

Mayor and Council Session
3444 N Fulton Avenue
Hapeville, GA 30354
Online at <https://us02web.zoom.us/j/81479305960>
Or Dial 888 788 0099 (Toll Free) Webinar ID: 814 7930 5960

July 7, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Alan Hallman
Mike Rast
Travis Horsley
Mark Adams
Chloe Alexander
3. Welcome
4. Pledge of Allegiance
5. Invocation
6. Presentation
 - 6.I. Recognition of Service Awards by Mayor Hallman
Background:

Mayor Hallman will recognize the following employees for 30 years of service:
 - Fire Chief David Bloodworth
 - Battalion Chief Bobby Craig
7. Public Hearing - In addition to the public comments made by citizens at the meeting, interested parties may submit written comments to the City Clerk via email or telephonically by 5PM on July 6th. In order for comments to be read into the record at the meeting, all correspondence must include the sendee's name, address, agenda item and position regarding public hearing (pro or con). All sendees must confirm receipt of their public comment with the City Clerk prior to the deadline stated above. Written public comments will be read into record alternating with in-person comments.
 - 7.I. Consideration on Text Amendment for the Purpose of Amending Residential Uses in the A-D Zone - 1st Reading
Background:
Consideration of an amendment to the Code of Ordinances, City of Hapeville, Georgia Chapter 93 (Zoning), Article 28 (A-D Zone Arts District Overlay), Section 93-28-7.5 (Residential Uses) for the purpose of amending residential uses in the A-D Zone.

City Code currently prohibits any new residential construction unless it is part of a mixed-use development with a commercial use at the ground floor in the A-D, Arts District overlay. While ground floor commercial and retail uses are encouraged, this may preclude the development of medium to higher density residential uses such as townhomes and multi-family dwellings. A text amendment to permit residential uses with entrances at street level was reviewed by the

Planning Commission and recommended for approval.

During their review of said text amendment, it came to the attention of the Planning Commission that the Code currently allows for a specific type of "artist housing" that only permits residents who are "artists" as determined by a "Juried Commission," a body the City does not currently have. The Planning Commission requested that this use be reviewed by the City's attorney and, should the Code as written fail legal scrutiny, be replaced. The attorney determined the Code as written could not stand, and staff has prepared a replacement "live-work" housing use. Rather than relying on a juried commission to determine the credentials of an "artist," this new use allows residents in possession of certain occupational tax certificates to occupy a live-work unit.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Planner's Report Text Amendment A-D Residential CC
2. Ordinance - Text Amendment Live-Work Units (02402992xA0B3B)
3. LEGAL ADV. - 07-07-2020_A-D Residential Uses
4. MINUTES - 12-12-2019

7.II. Consideration on Text Amendment for Single Family Attached (SFA) Special Provisions - 1st Reading

Background:

Consideration of a text amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-10 (Single Family Attached Developments (SFA, Special Provisions) for the purpose of amending special provisions for single-family attached developments.

The text amendment would remove Sec. 93-2-10(3) in its entirety and allow site design and building construction to instead be regulated by our Architectural Design Standards and the International Residential Code, respectively.

The Planning Commission considered this item on April 14, 2020 and recommend the Mayor and Council approve the text amendment. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance - Text Amendment SFA Special Provisions (02421592xA0B3B)
2. Planner's Report Text Amendment SFA Construction Standards
3. LEGAL ADV. - 07-07-2020_SFA
4. MINUTES 4-14-2020_draft

7.III. Consideration on Text Amendment for Curb Breaks - 1st Reading

Background:

Consideration of an amendment to the Code of Ordinances, City of Hapeville, Georgia Chapter 93 (Zoning), Article 23 (Off-street parking and loading), Section 93-23-2 (Entrance and exit points) for the purpose of amending and updating the entrance and exit point regulations.

The proposed changes would eliminate minimum curb break requirements, allow exceptions to maximum widths without the need for a Variance from the Board of Appeals, address three lane entrances and exits, and add safety protections for crossing pedestrians.

