

Mayor and Council Work Session
3444 N Fulton Avenue
Hapeville, GA 30354

Join Online at: <https://us02web.zoom.us/j/81100667230>
Or Dial 888 788 0099 (Toll Free) Webinar ID: 811 0066 7230

August 18, 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. Presentations
 - 4.I. Southern Fulton Comprehensive Transportation Plan Draft Recommendations presented by Inga Kennedy
Background:
Ms. Kennedy will present the Southern Fulton Comprehensive Transportation Plan draft recommendations to Mayor and Council.

Documents:
 1. SFCTP Hapeville City Council Presentation
 - 4.II. Hapeville AeroATL Model Mile Alternatives Presentation by Matthew Wilder
Background:
Matthew Wilder of Pond & Company will present alternative concept designs for the Hapeville AeroATL Model Mile.

Documents:
 1. HAPEVILLE_CONCEPTDESIGN_2020-0814 (4)
5. 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 August 17th. 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.

5.I. Consideration And Action On A Special Exception At 590 South Central Avenue

Background:

Consideration of a Special Exception to replace an existing drive through lane with a drive-up Automated Teller Machine (ATM) accessory to the Wells Fargo Bank located at 590 South Central Avenue, Parcel Identification Number 14 009800200489 to be located on the south side of the building replacing a teller drive-through lane. The property is zoned RMU, Residential Mixed-Use and is within the A-D, Arts District overlay.

The Planning Commission considered this item on August 11, 2020 and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. 590 South Central Avenue - Application_Redacted
2. Planners Report Special Exception 590 S Central Ave
3. Legal Adv 08-18-2020_590 S. Central Avenue_Special Exception_ATM
4. SUMMARY MINUTES - 08-11-2020

5.II. Consideration on a Text Amendment to the Official Major Street Plan - 1st Reading

Background:

Consideration of an amendment to the Major Street Plan, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-4 (Major street plan) for the purpose of updating the City's Major Street Plan.

The City of Hapeville received a proposal from Chick Fil A Inc. for a new consolidated site plan with properties across Sherman Road along North Central Avenue. On June 2, 2020, the Mayor and Council approved the request to abandon Sherman Road, subsequently requiring adoption of the updated Major Street Plan.

The Planning Commission considered this item on July 14, 2020 and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance - Major Street Plan (02513989xA0B3B)
2. Official Major Street Plan - Exhibit A
3. Planners Report Major Street Plan Change 040920
4. LEGAL ADV - 08-18-2020_Major Street Plan
5. MINUTES - 07-14-2020 (2)_draft

5.III. Consideration on a Text Amendment to U-V (Urban Village) for Townhome Density - 1st

Reading

Background:

Consideration of an amendment to Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses) and Article 22.1 (Dimensional Requirements), Section 93-22.2-1 (Chart of dimensional requirements).

Staff has identified discrepancies and unclear language in the Zoning Code regarding the number of townhomes allowed per building in the U-V, Urban Village zoning district. The proposed text amendment corrects the text to reflect the requirements of the most current ordinances.

The Planning Commission considered this item on July 14, 2020 and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance - Text Amendment Town homes in UV (02421599xA0B3B)
2. Exhibit A - Chart
3. Planner's Report Text Amendment U-V Townhome Density
4. LEGAL ADV - 08-18-2020_Townhomes in UV
5. MINUTES - 07-14-2020 (2)_draft

6. 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.

7. Consent Agenda

7.I. Consideration And Action To Enter Into A Memorandum Of Understanding With Hapeville Elementary School To Allow For Emergency Evacuation Of School Facilities To The Hoyt Smith Recreation Center

Background:

This agreement will allow for the students and teachers to evacuate its facility and relocate to the Hoyt Smith Recreation Center in case of an emergency.

Documents:

1. Memorandum of Understanding

7.II. Consideration and Action on Financing Bank and Financing Terms for financing Vehicles and Equipment for Fire Department and Police Department.

Background:

The Fire Department and Police Department have requested to purchase three (3) Police Vehicles (estimated cost of \$182,000), Fire Truck (estimated cost of \$550,000) and new Fire Department Vehicle - Ford Explorer (estimated cost of \$40,000), all with an estimated total cost of \$772,000.00. These items were previously approved in the FY2020-2021 budget.

Finance staff recently submitted RFPs to three (3) banks (BB&T Corporation – Now Truist Bank, Regions Equipment Finance Corporation and Bank OZK) to finance these items. After receiving proposals from all three banks, BB&T Corporation submitted the best financing opportunity for the City of Hapeville. Therefore, staff recommends BB&T Corporation / Truist Bank to finance requested purchase items for 60 months at an APR of 1.71%.

