

Mayor and Council Session

700 Doug Davis Drive
Hapeville, GA 30354

December 10, 2019 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Mayor Alan Hallman
Alderman Mike Rast
Councilman at Large Travis Horsley
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander
3. Welcome
4. Pledge of Allegiance
5. Invocation
6. Presentations
 - 6.I. **Update on the Wayfinding and Branding Package by Kimley Horn**
Background:

Kimley Horn with Aerotropolis will provide an update on the Wayfinding and Branding package. The update will include final concepts and funding/schedule scenarios. Aerotropolis will like to share and solicit feedback.

Documents:

1. Aero Wayfinding Hapeville December 10 2019

- 6.II. **Presentation by Sonja Jackson of Kompan, Inc. regarding a Letter of Intent for pricing for playground renovations, construction of a multi-use soccer and football field, and development of fitness parks.**
Background:

The presentation will review the design, pricing under the US Communities / Omnia Partners consortia contract model, discount structure, and the desire to partner with the city to see an improvement in current park locations.

Documents:

1. City of Hapeville Park Design Renovations 12-5-19

7. Public Hearing

7.1. **Consideration and Action on Section 93-22.1-1 to Amend and Update the Dimensional Requirements within the Zoning Code - 2nd Reading**

Background:

Consideration and action of a text amendment to amend Chapter 93 (Zoning), Article 22.1 (Dimensional Requirements), Section 93-22.1-1 (Chart of Dimensional Requirements) to update the dimensional requirements to remove the minimum bed/bath requirement, reduce the minimum dwelling size for most residential units to 1,000-sf and correct missing information related to parking and loading requirements. The Planning Commission considered this item and recommended the Mayor and Council approve the text amendment subject to the following changes:

1. There is no minimum requirement for the number of bedrooms and bathrooms.
2. All single-family dwelling units and all residential zoning have a minimum floor area of 1,000-sf with the exception of R-O zoning and multi-family dwellings whose minimum square footage shall remain the same.

Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Planner's Report Text Amendment Dimensional Requirements Rev
2. Ordinance - Text Amendment Dimensional Requirements (02288524xA0B3B)
3. 11-19-2019 Legal Adv. Dimensional Requirements

7.II. Consideration and Action on Section 93-5-5 (Unit Size) to Amend and Update the Unit Size Requirements in the R-AD Zone - 2nd Reading

Background:

Consideration and action of a text amendment to amend Chapter 93 (Zoning), Article 5 (R-AD Zone), Section 93-5-5 (Unit Size) for the purpose of updating the unit size requirements in the R-AD, Residential-Architectural Design Zone.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance - Text Amendment Unit Size
2. Planners Report Text Amendment Dimensional Requirements
3. 11-19-2019 Legal Adv. R-AD Zone

7.III Consideration and Action on Section 93-1-2 to Amend and Update Veterinarians, Animal Hospitals, and Kennels - 2nd Reading

Background:

Consideration and action to amend Chapter 93 (Zoning) for the purpose of updating the definitions for veterinarian, animal hospital and kennel in Section 93-1-2 of the Zoning Code. The Planning Commission considered this item and recommended the Mayor and Council approve the text amendment as submitted. Staff supported their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. 11-19-2019 LEGAL ADV. VETERINARIANS
2. MINUTES - 4-9-2019
3. ORDINANCE - TEXT AMENDMENT (VETS 2.0)
4. PLANNERS REPORT TEXT AMENDMENT VETERINARIAN

7.IV **Consideration on Tree Conservation Ordinance - 1st Reading**

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 2 (General provisions); Section 93-2-14 (Tree Conservation) for the purpose of amending and updating the tree conservation requirements within the zoning code. The City of Hapeville has identified a need to promote tree conservation, increase the tree canopy, and offer protection of existing trees within the City. To that end, the City has established a Tree Conservation ordinance with the intent of preserving and expanding Hapeville's urban forest.

Staff, in conjunction with a consulting arborist, has prepared a new tree conservation ordinance to replace the existing ordinance in its entirety.

