

Mayor and Council Work Session

3444 N Fulton Avenue

Hapeville, GA 30354

Join Online at: <https://us02web.zoom.us/j/89494020525>
Or Dial 877-853-5247 (Toll Free) Webinar ID: 894 9402 0525

July 21, 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. 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 20th. 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.

4.I. Consideration on Sign Ordinance Revision - 1st Reading

Background:

Consideration of an amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 3.3 (Signs and Murals) for the purpose of updating the City's sign ordinance.

At the request of City Council, Staff has prepared an update to the City of Hapeville's Sign Ordinance. The revisions are intended to be more permissive towards creative or alternative designs for signs or other displays while maintaining the City's standards for signs overall. Some smaller and routine signs, such as temporary stake signs would now be exempt from review. The proposed updates, if enacted, would make sign regulations simpler to understand, follow, and ultimately enforce.

The Planning Commission considered this item on June 9, 2020 and recommended approval. Staff supports their recommendation.

Documents:

1. Planner's Report Text Amendment Sign Ordinance Revision Updates 06.04.20 (002)
 2. Ordinance - Sign Text Amendment (02349868xA0B3B)
 3. MINUTES - 06-09-2020
 4. LEGAL ADV - 07-21-2020_Sign Ordinance
- 4.II. Consideration and Action on Text Amendment for the Purpose of Amending Residential Uses in the A-D Zone - 2nd Reading
- Background:

Consideration and action on 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

4.III. Consideration on Text Amendment for Single Family Attached (SFA) Special Provisions - 2nd 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

4.IV. Consideration on Text Amendment for Curb Breaks - 2nd ReadingBackground:

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

5. 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.

6. Old Business**6.I. Consideration on FY2019-2020 Budget Amendment Ordinance - 2nd 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

7. New Business

7.I. 2020 Property Tax Planning

Background:

On July 6th, 2020, Fulton County Tax Commissioner's Office delivered the 2020 values provided by the Fulton County Board of Tax Assessors. Adjusted net digest values for 2020 are \$435,137,502, an increase of \$6,536,130 over 2019. The City Manager will lead a discussion for proposed 2020 Property Tax billings.

Documents:

1. Property Tax Discussion

7.II. Consideration and Action on Agreement with the Georgia Department of Revenue Concerning the Use of DRIVES EServices to Place or Remove Holds for Violations Identified by Optotraffic and Authorization for the Mayor to Sign All Necessary Documents

Background:

The Georgia Department of Revenue ("DOR") has been charged with administrative obligations under certain provisions of O.C.G.A. §§ 40-6-163 and 40-14-18 which are met systematically upon request of the Governing Body or its agent. By signing this agreement, the Local Government acknowledges the guidelines in place for use of the DOR's DRIVES EService system.

Additionally, the governing body is required to designate one person or entity to serve as contact person for payment of penalties and late fees. Attached is a letter of designation appointing

Optotrafic representative, Salem Trad as the City of Hapeville's contact person.

Documents:

1. Hapeville_hb978_local_governing_body_agreement
2. DRIVES E-Services Authorization Letter

7.III. Discussion on Fireworks Restriction Resolution

Background:

Attached for discussion is a resolution encouraging Representatives and Senator representing the City of Hapeville, along with other members of the general assembly, to put in place legislation restricting the use of fireworks, specifically in residential areas.

Documents:

1. Resolution – Fireworks

7.IV. Discussion on Support for a Mask Mandate Resolution

Background:

Attached for discussion is a resolution requesting that the Governor, Representatives, and Senator representing the City of Hapeville, along with other members of the General Assembly, put in place legislation and/or an executive order requiring the wearing of facial coverings.

Documents:

1. Resolution - Support for a Mask Mandate

7.V. Discussion on Body Cameras for the Police Department

Background:

Council requested staff search police body camera solutions for the City. After an extensive review of systems in June, Hapeville PD has recommended Axon systems. Lt. Kemal Ozee led the research and will address Council of the recommendation

Documents:

1. Body Cameras – Axon

8. City Manager Report

9. 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.

10. Mayor and Council Comments

11. 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).

12. 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.