

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

March 1, 2016

Agenda

7:00PM

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. Pledge Of Allegiance

5. Invocation

6. Presentations

6.I. Years Of Service

6.II. Public Safety Recognitions

6.III. Ladder Truck Presentation

Documents: [FIRE APPARATUS PRESENTATION.PDF](#)

7. Approval Of Minutes

- February 2, 2016
- February 16, 2016

8. Public Hearing

8.I. Consideration And Action On Ordinance 2016-03 Billiard Ordinance.

Background

On February 2, 2016 Council adopted an Ordinance redefining the term pool halls/billiard rooms in the Arts Overlay District of the City. For equity purposes, the City Council asked staff to prepare for consideration an Ordinance that would expand the new definitions into additional commercial areas of the City.

The Attached Ordinance is recommended to correct this issue as requested by Council. First reading was on February 16, 2016. For additional questions, please contact the City Manager.

Staff Comment

Public Comment

Mayor and Council Comment

Documents: [BILLIARD ROOM ORDINANCE.PDF](#)

8.II. Consideration And Action On Ordinance 2016-05 Extended Stay Hotels

Background:

In 2015 Council passed a moratorium on the development of Extended Stay Hotels in the City. The moratorium was for the purpose of clarifying rules and standards for new development of extended stay hotel projects. First reading was held on February 16, 2016 on the new rules. After receiving public comment, staff has modified the ordinance to take into account the comments made at first reading. The major changes made were to have a minimum size of at least 100 rooms, a minimum standard of 400 sq. feet per room and upgrade the requirement's for amenities provided to include hot breakfast and larger screen TV's in each room.

Staff is satisfied that all zoning allowances have been considered and that little to no impacts will occur to neighborhoods in the City. We recommend approval.

Should you have any additional questions, please feel free to contact the City Manager or City Planner.

Staff Comment
Public Comment
Mayor and Council Comment

Documents: [HAPEVILLE EXTENDED STAY COMPARISON CHART VERSION 3.PDF](#), [EXTENDED STAY HOTELS ORDINANCE.PDF](#)

9. Public Comments On Agenda Items

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments, however, State Statute prohibits the City Council from discussing an item that is not on the agenda. 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.

10. Old Business

10.I. Consideration And Action On Ordinance 2016-04 Blighted Property Tax

Background

Council considered and passed this Ordinance at first reading on February 16, 2016. There was little if no public comment made. Staff is prepared to answer any additional questions you may have on this policy/ordinance.

Documents: [2016-04 FINAL BLIGHTED PROPERTY TAX ORDINANCE.PDF](#)

10.II. Discussion Of Alcohol Ordinance

Background:

Council directed staff at the meeting of February 16, 2016 to bring forward some ideas/options for "temporary" relief corrections in the City Alcohol Code. Specifically, such provisions were for addressing concerns being raised by businesses operating closely with the new microbrewery. This is needed quickly due to rapid changes in the microbrewery and beer growler industry. The temporary relief provisions are to be considered for addressing changing market conditions while Council further considers more comprehensive changes/corrections to the City's overall Alcohol Code.

11. New Business

11.I. Consideration And Action To Use Noncompetitive Bid Negotiation In The Selection And Purchasing Of A Ladder Truck For The Fire Department.

Background

The City Council created a Special District to fund the purchase of a ladder truck in 2015. The 1 mill levy within the District has generated approx. \$90,000. The special district applies to all structures over 4 stories tall in the City.

Mindful of the budget limitations; staff has initiated an effort to secure a vehicle that can meet the needs of the City without exceeding the limits of the budget. We have now concluded that process and would like to brief the Council on our efforts to secure the new equipment without exceeding our annual budget allocation. Due to the age and general operating condition of our existing ladder truck staff is requesting direction from Council. A plan has now been developed in order to move forward. Staff would like to brief Council on that plan and receive authorization to:

- 1) Waive formal written bid procedures in favor of the comprehensive competitive negotiations just completed with four (4) vendors.
- 2) Finalize the proposed contracts and process the needed budget amendment to proceed ahead with a lease purchase agreement with the best overall proposal for the City. Staff proposes this be placed on the next Council agenda- March 15, 2016.
- 3) Dispose of the existing ladder truck and utilize funds from the sale to upgrade the fleet inventory in a manner that will assist the City in providing improved emergency response services.

A PowerPoint presentation is attached for your information.

For any questions related to this issue, please feel free to contact the City Manager or Chief Morris.

11.II. Consideration And Action On Resolution 2016-02 Statutory Development Authority

Background:

The City of Hapeville has need for a second Development Authority (DA) mechanism to assist in various aspects of ongoing economic development efforts here in the City. The need for the new statutory DA is triggered by the desire for additional statutory authorities and operating flexibility provided under provisions of Georgia law. Creation of the new DA will provide a critically needed tool with the statutory authority and tools necessary to achieve the City's economic development goals and objectives.

To create the new statutory authority the Council will need to appoint seven (7) members. In addition, once the new Authority is created the City Council will be requested to create various intergovernmental agreements by and between the DA's and City to clarify roles and better define operating responsibilities.

For any additional questions, please contact the City Manager or City Attorney.

Documents: [PROOFED DEVELOPMENT AUTHORITY RESOLUTION.PDF](#)

11.III. Discussion And Consideration Of IT Purchases

Background:

As you know, the City has secured a new IT technology contractor (Liberty Technology). Liberty has done a complete review of our IT equipment and is preparing a five (5) year technology improvement plan. At this time, there are approx. 16 PC's

that are on our critical fail list. This equipment must be replaced immediately or it will fail at any time.

The City has 2-3 options in addressing this need. We can outright purchase all the equipment per the specifications provided by Liberty at an estimated cost of \$13,398 or we can lease purchase this equipment through CISCO. The estimated cost for a three year lease/purchase is \$500.00 per month and \$715.00 per month for a two year lease purchase.

Staff recommends a three (3) year lease purchase for now; because it aligns with the manufacture's warranty. In addition, we also recommend this approach as it lowers our cash outlay for now and establishes our program for additional IT needs that must be addressed in the next two years as other IT equipment will also need to be purchased as well.

The City Manager and/or Mayor will need authorization to sign the appropriate lease/purchase documents. Should you have any questions, please feel free to contact the City Manager.

Documents: [LIBERTY TECH QUOTE.PDF](#)

12. Public Comments

At this time, the Chairperson 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 Chairperson 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.

13. Mayor And Council Comments

14. Executive Session

- Personnel Matters

15. Board Appointments

- Development Authority of the City of Hapeville

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.