The Planning Commission considered this item on April 14, 2020 and recommended the Mayor and Council approve the text amendment subject to a minor grammatical correction. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance - Text Amendment Curb Breaks (02403010xA0B3B)
2. Planner's Report Text Amendment Curb Breaks Upd. 4-8-20
3. MINUTES 4-14-2020_draft
4. LEGAL ADV. - 07-07-2020_Entrance and exit points

8. Questions on Agenda Items

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

9. Consent Agenda

9.I. Approval of Minutes - June 2, June 16, and June 23, 2020

9.II. Consideration and Action on 2020 Audit Engagement Letter from Mauldin & Jenkins and Authorization for Mayor to Sign

Background:

Our Auditors, Mauldin & Jenkins have provided the City of Hapeville with the attached 2020 Engagement Letter for the financial/compliance audit. Mauldin & Jenkins has been awarded the audit through fiscal year 2020. Staff recommends Council authorize approval to sign the audit engagement letter.

Documents:

1. City of Hapeville FY 2020 Engagement Letter

9.III. Consideration and Action on Agreement with Muhammad Yungai to complete mural on 3444 North Fulton Avenue, North Exterior and to Authorize the Mayor to Sign all Necessary Documents

Background:

Funding for this project is provided by the Fulton County Board of Commissioners. Total cost of project is \$9,500, with 50% of the project being funded by Fulton County Arts Council.

Documents:

1. Artists Agreement-Yungai-City-Rec CenterYungai (003)

10. Old Business

11. New Business

11.I. Consideration on FY2019-2020 Budget Amendment Ordinance - 1st Reading

Background:

Calendar Fiscal 2020 has completed and the Finance team is now preparing for the Fiscal 2020 audit. Prior to the audit, Finance has identified several areas that Mayor and Council should ratify in official amendment now, prior to the audit inception. Several major events after December 2019 had an impact on City financials, most significantly the COVID19 pandemic has impacted revenues, and the purchase of 3266 Dogwood impacted expenditures, and changed the expenditure mix for the City.

The General Fund mid-year budget was approved for \$14.31M in expenditures with projected \$14.37 of receipts. COVID 19 impacted the FY 2020 revenues stream by a minimum of \$400K. The proposed budget amendment calls for \$14.34M of expenditures, inclusive of the property purchase and repairs of \$675K, cash receipts of \$13.9M and use of 400K cash reserves. Included in the packet is a line by line detail of current position and amended projections.

Additionally, there are proposed budget increases in new E-911 Fund and new Vehicle Excise Fund in the total net amount of \$154K. Increases in these two funds are due to higher than projected actual collected revenues. Expenditures for these items are a direct function of receipts. These two funds were once included in the Special Revenue Fund and now separated for better reporting purpose.

Proposed budget amendment also calls for an increase in the Solid Waste/Recycling Fund in the total amount of \$46K. This increase is due to higher than projected expenditures.

For purposes of reporting to the auditors, staff requests Mayor and Council approve these amendments. Upon audit completion there may be subsequent adjustments needed but at this time the City does not expect any material impact to our year end estimate.

Documents:

1. Ordinance to Amend Budget for Fiscal Year 2019-2020
2. FY2019-2020 PROPOSED BUDGET AMENDMENT - SUMMARY DETAIL - ALL FUNDS – UPDATED

11.II. Discussion Initiated by Councilman Horsley and Action to Participate in the GEFA Feasibility Studies and to Receive Professional Technical Assistance in Solar Energy and Storage Resiliency.

Background:

GEFA is providing feasibility studies and professional technical assistance for local governments in solar energy and storage resiliency. The program will help local governments

create resilient critical facilities using solar plus energy storage and identify the technical solutions available to achieve the highest and best use of their resources.

The feasibility study is free for the local government and will include:

- Researching project options
- Site visit to review project options, gather information and provide technical guidance
- Engineering cost estimates for proposed technology
- Help defining project parameters
- Economic modeling, and
- Preparation of preliminary project budget(s).

The technical assistance workshop would be at no cost to the City of Hapeville, and a feasibility study would be conducted by GDS Associates in association with GEFA, upon successful completion, application, and approval from GEFA of the feasibility study application. GEFA is pending Federal Department of Energy grant funding for solar/batter resiliency project funding, and successful completion of this no-cost feasibility study would place us in the running to provide solar/battery back-up for city building(s) with assistance from the DOE grant.

- 11.III. Discussion Initiated by Councilman Alexander on an Official Recommendation as the City of Hapeville that all residents and visitors wear masks in public spaces, namely, inside of businesses or anywhere where they will be in close contact with other people.

12. City Manager Report

13. Public Comments

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

14. Mayor and Council Comments

15. Executive Session

When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

16. Adjourn

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.

