



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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 REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

November 14, 2023 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Alderman Rast at 6:00 PM
2. **ROLL CALL:** All Members of Council were present with the exception of Mayor Hallman, which constituted a quorum.
 - × Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - ✓ Chloe Alexander
3. **WELCOME:** Alderman Rast welcomed all to the November 14th Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Rev. Johnetta Johnson.
6. **PRESENTATIONS:**
 - 6.I. Proclamation honoring Capt. Jackson Lynn "Jack" Hudson.

Alderman Rast read into record a Proclamation recognizing and honoring Capt. Jackson Lynn "Jack" Hudson. The proclamation acknowledges his achievements and contributions.
 - 6.II. Proclamation honoring Charlotte Rentz – City Historian

Alderman Rast read into record a Proclamation recognizing and honoring Charlotte Rentz. The proclamation acknowledges Dr. Rentz's achievements and contributions to the City of Hapeville. Dr. Rentz was named and honored as the City Historian.
7. **PUBLIC HEARING:**
 - 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Convo Tapas Lounge, LLC, located at 3259 Dogwood Dr, Hapeville, GA 30354.

Background

Convo Tapas Lounge, LLC 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: No additional comments were provided by staff.

Applicant Comments: The establishment's owner, Ms. Lorraine Patterson, was presented to answer any questions or concerns regarding the requested license.

Public Comments:

1. Susan Bailey

MOTION: Councilman Adams made a motion to approve Alcohol Beverage License request by Convo Tapas Lounge, LLC, located at 3259 Dogwood Dr, Hapeville, GA 30354, with the condition the to not allow parking to interfere with the traffic on North Avenue, Councilman Reichert provided a second. **Motion carried 3-0.**

- 7.II. Consideration and Action to Approve the Alcohol Beverage License Request for WiseAsh Cigars 3, LLC, located at 1155 Virginia Avenue, Ste J, Hapeville, GA, 30354.

Background

WiseAsh Cigars 3, LLC 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: No additional comments were provided by staff.

Applicant Comments: No additional comments were provided by the applicant.

Public Comments:

1. Louise Applequist

MOTION: Councilman Alexander made a motion to approve Alcohol Beverage License request by WiseAsh Cigars 3, LLC, located at 1155 Virginia Avenue, Ste J, Hapeville, GA, 30354, Councilman Adams provided a second. **Motion carried 3-0.**

8. QUESTIONS ON AGENDA ITEMS:

1. Melvin Traynum

9. CONSENT AGENDA:

- 9.I. Consideration and Action to Approve October 17, 2023, Council Meeting minutes.
9.II. Consideration and Action to Approve the October 17, 2023, Executive Session Meeting minutes.
9.III. Consideration and Action to Approve the Purchase of a 2018 Ditch Witch Vacuum Excavator from United Rentals in the amount of \$ 28,567.00

MOTION: Councilman Adams made a motion to approve the consent agenda, Councilman Reichert provided a second. **Motion carried 3-0.**

10. OLD BUSINESS: None

AMEND AGENDA:

MOTION: Councilman Reichert made a motion to amend the agenda and add item 11. VI. under New Business section: *Discussion to accept an Additional Right of Way Dedication from South City Developers*, Councilman Adams provided a second. **Motion carried 3-0.**

11. NEW BUSINESS:

- 11.I. Consideration of the Mayor and Council 2024 Meeting Schedule Ordinance - First Reading.

This was the first reading for the Mayor and Council 2023 Meeting Schedule Ordinance. **This was a discussion item only; No action was taken.**

- 11.II. Consideration and Action to Approve the 2024 Holiday Schedule.

MOTION: Councilman Alexander made a motion to approve the 2024 Holiday Schedule with recommendation, Councilman Reichert provided a second. **Motion carried 3-0.**

- 11.III. Consideration and Action to Approve the One-Time Payment to Employees.

MOTION: Councilman Adams made a motion to approve the One-Time Payment to Employees, Councilman Alexander provided a second. **Motion carried 3-0.**

- 11.IV. Discussion on Outdoor Amplified sound.

DISCUSSION: City Manager, Tim Young stated that the discussion will begin with an overview, followed by insights from a resident who likely has firsthand experienced. The recurring issue pertains to loud outdoor music during the spring and summer, prompting comments or complaints. While it may or may not have been reported to code enforcement and potentially exceeded current decibel limits, the disturbance to others remains a concern. The matter is being brought to the council's attention due to its repeated occurrence. Ms. Susan Bailey will now provide additional details as one of the residents who has raised concerns.

Resident, Ms. Susan Bailey expresses gratitude for assistance in connecting with Jeff Dake, Co-Founder of Arches to address ongoing noise issues. Following a successful meeting where concerns were understood, an agreement was reached to collaborate on resolving the problem. The meeting also led to discussions about the Butterfly parade, showcasing positive outcomes. Ms. Bailey acknowledges the challenges of addressing issues with neighbors or businesses but emphasizes the importance of a productive meeting. She compiles previous emails into a summary, highlighting ongoing noise problems generated by entertainment venues on Dogwood Drive affecting Azalea Park. Specific incidents are detailed, originating from various buildings that have undergone changes in use over the years. Ms. Bailey requests a revisit of zoning in the Dogwood area and all of Hapeville, particularly where entertainment businesses adjoin residential properties, leading to a significant quality of life issue.

This was a discussion item only; No action was taken.

- 11.V. Consideration and Action to Extend the Moratorium on New Construction Multifamily Dwelling.

