

Mayor and Council Work Session

700 Doug Davis Drive
Hapeville, GA 30354

February 18, 2020 6:00PM

Minutes

1. Call to Order: Mayor Hallman called the Council Session to order at 6:01pm at 700 Doug Davis Drive, Hapeville, GA 30354.

2. Roll Call:

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

3. Welcome

4. PUBLIC HEARING

4.I Consideration and Action on an Abandonment of Road – Elkins Street and Rainey Avenue

Mayor Hallman opened the public hearing to hear staff and public comments. Dr. Patterson said it's a straightforward request as the alleyway is no longer useful. There were no public comments.

MOTION: Councilman Horsley made a motion to approve, Councilman Adams seconded. Discussion: Councilman Horsley asked if the City had gotten an appraisal. Ms. Patel said that this case is a little different. The City must notify the property owners with what it comes back as to see if they're interested. It would be a sealed bid. Motion carried 4-0.

4.II Consideration on Amending the Food Truck Regulations in the A-D Zone – 1st Reading

Mayor Hallman opened the public hearing to hear staff and public comments. Dr. Patterson said a discussion with food truck vendors had taken place and that no one were following the rules for the court. The amended ordinance would provide a standalone for a food court where leases could be setup and restrooms and amenities could be added. For special events food trucks, it cannot be in a residential area, and the area must be paved with no unoccupied business onsite. The hours of operation is consistent with the current mobile food truck ordinance. Mike Simpson spoke during the public comment section. The reading of the ordinance stood as a first read.

5. Question on Agenda Items –

Lucy Dolan
Susan Stone
James Newton
Cara Pastore
John Stringer
Amber Loughs

6. CONSENT AGENDA

6.I Consideration and Action on Traffic Calming on Parkview Place

6.II Consideration and Action on Traffic Calming on LaVista Drive

MOTION: Alderman Rast made a motion to approve the consent agenda, Councilman Horsley seconded. Discussion: Alderman Rast asked Chief Glavosek about movement on the no parking on the portion of Parkview discussed the last couple of meetings. Councilman Horsley asked about approving two, three way stops again. Councilman Alexander asked about the plan to replace signs that are faded and not visible at all. Motion carried 4-0.

MOTION: Councilman Adams made a motion to amend the agenda to discuss extension of the sign ordinance moratorium. Councilman Alexander seconded. Motion carried 4-0. Councilman Horsley made a motion to extend the sign moratorium to the recommended date of April 21, 2020, Councilman Adams seconded. Motion carried 4-0.

7. OLD BUSINESS

7.I Consideration and Action on Additional Public Safety Radios

Councilman Horsley recused himself due to his employment with the state and being a member of NasPro.

MOTION: Alderman Rast made a motion to approve the purchase of additional public safety radios, Councilman Alexander seconded. Motion carried 3-0-1 (Councilman Horsley recused himself).

7.II Discussion on Short Term Rental Ordinance

Legal gave a summation of the proposed bill in the Georgia Assembly, stating that it prohibits cities and counties from prohibiting short term rentals. Registration and a permit cannot be required. Mayor Hallman said he supports the notes to the state to say should be on a local level. Alderman Rast said that GMA has a pretty strong arm at the Capitol, and that he would like to be kept up to date; wouldn't want to pass March.

Mrs. Ransaw confirmed that there isn't a specialize zoning for these. They have to be treated as a rental. Councilman Horsley said that the fee should be \$150/parcel and limit to 100 parcels on a first come, first serve basis. Councilman Alexander said she appreciates the emails that she received and that she is not against AirBnBs, but there needs to be some type of regulation. Councilman Adams feels there should be regulation and massage out to be a win, win so not sacrificing quality of life. He is not against AirBnBs, but for regulations. Mrs. Patel said that legal can get the meat of the ordinance completed but leave the numbers blank and add in when a vote is taken.

MOTION: Councilman Horsley made a motion to open the floor up for polling to get the average amount of days their home is occupied by a renter, Councilman Alexander seconded. Motion carried 4-0.

Further discussion was had to arrive at the following consensus: allow 110 short term rentals, tiered application fee structure of \$500 for owner occupied and \$1000 for non-owner occupied.

MOTION: Councilman Horsley made a motion to recess for five minutes, Councilman Alexander seconded. Motion carried 4-0. Motion: Councilman Horsley made a motion to reconvene, Councilman Alexander seconded. Motion 3-0 (Councilman Adams stepped away for recess).

Mrs. Patel explained what a “cap in freeze” means. Consensus is to have a cap in freeze.

8. NEW BUSINESS

8.I Consideration and Action on Ordinance to Reappoint Members to Committees, Authorities, and Boards

MOTION: Councilman Horsley made a motion to nominate Dr. Rast for reappointment to the Planning Commission, Councilman Adams seconded. Discussion: Councilman Horsley will get with Jason Collier about serving on the Design Review Committee. Motion carried 3-0-1 (Alderman Rast abstained due to being married to Dr. Rast).

8.II Consideration and Action to Award Construction Engineering & Management Company in the Amount of \$111,282.50 for the CDBG Sidewalk Improvement Project for Georgia Avenue and Stillwood Drive and Approve all Necessary CDBG Contracts

MOTION: Councilman Adams made a motion to approve, Alderman Rast seconded. Discussion: Councilman Alexander asked about a date to get an updated sidewalk inventory. Mr. Sudduth said everything is the same. He said they’ll do another one in about two years. Motion carried 4-0.

8.III Consideration and Action on and Agreement with Dasboard, Inc. to expend Hotel/Motel Tax Tourism Product Development funds in an Amount to not Exceed \$82,903.61 for the execution of the installation of the public art project on the downtown pedestrian bridge.

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

9. City Manager Report – none

10. Public Comments –

Daniel Ray
Jan Bolen
Jennifer Garcia
Martha Lavila
Karl Dufrenne

MOTION: Councilman Adams made a motion to allow 10 more minutes for public comments, Alderman Rast seconded. Motion carried 4-0.

Frank Cranford
James Newton
George Rogan

Mary Ellis
Martha Lavila

11. Mayor and Council Comments –

Councilman Alexander thanked everyone for coming and she stated she prefers having a local government that is flexible. Councilman Adams said Happy Black History month. He added that his decision comes from being informed. Councilman Horsley apologized to Jan Bolen saying he did not mean to offend her. He also asked could the STR funds be earmarked for certain issues. Mrs. Patel said it'll go in the general fund.

12. Executives Session –

Councilman Adams made a motion to go into executive session to discuss real estate, Councilman Alexander seconded. Motion carried 4-0. Councilman Alexander made a motion to go into recess, Councilman Adams seconded. Motion carried 4-0. Councilman Adams made a motion to go into executive session, Councilman Alexander seconded. Motion carried 3-0 (Councilman Horsley left at 8:30PM).

No action taken.

MOTION: Councilman Adams made a motion to go into open session, Councilman Alexander seconded. Motion carried 3-0.

13. Adjourn –

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

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk