

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

March 15, 2016

Agenda
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. Presentations

3.I. Employee Recognition

3.II. Sharing Our Stories Presentation - David Burt

4. 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.

5. Consent Agenda

5.I. Consideration And Action To Enter Into An Agreement To Accept Grant Funding From Bright From The Start Program To Provide Lunch To Summer Camp.

Background:

"Bright From The Start" is a program offered through the State of Georgia. It enables us to serve a hot meal during breakfast and lunch to our Busy Bee Summer Camp as well as community children ages 5 – 18. This is a grant for approx. \$16,000.00 non – matching grant that we have received for several years.

Should you have any questions, please contact the City Manager or Tod Nichols, Recreation Department Director.

5.II. Consideration And Action To Enter Into Agreement To Accept Funding And Grant Requirements From The Atlanta Regional Commission For The Sharing Our Stories Project And To Authorize The Mayor To Sign All Necessary Document Pending Legal Review.

Background:

The City of Hapeville was awarded a \$15,000 grant from the Atlanta Regional Commission in support of the "Sharing Our Stories" project. The project celebrates the history of the City by gathering the oral histories of current and former residents of

Hapeville and creating a call for artists to create works of art that represent one or more of these oral histories to be installed on public property in Hapeville's downtown arts district. The project is a joint project supported by the City and the Main Street Program (providing a \$20,000. budgeted match), the Hapeville Arts Alliance (providing a \$5,000 match) and the Hapeville Historical Society (providing in kind project services).

The presentation and project update will be provided by David Burt, Economic Development Consultant and project lead. The presentation will include the project funding and implementation timeline overview and the proposed upcoming Call for Artists process including the potential installation sites for Council discussion.

Documents: [HAPEVILLE ARC PUBLIC ART MOA - FINAL\[1\].PDF](#)

6. Old Business

6.I. Consideration And Action On Ordinance 2016-06 Alcohol Beverage

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.

On February 16, 2016 Council passed on first reading the attached Alcohol Ordinances to address issues raised by business connected with the new microbrewery. The Ordinances are now ready for second reading and final approval.

Documents: [TEMPORARY ALCOHOL ORDINANCE AMENDMENTS.PDF](#)

6.II. Discussion Of Building Collapse

Update on 597 N. Central (Building Collapse)

The City has been in negotiations with the Insurance carriers regarding this matter. The City Attorney and City Manager will be prepared to provide an update on this issue and speak to next steps in the process of the building re-design.

7. New Business

7.I. Board Appointments

- Clean & Beautiful Commission

7.II. Discussion And Consideration Of Dearborn Plaza Master Plan

Background

As you know, the Development Authority has purchased various lots to develop projects that will enhance the City and add badly needed tax base. Staff has been working on plans to Master Plan the Dearborn Plaza properties for this purpose. We are proposing Council authorize the City Manager to continue finalizing master plans that will facilitate and encourage the development of the Dearborn Plaza project. The master plan would involve jointly locating a dumpster area to be used by multiple tenants and organizing storm water facilities that would lower development costs and maximize the highest and best use of this property.

Staff would like Council approval to finalize plans, develop costs and bring back the

appropriate agreements assigning the "pro-rata fair share" costs for organizing, planning and developing the common dumpster area and master storm water facility.

Attached is the information provided to date for the City Planning Commission.

For additional Information contact the City Manager.

Documents: [DEARBORN PLAZA SUBDIVISION APPLICATION.PDF](#), [DEARBORN PLAZA SITE PLAN APPLICATION.PDF](#)

7.III. Discussion Of T-SPLOST

Background:

The Mayor's of Fulton County met recently to discuss the T-SPLOST process. The Mayor and City Manager will provide the Council with an update on this issue. Attached is the latest "straw man first rough draft" of the initial proposed funding list should the T-SPLOST initiative move forward for voters approval. Public comments will be taken at the appropriate time before the list is finalized.

For further information, please contact the City Manager or Mayor Hallman.

Documents: [T SPLOST PROJECT LIST.PDF](#)

7.IV. Consideration And Action To Enter Into An Agreement With Go Georgia Arts Mural Grant In An Amount Of \$2,000.00 To Paint A Mural Commemorating The 125th Birthday.

Background:

The attached request is from John Christian with Go Georgia Arts. John has recently moved to Hapeville where he grew up and wants to assist Hapeville in it's goal to become known for the Arts.

As you know, the City celebrates it's 125th Anniversary this year. Although our budget is tight for various activities to commemorate this occasion; we have an opportunity to receive a small grant to paint a community mural. The match for the grant would only be \$2,000. Drafts for the design could be done by Mr. Christian and the City via Mainstreet or other local Arts groups could help us select the final design for the mural which would commemorate our 125th anniversary. According to Mr. Christian, community volunteers could then be used to paint the design together (under his leadership) on a location chosen by the City. The City Manager's Office would like to recommend that we strongly consider this unique opportunity as it would celebrate our past and brings the community together for a common cause.

The attached material provides additional information about the Go-Georgia Arts opportunity. Mr. Christian would like to make a brief presentation to the City Council as part of our meeting.