Documents:

1. TERM SHEET_REGIONS EQUIPMENT FINANCE CORPORATION_2020
2. TERM SHEET_BRANCH BANKING & TRUST (BB&T)_(NOW TRUIST)_2020
3. TERM SHEET_BANK OZK_2020
4. POLICE VEHICLES - DODGE DURANGO (3) - AKINS FORD DODGE JEEP CHRYSLER-2020
5. FIRE TRUCK_SUTPHEN CUSTOM PUMPER-2020
6. 2020 FORD EXPLORER-2020
7. Hapeville LS HAP-081120
8. Hapeville Project Account

7.III. Consideration and Action on Axon Agreement and to Authorize the Mayor to Sign Document

Background:

On August 4, Mayor and Council approved the Axon quote presented for body cameras. Attached for consideration and action is the agreement.

Documents:

1. Hapeville GA MSPA

7.IV. Consideration and Action to approve GS Construction Inc. in the amount of \$391,272 for the Annual Emergency Contract for the Construction and Maintenance of Water Lines, Sanitary Sewers and Storm Sewers and authorize Mayor Hallman to sign all necessary contracts.

Background:

On July 29th, the City received 6 bids for the Annual Emergency Contract for the construction and maintenance of water lines, sanitary sewers and storm sewers. GS construction was the lowest responsive bidder with a total combined bid of \$ 391,272. The next lowest responsive bidder was Site Engineering with a total combined bid of \$ 507,128.50. The other bids were disqualified due to exceeding the required three percent contract bond maximum.

Documents:

1. Hapeville Annual Contract_Bid Tabulation_(Contract 1)
2. Hapeville Annual Contract_Bid Tabulation_(Contract 2)
3. Bid Recommendation Letter

8. Old Business

9. New Business

9.I. Consideration and Action on Ordinance to Appoint Members to the Design Review Committee and Board of Appeals

Background:

The Design Review Committee and Board of Appeals both have a vacancy due to recent resignations. Staff has advertised in the local newspaper and on the City's website for both positions and only one application was received for each board. Listed below are the candidates interested in the positions.

**Design Review Committee - Gregory Morgan
Board of Appeals - Martha Revelo**

The candidates will be present Tuesday evening to introduce themselves and answer any questions Mayor and Council may have. Staff respectfully requests appointing candidates to each board.

Applications are attached for review.

Documents:

1. Ordinance - Board Appointments
2. Gregory Morgan Application - Design Review Committee_Redacted
3. Martha Revelo Application - Board of Appeals_Redacted

9.II. Consideration on a Draft Resolution Naming the Future Soccer and Football Fields at the Tom E. Morris Sports Complex the "Gary P. Cooley Memorial Fields"

Background:

Councilman Horsley will initiate a discussion on memorializing employee, Gary Cooley and his humble service in maintaining park grounds in the City of Hapeville. The City of Hapeville was awarded a grant to change the current location of the softball field to be a soccer and football practice field. It is expected to be completed before the summer of 2021. Attached for consideration is a draft resolution naming the future fields the "Gary P. Cooley Memorial Fields".

Documents:

1. Resolutions 2020.08.25

9.III. Discussion Initiated by Councilman Horsley Regarding Land and Water Conservation Fund for Funding a Splash Pad

Background:

The Department of Natural Resources' LWCF (Land and Water Conservation Fund) grant offers funds requiring a 50% match for various projects, some of which previously funded include splash pads. Since a stated desire of the Tourism Product Development Committee and Mayor and Council was to build a splash pad, this could be a potential funding source to

extend those dollars.

Documents:

1. 2020Workshops_MASTER (1)

9.IV. Discussion Initiated by Councilman Horsley regarding Seasonal Food and Snow Cone Establishments

Background:

Councilman Horsley will initiate a discussion regarding seasonal food and snow cone establishments and whether this could be an amendment to the previously passed food truck ordinance, or a separate ordinance in-and-of itself.

The vendor's desire is to bring an "in-place" unit, a modified cube shaped shipping container as a seasonal business. He desires to set up in an existing business' parking lot or has even mentioned the idea of renting a space in Jess Lucas Park from the City. Attached for review are various images of what the vendor would like to implement but is currently limited by code.

Documents:

1. Sample Language from Oklahoma
2. Wow Sno pic 1
3. WOW Sno pic 2
4. WOW Sno pic 3
5. WOW Sno pic 4
6. WOW Sno pic 5
7. WOW Sno pic 6
8. WOW Sno pic 7
9. WOW Sno pic 8
10. WOW Sno pic 9
11. WOW Sno pic 10
12. WOW Sno Presentation

9.V. Discussion on a Request by Lorenn Fey of Academy Theatre Performance Series in Jess Lucas Y-Teen Park

Background:

Lorenn Fey, Managing Director of Academy Theatre and Artistic Director, Robert Drake, request to present for Mayor and Council discussion or vote on city sponsored performances, one weekend each month in September through December.

Documents:

1. Academy Theatre - Jess Lucas Proposed Schedule

9.VI. Discussion on the Governor's Executive Order Signed August 15, 2020

Background:

Attached is the Governor's Executive Order and a City ordinance draft for discussion.

Documents:

1. Governors Executive Order 08.15.20.01_0 (1)
2. Ordinance - Local Option Face Covering Requirement

10. City Manager Report

11. 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.

12. Mayor and Council Comments

13. 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).

14. 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.