Hapeville
georgia

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL WORK SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 or, visit the City's Website for live stream at **https://hapevillega.civicclerk.com/Web/Player.aspx?id=501&key=-1&mod=-1&mk=-1&nov=0**

April 19, 2022 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:02 PM
2. **ROLL CALL:** All Members of the Council were present, which constituted a quorum.
   - ✓ Alan Hallman
   - ✓ Mike Rast
   - ✓ Brett Reichert
   - ✓ Mark Adams
   - ✓ Chloe Alexander *(Entered meeting at 6:10pm)*
3. **WELCOME:** Mayor Hallman welcomed all to the April 19th Meeting.
4. **PRESENTATIONS:**

   ~~4.I. M.O.S.T presentation presented by Aerotropolis~~

   -Presentation was canceled by Aerotropolis
5. **PUBLIC HEARING:**

   5.I. Consideration and Action on a Conditional Use Permit Request to Operate a Car Rental Facility at 3114 Sylvan Road.

   Background:
   Alex Grandoit is requesting a conditional use permit to operate a car rental facility at 3114 Sylvan Road, Parcel Identification Number 14 009900041270. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Article 3.2, Section 93-3.2-6.

   The Planning Commission considered this item on Tuesday, April 12, 2022 and recommended approval subject to the following conditions:
   1. The applicant must provide a lighting plan.
   2. The applicant must provide a landscaping plan.
   3. The applicant must consult with staff regarding installing an aesthetically pleasing fence.

   Staff supports their recommendation.

   Staff Comments: City Planner Dr. Patterson stated that Council previously approved a luxury car facility in 2018. She further expressed that research was conducted due to request being a conditional use permit, ensuring that when this type of permits is approved, they are not difficult to regulate for the city. Dr. Patterson stated that the Planning Commission was given details regarding this permit the week prior, including her recommendations. Dr. Patterson summarized her recommendations and Planning Commission's conditions to the governing body. The summary read by Dr. Patterson, which included her recommendations, primarily focused on the business not becoming an issue for the City's Public Safety. Dr. Patterson read Sec. 93-3.2-6. - Special use permit criteria and standards. Dr. Patterson addressed each compliance stated on the Planner's Report, which was discussed at the Planning Commission meeting. Dr. Patterson assured that the three recommendations from the Planning Commission, with recommendations for approval, are that the applicant must obtain a lighting and landscape plan and consult with staff regarding installing an aesthetically pleasing fence.

Applicant Comments: A representee for the applicant, John Azar answered questions concerning about the history of the property.

Public Comments: No public comments were made for this public hearing item.

MOTION: Alderman Rast made a motion to approve a Conditional Use Permit Request to operate a Car Rental Facility at 3114 Sylvan Road; base on the conditions establish by the Planning Commission, Councilman Alexander provided a seconded. **Motion carried 4-0.**

5.II. Consideration and Action on Alcohol Beverage License request by Lamodar LLC/Embassy Suites at 3450 International Blvd, Hapeville GA 30354.

Background:
The Embassy Suites has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received and advertising has been completed.

Staff Comments: City Manager, Tim Younger indicated that all of the information provided to Mayor and Council is correct. Mr. Young ensured that the applicant has completed all required steps to move forward with obtaining their alcohol license.

Applicant Comments: Applicants France Kalema and Jay Patel were present for questions and comments.

Public Comments: No public comments were made for this public hearing item.

MOTION: Councilman Adams made a motion to approve Alcohol Beverage License request by Lamodar LLC/Embassy Suites at 3450 International Blvd, Hapeville GA 30354., Councilman Reichert provided a seconded. **Motion carried 4-0.**

6. **QUESTIONS ON AGENDA ITEMS:** None

7. **CONSENT AGENDA:**

7.I. Consideration and Action to accept a CDBG grant award from Fulton County in the amount of $ 173,692 for additional funding of the Hapeville Splash Pad and authorize the signing of all necessary documents.

7.II. Consideration and Action to approve April 5, 2022, Council Meeting minutes.

7.III. Consideration and Action to approve April 5, 2022, Executive Meeting minutes.

MOTION: Alderman Rast made a motion to approve the consent agenda, Councilmen Reichert provided a seconded. **Motion carried 4-0.**

8. **OLD BUSINESS:**

8.I. Discussion and Directive Request by the City Manager, Tim Young, to consider removal of the pews located in the Historic Christ Church.

Community Services Director Lee Sudduth stated that the staff and Ms. Charlotte met a couple's weeks and discovered old pews, unlike the other ones. Mr. Sudduth expressed they thought it might have been an original bench. However, Ms. Charlotte indicated that it was not from the church because the church does not have any of the original benches. As demonstrated in the pictures given to Council, Mr. Sudduth stated that they placed two pews in the church against the back wall. He indicated that they also tried to place the pews along the side but thought it was unsuccessful as they were in the way of the electric wires and vents. Mr. Sudduth believes the best placement for the pews would be at the rare end of the church.

The Council reached a consensus to move forward with having two pews remain at the rare end of the church and make sure that the pews can be removed if needed without damaging the floor. They also stated that if someone renting the church would like to remove the pews, they would charge a fee.

8.II. Consideration and Action on Board Appointment Ordinance.

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

9. NEW BUSINESS:

9.I. Discussion on Bond Financing of Projects

City Manager Tim Young explained to the Mayor and Council the discussion is to determine whether the city is currently and where it's headed for capital projects. Mr. Young spoke about the following items:

- 748 Virginia Ave reconstruction – remaining $2.2 M.
- Ball Field Upgrades - $300K
- Roof Replacements – City Hall, Police Department – $745K
- Public Works Facility $525K

Mr. Young stated that with all the upcoming capital projects we are looking at a three million bond. The bond would be a 15-years, with the first seven years being interest only. He further stated that this allows the city to pay out the capital and principal interest for 2014 and 2019 bonds.

Managing Director for Public Finance Investment Banking, Mr. Ed Wall, went through each chart and explained and summarized the financial presentation provided to Council with the agenda packet.

- **This was a discussion item only.** Mr. Young and Mr. Wall answered all questions and concerns made by Council.

10. CITY MANAGER REPORTS: City Manager, Tim Young spoke about the Following items:

- Thanked the Recreation department for their hard working for the Homecoming and Easter events.
- Reminder on the Spin the District event.
- Reviewing and researching information for the short-term rental ordinance.
- Preparing for the new budget for Council review.
- Completion of the fiscal 2021 audit.

11. PUBLIC COMMENTS: None

12. MAYOR AND COUNCIL COMMENTS:

Councilmen Alexander asked if the netting at the baseball field be remove because it is unbecoming to the renovated field.

Alderman Rast ask staff to please be mindful of the litter and traffic issue. He asked that both matters be monitored during and after the spin the district event.

Councilman Reichert stated it's a pleasure to work with the staff and team here. Spring is an

exciting time; he encourages all to take time and enjoy the city's many activities.
Mayor Hallman echoed with Councilman Reichert stated about the city and thanked everyone for coming out to the Council meeting.

13. **EXECUTIVE SESSION:** An Executive Session was not conducted at this meeting.

14. **ADJOURN:**

MOTION: Councilman Alexander made a motion to adjourn at 7:05PM, Councilman Adams provided a second**. Motion carried 4-0**

Respectfully submitted,

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Alan Hallman, Mayor

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Sharee Steed, City Clerk