

Mayor and Council

700 Doug Davis Drive  
Hapeville, GA 30354

March 21, 2017

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. Welcome

4. Invocation

5. 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).

6. Presentations

6.I. CAFR Report

**Background:**

The City Auditor has now completed the City Comprehensive Annual Financial Report (CAFR) for FY 15/16. That report is attached and the Auditor (Ms. Black) of Boatwright CPA's will be at the City Council meeting to make a presentation on their findings.

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

Documents:

[CITY OF HAPEVILLE, GA CAFR 6.30.16.PDF](#)

7. Approval Of Minutes

- October 13-2016
- August 16, 2016
- July 19, 2016
- July 26, 2016
- January 5, 2016
- January 19, 2016
- March 5, 2016
- January 10, 2017
- January 24, 2017
- January 26, 2017
- February 7, 2017

- February 21, 2017

## 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. Old Business

### 9.I. Board Appointments

#### **Background:**

Council needs to fill 5 vacancies on various Boards and/or affirm those serving. Those Board positions and the number of vacancies per Board are listed below. There are multiple applications for many of the Board assignments.

- Board of Appeals - 5 positions (4 currently serving 1 vacancy)
- Hapeville Development Authority - 4 positions (2 currently serving & 2 vacant)
- Development Authority of the City of Hapeville - 2 positions (2 vacant)
- Planning Commission - 4 positions (4 currently serving)
- Ethics Committee - 1 position (currently serving)
- Design Review Committee - 1 position (vacant)

Please see the attached chart. For additional information, please contact the City Clerk or the Manager's Office.

### 9.II. Appointment Of TSPLOST Citizen Representative

#### **Background:**

As part of the T-SPLOST Memorandum of Agreement (MOU) signed with Fulton County; the City of Hapeville agreed to appoint a citizen representative to the Citizen Oversight Committee. Please see the attached letter from Todd Long, COO of Fulton County in this regard. This committee will meet periodically to monitor and be updated on the overall progress of T-SPLOST implementation in Fulton County. The Mayor was advised a few weeks ago of one citizen who has interest in serving on this group. This citizen (Mark Adams) is the new HOA President for the Oakdale HOA and is knowledgeable of various City issues. In addition, there has also been additional interest shown by several other citizens who would like to serve (see attached resume information). Council action and appointment of the T-SPLOST citizen representative for Hapeville is requested soon by Fulton County.

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

Documents:

[TSPLOST CITIZEN RESUME.PDF](#)

## 10. New Business

### 10.I. Discussion Of Brightlan WiFi System

#### **Background:**

The Five Year Technology Plan was adopted by the Council earlier this fiscal year. As previously discussed, the plan called for replacing the current leased wifi system provided by Brightlan with a new city owned wifi infrastructure. Although the

replacement wasn't planned to occur until a later point in time, the City is currently paying \$1500 per month to maintain the old system. Staff believes these dollars can possibly be re-purposed to advance the installation of this new system. Our technology contract partner (Liberty Technology) would like to provide a brief update and hold a general discussion with the Council on the status of this key initiative.

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

10.II. Consideration And Action To Dedicate The Hapeville Concession Stand As "Papa Hugh" Hallman Concessions.

**Background:**

The Hapeville Exchange Club would like to honor Mayor Hallman's father.

It is the preference of the Hapeville Exchange Club to commemorate the contributions and honor the late Mr. Hugh Hallman for his outstanding dedication to the community of Hapeville by naming the Concession Stand "Papa Hugh" Hallman Concessions.

Mr. Hallman volunteered from 1956-2010. Please note that a formal letter of request will follow.

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

10.III. Consideration And Action To Be An In-Kind Sponsor For The Hapeville Exchange Club 5k And To Approve The Route For The 5k Run/Walk.

**Background:**

In conjunction with the City of Hapeville's Opening Day festivities for youth baseball and softball- April 8, 2017, the Hapeville Exchange Club has traditionally hosted a 5K Run/Walk. Proceeds of this event benefit homeless school children. The Exchange Club is asking the City of Hapeville for approval to once again host this event. The race route and police assistance during the actual race has been reviewed and approved by PD. See attached route map.

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

Documents:

[5K RUN.WALK ROUTE.PDF](#)

10.IV. Consideration And Action To Enter Into An Agreement With South Arts In The Amount Of \$5,500 For The 2017-2018 Film Series And To Authorize The Mayor To Execute All Necessary Documents Pending Legal Review.

**Background:**

For the last seven (7) years the City has been an active participant in the Southern Circuit film series. By entering into this contract, the City of Hapeville is agreeing to host a series of showings six independent films, with a reception with the filmmaker, during the period of July 1, 2017 and June 30, 2018. Hosting the series includes paying a participation fee of \$5,500 to the Southern Circuit, as well as providing event planning, hosting, and marketing and any related expenses. Staff recommends approval.

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

Documents:

[2017-18 SOUTH ARTS CONTRACT - CITY OF HAPEVILLE.PDF](#)

10.V. Astra Group Inc. Contract For The Rail Facilities Project

Consideration to approve Astra Group Inc. in the amount of \$ 3,030,000 for the construction of the Rail Facilities Improvement Project and authorize Mayor Hallman to sign all necessary documents pending legal review.

**Background:**

BRTU Inc. was the original low bidder on the Rail Facilities project. However, they withdrew their bid of \$ 2,336,795.15 citing increases in material costs. The next lowest bidder to accept the project was Astra Group Inc. at \$ 3,030,000. The construction budget amount is \$ 2,416,795.15. Staff was successful in securing an additional \$ 610,820 dollars from ARC to make up the difference in construction costs, but a \$ 150,000 match was added to the project. Staff has tried to get GDOT to remove the match requirement, but to date we have been unsuccessful. Staff feels we need to proceed to construction as soon as possible as rebidding would likely result in even higher bids as material cost have significantly increased since the initial bid period. The match would not be needed until the end of the project and T SPLOST funds can be used to cover the match since paving, drainage and sidewalk improvements are eligible projects. Staff is also in discussions with the CID which may also consider participating in the project. Again, staff feels comfortable that the match issue can be addressed and we should proceed forward with bid award.