Staff recommends we apply for the grant and that we convene the 125th Anniversary Committee to work through the details. Thus far, that committee is made up of the Mayor, the City Manager and Charlotte Rentz. Council is welcome to appoint 1-2 additional members if you so desire we are aware of other volunteers.

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

Documents: [MURAL GRANT OFFER PROGRAM.PDF](#)

7.V. Consideration And Action To Enter Into An Agreement With FireLine, Inc. To Purchase A Fire Apparatus In The Amount Of \$1,010,796.00.

Background:

The City Attorney's Office has drafted the attached agreement to finalize the terms and conditions of purchase for the Ladder Truck with FireLine Inc. This document is designed to protect the City's interests and ensure the vehicle is delivered promptly with all warranties in tact and clear title.

FireLine has reviewed the document and concurs with the terms drafted by the City.

Should you have any additional questions please contact the City Manager or City Attorney.

Documents: [FIRE TRUCK PURCHASE AGREEMENT.PDF](#), [FIRE APPARATUS AGREEMENT EXHIBITS.PDF](#)

- 7.VI. Consideration And Action To Enter Into An Agreement With US BankCorp For A Lease Purchase Of A E-One Aerial Platform Fire Truck In The Amount Of \$1,010,796 And To Authorize The Mayor To Sign All Necessary Documents Pending Legal Review.

Background:

The Fire Department is seeking to replace our 1986 aerial truck with a 2016 E-One 95ft mid mount aerial platform. Council waived formal written bid procedures at the March 1, 2016 Mayor and Council Meeting. The Fire Department has sought competitive quotes from 4 different vendors: E-One, Ferrara, Pierce, and Sutphen. E-One was the lowest quote and met the needs and performance specifications outlined by the City. Council reviewed this information and selected the 14 year term at 2.66 % interest with the annual payment of \$85,674.81.

Attached are the documents required to fully execute the lease purchase transaction and take delivery of the ladder truck in the next few weeks with all warranties provided.

For additional information contact the City Manager or Fire Chief Tommy Morris.

Documents: [APPRATUS INFORMATION.PDF](#), [FINANCE PROPOSAL 1 FIRE TRUCK.PDF](#)

- 7.VII. 1st Reading Ordinance 2016-08 Signs

Background:

Content-Driven Sign Ordinance Amendments

The City Attorney, City Planner and I have generated amendments to the Sign Ordinance in response to recent Supreme Court decisions and the potential for legal challenge to the City's ordinance based on regulation of content. The City Attorney has also performed an exhaustive review of the entire ordinance to increase the rigor of various ordinance provisions. No substantive changes are proposed, beyond those involving content regulation. In other words, such standards as concern sign size, height, number, location and lighting remain largely unchanged. The Sign Ordinance has been amended a number of times in recent years. Staff believes this latest amendment will better align the ordinance with the First Amendment to the United States Constitution which protects free speech. The amendments are critical to fending off potential challenges to the Hapeville Sign Ordinance.

For additional information contact the City Manager's Office.

Documents: [COVER ORDINANCE AND CONTENT - HAPEVILLE.PDF](#), [SIGN COMPARISON CHART-SIGNS.PDF](#), [SIGN COVER ORDINANCE AND CONTENT - HAPEVILLE.PDF](#)

7.VIII. 1st Reading Ordinance 2016-11 Budget Amendment Fire Truck

Background:

Council authorized staff on March 1, 2016 to proceed with the lease purchase of the new Fire Ladder vehicle from E-1. The attached budget amendment moves the funding for this lease purchase from the Special District account (that has been collecting these dollars) to operating accounts to pay for the new Fire Ladder equipment.

Documents: [ORDINANCE TO AMEND BUDGET 2016 FIRE TRUCK.PDF](#)

7.IX. 1st Reading Ordinance 2016-12 Zoning Map

Background:

Staff has researched and determined with the assistance of the City Attorney's Office that the most recent adoption of the Official Zoning Map of the City occurred on December 2, 2008. Such maps should be re-adopted annually as standard practice.

The zoning map is an essential element of the zoning ordinance as it is the record of property rights and limitations. As such, this map should reflect recent zoning decisions. Property rezonings that may occur during the course of the year can be noted on the map and designated for individual properties upon re-adoption.

The map updates all significant actions taken by the City since the last adoption in 2008. The map is being created and will be available early next week and will be available during the first reading of the ordinance. The second and final reading for this updated map is scheduled for a Public hearing on April 5, 2016.

Documents: [ZONING MAP READOPTION ORDINANCE.PDF](#), [RE-ADOPTION OF OFFICIAL ZONING MAP MARCH 10 2016 FILE.PDF](#), [OFFICIAL ZONING MAP 12-02-2008.PDF](#)

8. City Manager Report

9. Update By Department

Recreation
Economic Development
Planning & Zoning Consultant
Fire
City Clerk
Finance
Community Services
Police
Legal
Economic Development Consultant

10. 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.

11. Mayor And Council Comments

12. Executive Session

- Personnel Matters
- Acquisition/disposal of Real Estate
- Pending or potential litigation

13. 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.