The Planning Commission considered this item on November 12, 2019 and recommended the Mayor and Council approve the text amendment subject to the following:

1. Staff visit the issue of required trees in the supplemental area to potentially permit the planting of understory trees in all residential yards when planting required overstory trees may not be feasible. . Staff supports their recommendation, and requests any additional input from Mayor and Council.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. City of Hapeville Tree Ordinance - Draft 11.7.19 (002)
2. City of Hapeville Tree Ordinance - Draft Appendix B (002)
3. Planner's Report Text Amendment Tree Conservation CC
4. 12-10-2019 Legal Advertisement, Tree Conservation Ordinance

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**

Background:

- November 5, 2019
- November 19, 2019

9.II. Approval of Executive Session Minutes

Background:

- November 5, 2019
- November 19, 2019

9.III Consideration and Action on Tree City USA Resolution

Background:

The City of Hapeville has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices by urging all citizens of Hapeville to support efforts to protect our trees and woodlands. Trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife. We urge all citizens to plant trees to gladden the heart and to support the city's urban forestry program.

Documents:

1. Tree City USA Resolution - 12-10-2019

9.IV Consideration and Action on AirBnB Host Compliance Agreement

Background:

At the November 5 Mayor and Council Work Session, John Spuhler of Host Compliance gave a presentation on cost effective solutions to Hapeville's short term rental registration, compliance monitoring, fraud, audit, and enforcement challenges.

Attached is an agreement to provide the aforementioned solutions to the City of Hapeville. The agreement has been reviewed by legal and is now ready for consideration and action.

Documents:

1. Host Compliance - Service Agreement

9.V. Consideration and Action to approve Sagon Trucks & Equipment in the amount of \$ 32,000 for the purchase of a used bucket truck.

Background:

The City has a 1985 bucket truck that is beyond repair and will be surplus. The purchase of the 2011 Dodge Ram bucket truck is a budgeted item in the 2019/2020 budget. The City budgeted \$ 50,000 for this purchase. The other quotes were a 2011 Dodge 5500 for \$ 54,900 and a 2006 GMC for \$ 29,900.

Documents:

1. SKM_368e19120308430

9.VI Consideration And Action on a proposal for the design, fabrication, and installation of wayfinding signage for parking in the amount of \$11,000.

Background:

The Tourism Product Development Committee has investigated various options for wayfinding signage to direct visitors to public parking lots. Local artist Beth Malone has provided a proposal for a two-sided neon sign to be located at the corner of North Central Avenue and Dearborn Plaza to direct visitors to the Dearborn Plaza public parking lot. The total cost for design, fabrication, and installation would be \$11,000.

Documents:

1. NEON PARKING_Hapeville_Malone

10. Old Business

10.I Consideration and Action on Mayor and Council 2020 Meeting Schedule - 2nd Reading

Background:

Attached for consideration and action is the 2020 meeting schedule ordinance. A first reading was held on November 19, 2019.

Documents:

1. Amendment to Ordinance for Regular Meetings

11. New Business

11.I Consideration and Action on the Hapeville Exchange Club's Request to Use Jess Lucas Y-Teen Park on May 30, 2020 for the Taste of Southside Event from 10AM-4PM

Background:

The Hapeville Exchange Club is requesting to have the 1st Annual Taste the Southside in Hapeville on May 30, 2020 from 10AM to 4PM. There will be at least 300 to 500 people in attendance. The Exchange Club is requesting to hang a banner on the fence at South Central near the church or in front of the art container in the park. The banner will include sponsor logos and event info.

Additional City services requested are garbage service, electricity, tables/chairs, and Police and Fire staff for emergencies and possible staff for a City booth.

Documents:

1. Event Request Taste the Southside_Redacted
2. Banner sample

11.II. Consideration and Action to enter into an Intergovernmental Agreement with the Hapeville Development Authority to allow the City to manage the design and construction of building renovations and additions at 748 Virginia Avenue.

Background:

The Hapeville Development Authority is the owner of 748 Virginia Avenue and has an agreement to lease the property to the Atlanta Printmakers Studio as a project to support Tourism Product Development in the City. The purpose of this IGA is to (1) authorize the City to manage the design and construction of all renovations and additions to the property and (2) to authorize the City to execute certain related documents for the facilitation of the design and construction of all renovations and additions to the property.

Documents:

1. IGA between City and HDA

11.III **Discussion and Action on Letter of Intent for pricing for playground renovations, construction of a multi-use soccer and football field, and development of fitness parks**
Background:

Attached is the Letter of Intent for discussion and action.

Documents:

1. Letter of Intent
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.