Documents:

[ASTRA CONTRACT.PDF](#)  
[ASTRA PROJECTS.PDF](#)

10.VI. Consideration And Action On Dan Lee Contract

**Background:**

In 2016, the City Attorney was authorized to retain Dan Lee, a government affairs consultant, to advocate for the City before the Georgia Department of Community Affairs, as well as to monitor and advocate for the implementation of Local Legislation on the City's behalf. When the City contracted with Mr. Lee through the City Attorney to provide the services described, Mr. Lee was as a principal partner at his own firm, Piedmont Public Affairs, LLC ("Piedmont"). However, effective January 1, 2017, Mr. Lee has joined the firm of Freeman, Mathis, and Gary LLP ("FMG"), and Piedmont has ceased operations. Therefore, it is necessary for the City to enter into a new, separate agreement with FMG for Mr. Lee's services, which he has continued to provide even after the transition. The term of the original contract with Piedmont was set to expire April 30, 2017, and that termination date, along with the scope of services, shall remain the same.

It is the recommendation of the City Attorney, City Manager and staff that the agreement with Freeman, Mathis, and Gary, LLC for the services of Consultant Dan Lee should be ratified.

Documents:

[CITY OF HAPEVILLE DAN LEE CONTRACT \(2\).DOCX](#)  
[PEIDMONT LETTER RE CONSULTING CONTRACT CTY OF HAPE.PDF](#)

10.VII. Consideration And Action To Waive 1st Reading Ordinance 2017-08 Budget Amendment HATT

**Background:**

The attached memorandum and background information outlines the needed actions to adjust the City Budget to comply with the DCA directive related to the old Hapeville Association of Tourism and Trade (HATT) Board. Staff is asking due to compliance deadlines that the budget Ordinance be passed by waiving first reading. This action will begin the steps needed to come into compliance with the DCA directives prior to the new fiscal year start on July 1, 2017.

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

Documents:

[MEMO HATT COMPLIANCE.PDF](#)  
[2017-03-21 ORDINANCE TO AMEND BUDGET - HATT.PDF](#)  
[HATT BUDGET AMENDMENT.PDF](#)

10.VIII. Consideration And Action On Ordinance 2017-04 Alcoholic Beverages Ordinance

**Background:**

The City Council has been working on a new and improved Alcohol Ordinance over the last year. Multiple workshops have been held on this issue the last one being conducted on January 26, 2017. Best practices from multiple communities have been discussed and incorporated into the proposed Ordinance, as well as citizen comments. In addition, the old City code has been streamlined. The first reading occurred at a public meeting on February 7, 2017. Another reading occurred on March 7, 2017.

Staff has now revised the Ordinance as requested by Council. Staff believes that all questions related to the new Ordinance have now been researched and resolved. The second and final reading is set for March 21, 2017. Attached are the documents requested in final form. Please note, if Council does not take action on the proposed Ordinance, several provisions put in place to support the micro-brewery system as a "band-aid" will expire on March 31, 2017. Thus, staff has also developed provisions extending these rules as a back-up measure in case action is not taken or delayed on the Alcohol re-write.

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

Documents:

[PROPOSED ALCOHOL CODE FOR 3.21.17 COUNCIL MEETING.PDF](#)  
[QUICK REF. ALCOHOL CHART FOR 3.21.17 MEETING.PDF](#)  
[OPEN CONTAINER ZONE EXHIBIT.JPG](#)

10.IX. Consideration And Action On Ordinance 2017- 07 Alcohol Ordinance Extension

**Background:**

Note: This ordinance amendment is necessary only if Council does not pass the comprehensive alcohol ordinance amendment on March 21, 2017.

Council continues to work on the comprehensive update of the City Alcohol Codes/Ordinances. In the meantime, the temporary measures placed in the City Alcohol Code related to the microbrewery industry will expire on March 31, 2017 unless extended. The attached Ordinances extend the temporary provisions for another 90 days (or until June 30, 2017) to allow time for the Comprehensive Ordinance amendment to be completed.

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

Documents:

10.X. Consideration And Action On Ordinance 2017-08 Budget Amendment HATT

**Background:**

The attached Budget Amendment is needed to begin the compliance efforts of the City to meet the requirements and deadlines outlined in the letter of January 19, 2017 from the DCA Secretary. Additional background materials and information have been developed and are available.

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

Documents:

[MEMO HATT COMPLIANCE.PDF](#)  
[2017-03-21 ORDINANCE TO AMEND BUDGET - HATT.PDF](#)  
[HATT BUDGET AMENDMENT.PDF](#)

10.XI. Discussion Of Municipal Court Judge Appointment

**Background:**

As you know, the City (in compliance with a new GA. Statute) drafted an RFP for our Municipal Court Judge services. On Friday, March 10, 2017 the City closed out receipt of applications for Municipal Judge. The City staff received nineteen (19) applications to provide this service. Staff would like Council direction on next steps in the process?

Our recommendation is to form a screening committee that would review the applications and narrow the field down to the top 5-6. Interviews could then be scheduled and from that pool Council could make an appointment of the candidate they feel best meets the needs of the City.

Should you have any questions or concerns, please feel free to contact the City Manager's Office.

11. City Manager Report

12. 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.

13. Mayor And Council Comments

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.