other agencies to go in and perform inspections to see if being used for commercial usage. In other ordinances she have seen, stipulations on the number of persons renting the home. For instance, could require a certain number of restrooms per a certain number of people, but it would be tough.

Consensus of Mayor and Council is to regulate AirBnBs. Dr. Patterson confirmed that one of the issues would be enforcement. She said it is something we have to discuss to figure out what is realistic. These are residential areas. We do not want these to become commercial enterprises. She would like to explore and dig down in this to see what is reasonably enforceable because there are safety concerns. She would love to use some of the income to pay for enforcement and inspections for safety. We need to know how to tag money to where it services what it supposed to be doing. Mayor Hallman said sooner or later the state will have to chime in.

MOTION: Councilman Adams made a motion to waive procedures to allow Brentt Writkard to speak, Councilman Horsley seconded. Motion carried 4-0. Mr. Writkard pointed out an error in the background information on the agenda.

Ms. Patel said she would contact GMA to see if they have a model ordinance. The consensus of Mayor and Council is to do more research, but this is a good start.

8.VII Discussion Initiated by Councilman Adams on Dog Park

Councilman Adams thanked Mr. Sudduth for helping with this item. A dog park was one of the bigger desires of the community. He thinks that we are at a position to try to investigate that as far as cost, design, and location. Options for the dog park are Cofield and Master Park. Alderman Rast said the King Arnold location would be the number one place and more developable for a dog park location. Councilman Alexander said there is more parking with the new library. She asked what kind of liability would that open us up to. Mr. Young said staff will float through our insurance company. Mr. Young stated that staff will recommend a location in June or the first meeting in July.

8.VIII Discussion Initiated by Councilman Alexander to Recommend Council Allocate TPD Funds to Install Wayfinding Signage in the Form of Painted Sidewalks

Councilman Alexander said the designated areas include Dogwood (state hwy), square at King Arnold and North Fulton, North Fulton and South Fulton, and Atlanta Avenue and the gateways by the interstate. The consensus of Mayor and Council is to gather more information. Councilman Alexander will get a firm estimate.

8.IX Discussion Initiated by Councilman Alexander to Set Board Limits

Councilman Alexander said when you look at the composition of the actual boards, there are certain individuals on multiple boards at the same time. In order to give more people an opportunity to participate, she proposes implementing a policy that would limit how many boards a person can serve on. Councilman Adams said that people serving on multiple boards that have a direct effect on the outcome of a decision, is another issue. This is a conflict of interest. This shouldn't be allowed. Ms. Ransaw said this is a true conflict and that person would need to be screened off. Mayor and Council instructed staff to forward an updated list to them showing how many people are on multiple boards. Also, legal will do research on this.

8.X Discussion Initiated by Councilman Alexander for Council to Recommend an RFP for the Installation of a Rubberized Pathway at Jess Lucas Y-Teen Park

Councilman Alexander stated that tons of people walk at the Y-Teen park everyday and when it rains, it gets very muddy. It costs \$64,000 for an ADA compliant track which would be lower if staff pitched in to help. This could be covered by TPD funds. An estimate was also provided for the track at the ballfield. She thinks it is a bad representation of the City when having an outside team coming in. Although it is Fulton County property, it makes the City look bad. Councilman Alexander found a grant opportunity that would help offset the cost. Mr. Young confirmed that the theater is targeted for a July completion. He added that we can look at other surfaces than rubberized track. The consensus of Mayor and Council is to move forward with an RFP.

8.XI Discussion Initiated by Councilman Horsley Regarding Adding Research and Development Facilities to Urban Village (UV) – Sec. 93-11.2-5 – Conditional Uses

Councilman Horsley said a company wants to locate in the UV zone. The company would be doing research and development on plastic grommets with minimum impact to the visual element. It looks like an office building. If Council agrees, we could have Planning Commission to give an opinion and see a first and second reading, or maybe a first reading and waived reading, if allowed. Councilman

Adams said without knowing the environmental impact that could possibly happen so close to residential areas, is a concern for him. He said we should do our due diligence on seeing that the company's environmental impact is minimum to none. He also asked is this something we really want to do. We had our zoning codes establish to protect us and now wanting to change? We really need to think hard about this. Councilman Alexander said she would be fine as long as the language specifies the environmental impact that is allowed. Alderman Rast said that conditional use does allow each plan one at a time to come to Council for an up or down vote. Mayor Hallman said but we would have to drill down in the environmental side of it. Councilman Adams said he wants to get feedback from Planning and Zoning. He wants to make sure we're on the same platform. The consensus of Mayor and Council is to have this item go to the Planning Commission for a recommendation including environmental caveat.

9. City Manager Report –

Mr. Young announced Summer Camp starting in a couple weeks and the Memorial Day Service will be Monday at 10AM in the Rec Center.

10. Public Comments –

Carolyn Routh
Lucy Dolan

11. Mayor and Council Comments – Councilman Adams asked how to get signage at Ashbury Park to revitalize the area and asked about membership with South Fulton Chamber of Commerce. Mr. Young will look into joining again. Councilman Horsley congratulated the Police Department for getting a molester off the street. He mentioned the Criterion Hero on Virginia Avenue. They are opening up their 7th location. Also, there still is a recycling center sign up. Mayor Hallman congratulated Councilman Horsley and spouse as they are expecting twins. And that he and the City Manager had attended Commissioner Darnell's funeral.

12. Executives Session –

MOTION: Councilman Adams made a motion at 9:05PM to go into executive session to discuss real estate and personnel, Councilman Alexander seconded. Motion carried 4-0. Councilman Horsley made a motion to go into recess, Alderman Rast seconded. Motion carried 4-0. Councilman Adams made a motion to go into executive session, Councilman Alexander seconded. Motion carried 4-0.

No action taken.

MOTION: Councilman Adams made a motion to go into recess, Councilman Horsley seconded. Motion carried 4-0. Councilman Adams made a motion to reconvene in open meeting, Councilman Alexander seconded. Motion carried 4-0.

13. Adjourn –

MOTION: Councilman Alexander made a motion at 10:08PM to adjourn, Alderman Rast seconded. Motion carried 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk

DRAFT