

Mayor and Council Work Session
700 Doug Davis Drive
Hapeville, GA 30354

February 16, 2021 6:00 PM

Minutes

1. Call to Order: Mayor Hallman called the Council Work Session to order at 6:04pm.

2. Roll Call:

Mayor Alan Hallman
Alderman at Large Mike Rast
Councilman at Large Travis Horsley
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander – teleconferenced

3. Welcome

4. PRESENTATION:

4.I Audit Presentation by Doug Moses of Mauldin & Jenkins, LLC

Mr. Moses gave highlights of the Mauldin & Jenkins, LLC engagement team before moving into the results of the audit. He said the City of Hapeville had received an unmodified ("clean") opinion on basic financial statements and that full cooperation from the City's management, staff, and others were received during the remote audit. Recommendations for improvement were suggested on cash reconciliation/reporting and accrued expenses. Mr. Moses closed by going over the new GASB pronouncement for future years.

5. PUBLIC HEARING

5.I Consideration on an Amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 ("Zoning"), Article 1 (Title, definitions and application of regulations), Section 93-1-2 (Definitions), Chapter 93 (Zoning), Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses), Section 93-11.2-4 (Nonpermitted uses), Section 93-11.5-3(h) (Medical, including, but not limited to, private physicians, medical specialists, chiropractors, and physical therapists), Chapter 93 (Zoning), Article 12 (Commercial-Residential), Section 93-12-2 (Permitted uses), Chapter 93 (Zoning), Article 13 (Retail Commercial), Section 93-13-3(16) (Health clinics), Chapter 93 (Zoning), Article 14 (General Commercial), Section 93-14-3(23) (Hospitals, medical and health clinics, including chiropractic), Chapter 93 (Zoning), Article 19 (Downtown Development), Section 93-19-3 (Uses; permitted and nonpermitted), and Chapter 93 (Zoning), Article 18 (Business Park), Section 93-18-2 (Permitted uses) for the purpose of updating the City of Hapeville U-V Zone (Urban Village) permitted uses. – 1st Reading

City Planner, Dr. Patterson stated this will help a lot in terms of getting more Occupational Tax in. We struggled before with the definition and so we looked at other zoning codes around the metro areas which were more specific. There were no public comments during the public hearing. The item stood as a first reading.

6. QUESTIONS ON THE AGENDA – none

7. CONSENT AGENDA - none

8. OLD BUSINESS – none

9. NEW BUSINESS

9.I Consideration and Action on a Request to Donate and Rename Park Street and Donate an Outparcel for Greenspace

Dr. Patterson said we've been working on the process with Mr. Brown. She recommends any dead trees come down before donating to the City (at his expense). City staff thinks it is a great opportunity. This would be part of the subdivision plat.

MOTION: Councilman Horsley made a motion to approve the request, Councilman Adams seconded. Motion carried 4-0.

9.II Discussion Initiated by Councilman Horsley About the Possibility of Adjusting the Lane Structure on South Central Between the Regions Bank Building and South Fulton

Councilman Horsley said a logical idea is to take the right abutting lane next to the railroad and stripe it. This is just an idea to get on street parking. The parking would benefit the abutting businesses, and transit access in our downtown corridor. Alderman Rast asked what would become of the drive-in spots owned by the businesses. Councilman Alexander said she is open to restriping their parking. Councilman Horsley mentioned angled parking. Mr. Sudduth said there are concerns with the way it is now. Councilman Adams suggested having a talk with the businesses. Consensus of Mayor and Council is for Councilman Horsley to talk to business owner.

9.III Discussion Initiated by Councilman Horsley for Making the Lot Behind Corner Tavern (Parcel ID – 14 009500150570) into a Paid Parking Lot

Councilman Horsley said there was lack of support for it at the joint meeting. He has been thinking of ways we can add parking immediately to our downtown area. This may be a revenue source for the Development Authority. Alderman Rast said he's not opposed to the idea and asked is the idea to leave plaza parking free, but if get there too late will have to pay. Councilman Adams said it's still an issue and would lead to more congestion. Alderman Rast said he wouldn't want to say Council require you to do this. Mayor Hallman said he'll take it to the Development Authority. Councilman Alexander suggested following up on the entrepreneurship item first before the paid parking item. Consensus of Council is to follow up with the Development Authority on the entrepreneurship idea presented some time ago before following up on this item.

9.IV Discussion and Consensus of Mayor and Council on the Joint Effort with the Main Street Board to Memorialize Property at N Central Avenue, the Location of the 1968 Daycare Gas Explosion

Mayor Hallman said he supports this and stated we never really found a way to memorialize the victims and heroes. Alderman Rast fully supports this and thinks Delta would be inclined to support it. Councilmembers Alexander and Adams both said it's a great idea.

MOTION: Councilman Adams made a motion to move for approval of item 9.IV, Alderman Rast seconded. Motion carried 4-0.

10. City Manager Report – Mr. Young said the Georgia International Convention Center is a new site for COVID vaccines. City staff is supporting in the effort and all of the other regions are lending a hand. City staff has started budget meetings for 2022 already. He also mentioned that booting is an issue and that Optotrafic on King Arnold is now active right. The calibration was off in January.

11. Public Comments – none

12. Mayor and Council Comments – Councilman Horsley said there is a request from neighbors of Elkins and Willingham to consider making a section of Willingham a one way. He also mentioned the 100 Year Anniversary of Chapman Drugs coming up in June, the Opportunity Zone renewal, and asked when does the City start negotiating with the City of Atlanta for water. Councilman Adams asked for an update on the silent crossing.

13. Executives Session –

MOTION: Councilman Adams made a motion to go into executive session for Real Estate, Alderman Rast seconded. Motion carried 4-0. Councilman Alexander made a motion to go into recess, Councilman Adams seconded. Motion carried 4-0. Councilman Adams made a motion to go into executive session, Alderman Rast seconded. Motion carried 4-0.

No action taken.

MOTION: Councilman Horsley made a motion to go into open session, Councilman Adams seconded. Motion carried 4-0

14. Adjourn

MOTION: Alderman Rast made a motion to adjourn at 7:24PM, Councilman Adams seconded. Motion carried 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk