

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

January 24, 2017
6:00PM

1. Call To Order

2. Roll Call

Mayor Alan Hallman
Alderman at Large Ruth Barr
Councilman at Large Michael Randman
Councilman Ward I Joshua Powell
Councilman Ward II Diane Dimmick

3. Welcome

4. Presentations

4.I. WOW Award - Fire Department

4.II. Rep. Keisha Waits

5. Public Hearing

5.I. Consideration And Action To Rezone Property Located At 0 South Central Avenue,
Parcel ID 14 0096 LL0585 From UV Zone To P-D Zone.

Background:

The City received a rezoning application from Todd Addison of Airport Station requesting to rezone the 10.54 acre parcel located at the intersection of South Avenue and South Central Avenue (Parcel ID 14 0096 LL0585 from U-V, Urban Village with a Regionally Significant Development overlay district to P-D Planned Unit Development.

This request will accommodate a new conceptual master plan for approximately 10 acres of the former Hapeville Redevelopment Site. This request was reviewed by the Planning Commission on January 17, 2017. The PC recommended approval for this zoning change.

Staff has worked closely with the applicant and the attached reports provide all the information we have at this time. For additional questions, please feel free to contact the City Manager's Office.

Staff Comment
Public Comment
Mayor and Council Comment

Documents:

[SUMMARY MINUTES - 01-17-2017.PDF](#)
[WEB - PORSCHE AVENUE AND SOUTH STREET_REDACTED.PDF](#)

6. Approval Of Minutes

- October 13, 2016
- October 4, 2016
- September 21, 2016
- September 20, 2016

- August 30, 2016
- July 19, 2016
- March 15, 2016

7. Public Comments 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.

8. Old Business

8.1. 597 N. Central Update

Consideration and Action to approve Pro Building Systems in the amount of \$ 6,500 for architectural and structural system design documents for 597 N. Central and consideration to use Noncompetitive Bid Negotiations for the construction of the Hapeville Performing Arts Building.

Background and Summary

A recent evaluation report on the 597 building foundation by NOVA Engineering and Environmental, revealed the foundation is in fair to poor condition. The circa 1910 wall structure has considerable stability issues and the footings are in poor condition. Given the complex nature of the renovation and the older age of the structure; staff feels that a pre-engineered self supported frame located inside the existing brick walls would be a safer alternative to placing heavy loads back on the existing brick walls.

Pro Building Systems has used this construction application on a similar project in another downtown area with great results. A design build contractor will also eliminate any confusion between designer, engineer and builder. Staff believes this method will be safer and yield better results. Staff seeks authorization to accept the letter agreement from Pro Buildings Systems for \$6,500. We will then bring back a proposal to council from Pro Building Systems once they have done their due diligence on the site and the appropriate design solution.

For any additional information, please contact the City Manager's Office.

Documents:

[597 N CENTRAL - SCHEMATIC DESIGN AGREEMENT.PDF](#)

9. New Business

9.1. 1st Reading Ordinance 2017-02 Surfacing And Maintenance Of Driveways And Off-Street Parking And Loading Facilities

Background:

At the January 10, 2017 council meeting, Mayor and Council adopted two ordinances concerning surfacing of driveways in Hapeville—one ordinance removing the provisions from the zoning code (repeal ordinance) and one ordinance reinstating those provisions to their own chapter, Chapter 58 of the City Code (chapter 58 ordinance).

However, further technical changes/updates are necessary to the chapter 58 ordinance.

Additionally, Councilwoman Dimmick requested a list of noncompliant lots. That list is forthcoming and will be provided to Mayor and Council as soon as it is updated.

Attached to this agenda item are the proposed ordinance and a tracked changes document showing the changes between the current and proposed ordinance.

This will be the first reading of this ordinance. Mayor and Council may waive the first reading and adopt the new ordinance, or the ordinance may proceed to second reading in February.

Should you have any questions, please contact the City Manager's Office.

Documents:

[SURFACING AND MAINTENANCE OF DRIVEWAYS AND OFF STREET PARKING ORDINANCE.PDF](#)
[SURFACING AND MAINTENANCE ORDINANCE TRACKED CHANGES CURRENT AND PROPOSED.PDF](#)

9.II. 1st Reading Ordinance 2017-03 Budget Amendment

Background:

The attached information outlines a budget amendment due to increased revenues. Typically the City processes 2-3 amendments per year. Should you have any questions, please feel free to contact the City Manager's Office.

Documents:

[BUDGET AMENDMENT MEMO.PDF](#)
[ORDINANCE TO AMEND BUDGET FY 2017 MID YEAR - FINAL.PDF](#)

9.III. Health Plan Review

Background:

City staff has been working to evaluate options for Health Insurance in the new FY. Since this process is quite complex and takes considerable time, we have already started working in advance of the bid period. Our goal is to offer the best available insurance plan that we can at the most cost effective rate.

One of the key ways staff believes we can control our costs this year is to carefully evaluate the terms of **WHAT** we are asking Insurance companies to bid/quote on. In December 2016 staff sent you a memo outlining some of the issues we would like your direction on (see attached letter). The attached presentation outlines the options staff needs you to consider. Once we understand what flexibility we have, staff can proceed with finalizing the bid process and see what the final projected costs will be in the April/May time frame. Those results will come back to the City Council for consideration and award. Obviously, we would then incorporate the bid results into the City Budget next FY and offer the best available insurance to the employees that we can.

Mr. John Leggett of MSI has been invited to make this presentation to Council. For additional information, please contact the City Manager's Office.

Documents:

[HEALTH PLAN REVIEW 2017.PDF](#)
[EMPLOYEE BENEFITS PROGRAM LETTER 12-17-2016.PDF](#)

9.IV. Consideration And Action On The Request For Paint The Town.

Background:

Hapeville Cares, Inc. request that Hapeville Paint the Town (PTT) Project Event be added to the Mayor and City Council Work Session Agenda, scheduled for January 24, 2017. Hapeville Cares has received their EIN from Internal Revenue Service (IRS) and a Certification of Incorporated from the Georgia Secretary of State Office and is now operating solely as a Nonprofit Organization with Tax Exempt Status. Hapeville Cares Inc. request consideration and approval of the following action items for the Paint the Town Project Event scheduled for May 20, 2017 through May, 25, 2017.

- Request use of Carriage House located in Jess Lucas Park for Wednesday, May 17, 2017 through Friday May 26, 2017.
- Request financial assistance in the amount of \$1,500.00 to pay for 200 Hapeville Paint the Town Volunteer T-Shirts and 10 lawn signs.
- Request that Hapeville Paint the Town Banners be placed on the Jess Lucas Fence from April 7, 2017 through May 26, 2017,
- Request a table be placed at each resident house for volunteers to eat lunch each day.
- Request that Paint the Town lawn signs be placed on main streets to promote Paint the Town Project Event, Sponsors and Volunteers.
- Request Police presence in the neighborhoods in the morning and afternoon during each day of the project event. A list of approved houses will be provided prior to the project event.
- Request that Paint the Town Announcement be included in the Hapeville Monthly Newsletter beginning in February, 2017.
- Request that Paint the Town Paint Applications be placed at City Hall for community homeowners to pick up and to drop off upon completion. Envelopes will be provided with all applications for applicants to seal before dropping off at City Hall. All sealed envelopes will be picked up by Linda Murray, Chair of Hapeville Cares, Inc.

9.V. Discussion Of Municipal Court Judge Appointment

Background:

House Bill 691, from the 2015-2016 legislative session, amended certain sections within Title 36 of the Official Code of Georgia relating to appointment and removal of municipal court judges. First, it amended O.C.G.A. § 36-32-2 to require that municipal court judges shall no longer serve at the pleasure of the municipality's governing authority. Instead, a municipality must provide a fixed term of service for its judges. Such terms must be no less than one (1) year, and such terms must be memorialized within a written agreement between the judges and the municipality's governing authority, the charter or the code of ordinances. Second, House Bill 691 enacted a new section, O.C.G.A. § 36-32-2.2, which allows removal of a municipal court judge during his/her term of office, pursuant to the statutory removal process, and in the following circumstances:

- upon two thirds' vote of the membership of the municipality's governing authority; and
- for certain enumerated causes (which list of causes may be expanded by amendment of the municipality's charter).

For your review are House Bill 691 and provisions in the City's Charter and Code of Ordinances that relate to the subject matter of House Bill 691.

For any additional information, please contact the City Manager's Office. Staff recommends additional discussion regarding this item in an Executive Session regarding Personnel matters.

Documents:

[CHARTER AND CODE PROVISIONS RE JUDGE.PDF](#)
[HB 691 MUNICIPAL JUDGES.PDF](#)

9.VI. Discussion Of Providing A Resolution In Support For Future Fulton Co. Transportation Investment.

Background:

The Mayor recently attended a meeting with Fulton County Officials. During that discussion, a request was made to consider having each jurisdiction in the County adopt a Resolution of Support for increased efforts to plan for and expand MARTA outside Atlanta. Staff seeks direction on this matter and will draft the appropriate Resolution as requested by the Mayor and Council. The resolution can be prepared for the next Council meeting if you so desire? Please see the attached background information.

For additional information, please contact the City Manager's Office.

Documents:

[1.4.17 DRAFT RESOLUTION FOR FC ON TRANSIT.PDF](#)
[LETTER TO MAYORS OF FULTON COUNTY - 1-5-2017 - RE TRANSIT INVES.PDF](#)

9.VII. Consideration And Action To Waive Water/Sewer Tap Fees For The Corner Tavern Project.

Background:

Mayor Hallman requested that this item be placed on the Agenda for discussion. Tap fees are governed by Ordinance 69-2-7. This is due to the City's long standing policy that new growth off-set the cost of providing services to the entire system. The City has future obligations to Atlanta to pay for our share of system improvements as well as a maintenance responsibility for the new tap connections from now on. Staff is following the Ordinance and the most recent approved fees. In 2006, a survey was done of tap fees for surrounding cities and discovered tap fees varied due to the size of the city and other factors. In 2008, an ordinance was passed authorizing the Director of Finance to establish an inspection and permit schedule of fees and each tap fee was raised \$ 500 to put us at our current tap fee schedule. There has been no change in tap fees since 2008. Staff seeks your direction in this matter.

For additional information or policy options, please feel free to contact the Mayor or City Manager's Office.

Documents:

[FEE SCHEDULE \(TAPS\).PDF](#)
[FEES TAPS COMPARISON WITH CITIES 2006.PDF](#)

10. City Manager Report

11. Public Comments

At this time, the Mayor opens the floor to comments from the audience.

Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Mayor and Council meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

12. Mayor And Council Comments

13. Executive Session (If Needed)

When Executive 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.