City Manager Tim Young provided a preface before Dr. Patterson spoke. Mr. Young detailed that the staff's duty was to evaluate the city's readiness for growth, focusing on roads, parking, fire, and police services. Mr. Young reports that, based on evaluations, the city is well-positioned to accommodate growth, including incremental increases. He further indicated that delays in equipment production have occurred but are being addressed. A parking study is underway and expected within two weeks. Young, from his perspective, doesn't see an immediate need to extend the moratorium. Dr. Patterson will share additional details from the planning side.

City Planner, Dr. Lynn Patterson acknowledges Mr. Young's review and assures that there are no issues with infrastructure, water, or sewer. Dr. Patterson stated that the transportation funds are available for sidewalk improvements, promoting pedestrian activity. The police department is well-staffed and recommends maintaining higher-than-recommended police ratios as the city grows. Patterson applauds the police force's impressive response times and emphasizes the city's safety as a draw for residents. Fire department challenges, including equipment, facilities, and personnel issues, are outlined in the provided packet.

She informed the Governing Body that from a zoning perspective, specific areas like Urban Village (UV) and Village allow townhomes, multifamily, duplexes, and multiplexes. UV mandates a conditional use permit for multifamily developments, requiring approval from the planning commission and the city. Village does not allow traditional apartments but permits condominiums and townhomes. Certain areas like Open Village, R4, and R3 zones allow denser housing options. Dr. Patterson emphasizes the city's reluctance to modify or rezone areas dedicated to single-family residential use. Dr. Patterson suggested shifting the focus towards mixed-use developments rather than exclusive use for multifamily projects. Her recommendation to Council is to consider text amendments to accommodate this approach. Dr Patterson stated that she would present these suggestions for further discussion or consideration.

MOTION: Councilman Alexander made a motion to approve extension of the Moratorium on New Construction Multifamily Dwelling until February 2024, Councilman Adams provided a second. **Motion carried 3-0.**

- ~~Discussion~~ Consideration and Action to accept an Additional Right of Way Dedication from
11. VI. South City Developers.

Background

The City Code requires during subdivision that right-of-way standards should be met. When current right of way is deficient, the Planning Commission may require a property owner to dedicate additional right of way to the City to meet these standards. Signal 397 N. Central, had a required right of way dedication along LaVista and is requesting the City Council accept the right of way as shown on the approval plat. Staff recommends this item for Council consideration and approval.

Dr. Lynn Patterson indicated that in consolidating plat or subdivisions, our city standards often require a specific right-of-way width, which can vary depending on the type of road. In the case of the South City development, La Vista had a narrow right-of-way, and we mandated an increase to meet the 50-foot requirement. This involves one side of the street giving five feet and the other side giving five feet when they develop. The developers have dedicated five feet of right-of-way along La Vista, where Junior's is located. However, as a procedural requirement, staff cannot accept this dedication, and it needs formal acceptance by the city council to ensure proper adherence to current standards. This is essentially a housekeeping matter to bring the right-of-way into compliance with our city standards.

AMEND AGENDA:

MOTION: Councilman Reichert made a motion to amend the agenda and revert item 11. VI. under New Business section from Discussion to an Action item, Councilman Adams provided a second. **Motion carried 3-0.**

MOTION: Councilman Reichert made a motion to accept an Additional Right of Way Dedication from South City Developers, Councilman Alexander provided a second. **Motion carried 3-0.**

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

Audit Update:

- Audit progress is on track.
- Anticipate receiving the audit report before the end of the year.
- No significant adjustments expected; the provided information is deemed solid.
- Internal controls appear to be in place, indicating a favorable audit report.

License Renewals - Alcohol Licenses/Short-Term Rental:

- Preparations are underway for end-of-year license renewals.
- Inclusive of alcohol licenses and short-term rentals.
- Approximately 25 to 27 short-term rentals registered, with follow-ups on about 20 others.
- Registration progress exceeds expectations, with 27 being a higher number than anticipated.

Junior's Pizza Ribbon Cutting:

- The ribbon cutting for Junior's Pizza is scheduled for November 15 at 11:00 AM.

Hapeville Holidays:

- The Hapeville Holidays event is scheduled for 6:00 PM on the 21st, building anticipation for Thanksgiving and the upcoming holiday season.

13. **PUBLIC COMMENTS:**

1. Lucy Dolan
2. Carol Cahill
3. Sherry Cranford
4. Charlotte Rentz

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander Thanked all for attending the Council meeting.

Councilman Adams Thanked staff for the freshly flower beds and thanked all for coming out.

Councilman Reichert Congratulated to the honorees and express his gratitude to community services for the beautiful lights on the rail fences and the flags displayed for Veterans Day. He also thanked the residents who shared their ideas; stating that Council values their input, and it contributes to the City's collective learning and improvement.

Alderman Rast agreed with the sentiments of his fellow council members regarding expressing gratitude for audience attendance. He wished everyone a great Thanksgiving and looked forward to seeing everyone in December. Alderman Rast expressed his appreciation for their patience with him and various interruptions throughout the evening.

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

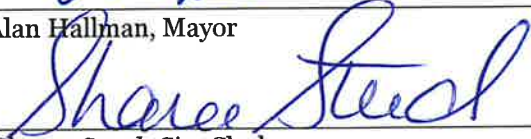
16. **ADJOURN:**

MOTION: Councilman Alexander made a motion to adjourn at 7:46PM, Councilman Adams provided a second. **Motion carried 3-0**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk