

Mayor and Council Session

700 Doug Davis Drive
Hapeville, GA 30354

February 4, 2020 6:00PM

MINUTES

1. Call to Order: Mayor Hallman called the Council Session to order at 6:03pm at 700 Doug Davis Drive, Hapeville, GA 30354.

2. Roll Call:

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

3. Welcome

4. Pledge of Allegiance

5. Invocation was given by Ellen Surber-Simpson

6. PRESENTATION

6.I Proclamation Recognizing First Responders' Appreciation Day in Hapeville, GA
Mayor Hallman read the proclamation.

7. Questions on Agenda Items: none

8. CONSENT AGENDA

8.I Approval of Minutes – January 7 and 21, 2020

8.II Approval of Executive Session Minutes – January 7 and 21, 2020

8.III Consideration and Action on MOM Foundation's Request to Use Jess Lucas Y-Teen Park on August 1, 2020 from 7:00AM-2:00PM for a Walk-A-Thon

8.IV Consideration and Action on the James M. & Erma T. Freemont Foundation's Request to Use Jess Lucas Park on September 26, 2020 from 6:00AM-2:00PM for their 7th Annual Represent Yourself 5K

8.V Consideration and Action on Resolution to Support Efforts to Make Hapeville Elementary a K-8 Facility

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

9. OLD BUSINESS –

9.I Discussion and Staff Recommendations on Speed Table Locations

Alderman Rast said he preferred the idea to move ahead with stop signs. City Manager, Tim Young said

he would pull data to see how speed tables are affecting response times. Councilman Adams asked could standards be at the next meeting. He added that standards would help streamline the process. Mayor Hallman recommended no parking on both sides of King Arnold and can go back and re-visit. Mr. Young confirmed that he would bring back at the next meeting for action and standard recommendations.

9.II Consideration and Action on Three (3) Police Vehicles in the Amount of \$182,313.93

Councilman Horsley recused himself due to his full-time employment with the state. Mr. Young said that we weren't fast enough for the lower price vehicles and that he recommended approving.

MOTION: Alderman Rast made a motion to approve, Councilman Alexander seconded. Motion carried 3-0-1 (Horsley abstained).

10. NEW BUSINESS

10.I Consideration on Budget Amendment for FY2019-2020 – 1st Reading

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

Councilman Horsley asked about the firetruck and additional revenue and carry over. Councilman Adams asked how did we omit line items. Alderman Rast said he appreciated all the work in the packet and that they are receiving it on a regular basis which helps when communicating with citizens. Councilman Adams asked about other professional services and what falls under the category. Councilman Alexander mentioned that a lot of items are at 50%. Mr. Young explained that some of the budget line items may not hit until the end of the year.

MOTION: Councilman Adams made a motion to approve the amendment, Alderman Rast seconded. Motion carried 4-0.

10.II Consideration and Action on the Amended Public Facilities Act

City Attorney, Mrs. Patel stated that Mayor and Council had already approved the Authority; however, some changes were made. Mrs. Patel said that once it is approved, it will be sent to the gold dome.

MOTION: Councilman Horsley made a motion to approve the amended Public Facilities Act, Councilman Adams seconded. Motion carried 4-0.

10.III Consideration and Action on Purchase Card Vendor – Bank OZK

MOTION: Councilman Adams made a motion to approve the purchase card vendor, Bank OZK, Alderman Rast seconded. Discussion: Councilman Horsley stated there are points and rebates you can get back. Mayor Hallman mentioned the tracking ability which would make Finance's life easier. Motion carried 4-0.

10.IV Discussion and Action on Allocation of \$1500 and In-Kind Support for Tri-Cities Small Business Week Conference

MOTION: Councilman Horsley made a motion to approve the allocation and in-kind support for Tri-Cities Small Business Week Conference, Councilman Alexander seconded. Discussion: Councilman Horsley said over the last two years the event has been growing. They will request a third room. The “after event” has been at Arches the last two years. Motion carried 4-0.

10.V Discussion on Short Term Rental Ordinance Draft

Councilman Horsley recommended an application fee of \$150. He also asked what would be the max limit range and who would maintain the waiting list. City Attorney, Mrs. Ransaw said currently it is non-transferable and it would be on a first come, first serve basis. Alderman Rast recommended a cap and freeze instead of a cap and waiting list. Councilman Adams recommended restricting on-street parking for these units, require owners to notify their neighbors within 500 feet (a one-time notice), and added that if subsidized housing, it cannot be an AirBnB. Mrs. Patel said in other Cities, the zoning of the house goes with the parking. Mrs. Ransaw said generally there is no owner present requirement in ordinances and the City cannot differentiate.

Mrs. Patel said we would rely on Host Compliance to measure the dates. Once the ordinance is ready, we will send it to Host Compliance for monitoring. Councilman Alexander said she hesitates to ban all together. She thinks the fees could be made so absorbent that it makes it hard to rent a house for a party. We can make the permit a \$1000. Councilman Adams agreed with Councilman Alexander.

A discussion on how triplexes would be handled took place. Mayor Hallman said he is not a fan of AirBnBs and it is creating an enforcement monster. Short term rentals create no quality of life and that Hapeville is too small of a town for this. Alderman Rast agreed with the Mayor. Mrs. Patel recommended adding in the ordinance if the owner gets two non-compliance notices from Host Compliance, and don't register within 15 days, then the owner is no longer eligible. Councilman Adams asked can the City require that a fire inspection be passed.

Consensus is to make the application fee \$1500, maximum dates for rental 60 days, cap # at 100, fine amount for non-compliance \$2500. Mr. Young said he would reach out to Host Compliance to see about adding the permitting component.

Councilman Alexander asked does Fulton County impose any kind of lodging tax. Mrs. Ransaw said she would check to see if there is a mechanism to report to the state. She did confirm that an occupational tax isn't required.

MOTION: Councilman Horsley made a motion to move the public comments section are the discussion on the short term rental ordinance draft, Councilman Adams seconded. Motion carried 4-0.

11. Public Comments:

Jenny Oseik
Eileen Randman
Lucy Dolan
Susan Bailey
Sherrie Crandford
George Rogan

12. City Manager Report:

Mr. Young said the final audit had been received that afternoon and that the City received an unqualified opinion. Prepping for the 2021 budget had begun and he also mentioned the census and talking it up everywhere you can as well as the first of the spring film series.

13. Mayor and Council Comments-

Councilman Horsley thanked everyone for coming out. Councilman Adams thanked everyone as well. Councilman Alexander said the new website looks great. And, Mayor Hallman thank everyone for coming out as well.

14. Executive Session

MOTION: Councilman Horsley made a motion to go into executive session for real estate and personnel. Councilman Alexander seconded. Motion carried 4-0. Councilman Adams made a motion to go into recess, Councilman Alexander seconded. Motion carried 4-0.

Councilman Horsley left at 8:17PM.

MOTION: Councilman Adams made a motion to go into executive session, Alderman Rast seconded. Motion carried 3-0.

No action taken.

MOTION: Councilman Adams made a motion to adjourn executive session, Councilman Adams seconded. Motion carried 3-0. Alderman Rast made a motion to approve the renewal of the City Manager's contract, auto renewal at end of year, and \$100,000/year salary, Councilman Adams seconded. Motion carried 3-0.

15. Adjourn –

MOTION: Councilman Adams made a motion to adjourn the meeting, Councilman Alexander seconded. Motion carried 3-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk