

Mayor and Council

700 Doug Davis Drive  
Hapeville, GA 30354

April 18, 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. 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.

4. Welcome

5. Invocation

6. Presentations

6.I. Basketball Team Recognition

7. Public Hearing

7.I. Consideration And Action On A 2017 Alcohol Beverage License Retail Beer And Wine For Ponne Enterprises LLC.

**Background:**

Applicant: Ponne Enterprises LLC d/b/a Neighborhood Grocery  
Address: 3279 Dogwood Drive  
Parcel ID: [14 009800160063](#)

All Departmental reports have been received and staff has no questions or major concerns with this application at this time. We recommend approval.

Public Comment  
Staff Comment  
Mayor and Council Comment

Documents:

[3279 DOGWOOD ALCOHOL PERMIT REPORT.PDF](#)  
[ALCOHOL ADVERTISEMENT NEIGHBORHOOD GROCERY.PDF](#)  
[POLICE AND CODE REPORT NEIGHBORHOOD GROCERY.PDF](#)  
[PONNE ENTERPRISES LLC 1-27-17.PDF](#)  
[FIRE DEPT REPORT.PDF](#)  
[PONNE ENTERPRISES CORPORATION INFO.PDF](#)

7.II. Consideration Of A Conditional Use Permit To Allow The Establishment Of A Montessori School At 3391 Dogwood Drive, Hapeville, Georgia 30354. The Property Is Zoned UV,

Urban Village And Is Subject To The Zoning Regulations Under Article 11.2, Section 93-11.2-5 For The City Of Hapeville.

**Background:**

This item was reviewed by the Planning Commission on Tuesday, April 11, 2017. Please see the attached background information and Planners report. This is an advertised Public Hearing for the Council to consider the Conditional Use Permit to operate a Montessori school at this location. The City Manager has questions regarding the adequacy of the parking arrangements at this site. Planning Commission recommends approval subject to all Parking Issues are addressed with the Owner/Knights of Columbus.

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

Documents:

[LEGAL AD - 04-18-2017, MONTESSORI SCHOOL, 3391 DOGWOOD DRIVE.PDF](#)

8. Old Business

8.1. Citizen Chalkboard - Update

**Background:**

The Citizen Chalkboard program was just held on April 12 and 13. Staff will provide Council with a brief oral report on the project. Once we have time to develop a full report on the program, we will obviously share that information with the Council and the public.

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

9. New Business

9.1. Consideration And Action On Benefit Renewal For City Employee And Retirees.

**Background:**

The City Manager and staff have met with MSI our Insurance Broker on multiple occasions in order to develop competitive health insurance options that would fit our budget and provide the best benefits we can to our employees. Staff believes we have struck a good balance between these competing requirements and developed options which the Council should evaluate and consider. The attached presentation materials layout our findings. Health Insurance and the various other insurance offerings to both our employees and retiree population are a significant portion of our budget (approx. \$1.1 to \$1.2M). Please review and consider the attached information regarding this issue. Once Council decides what you are comfortable with and willing to support, staff will proceed with contract award and prepare the FY 17-18 Budget with these costs reflected.

Basically, there are two (2) options for Health Insurance. Option B would increase approx. \$3,360 over last year's budget or (.32%). The City Manager proposes this option with the understanding that staff would be authorized to set up an internal HRA type system that allows employees to use their Sick Leave benefits to cover the increased deductible amounts. This would allow staff to remain cost neutral with regard to health insurance coverage.

Dental Coverage should be re-visited. Staff recommends the 75%/50% model instead of our current model(100%/50%). This would save approx. \$23K.

Finally, staff would like for Council to consider changing the rule for retirees as to when

the retiree would move off of the City Health Insurance plan. Currently, at age 65, if eligible, retirees are moved to a HRA to supplement Medicare premiums. However, there are a few retirees that are of age, who carry dependent coverage. The proposed plan change would be to move those eligible retirees and dependents to the HRA saving the City approximately \$21,000. In making the dental plan voluntary for all retirees it would save the City an additional \$23,000.

In closing, MSI will be briefing Council on all available options and respond to any detailed questions. Should you have any specific questions in advance, please feel free to contact the City Manager's Office.

Documents:

[2017 BENEFITS RENEWAL - COUNCIL MEETING 4-18-17.PDF](#)

#### 9.II. Discussion Of Brightlan Contract

##### **Background:**

City staff in coordination with Liberty Technology has been evaluating the Brightlan contracts and the existing WYFI system deployed under the old grant agreements received by the City. Over the years, the technology operating this system has grown obsolete and its effectiveness and reliability are not to good across the City. Via an older contract; the City is spending \$1,500 a month to maintain the system and allowing all the revenues collected to go to Brightlan. The City's net share of revenue is about \$2K per year- yet we expend \$18K per year in maintenance. The City has no idea how many customers are being served nor there location. Thus, Liberty Technology has re-thought our options and will be discussing a new approach/options with the Council. Listed below is an overview summary of Liberty's issue outline. Due to the holiday period, more information/details will be presented to Council at next week's meeting.

##### **Liberty- Overview**

"The Five Year Technology Plan was adopted by the Council earlier this fiscal year. As previously discussed with City staff and Council, the City technology contract partner (Liberty Technology) has completed a plan to replace the current leased wifi system with a new city owned wifi infrastructure. The plan includes all infrastructure, internet service, installation and support for the current \$1500 per month budget amount. This system will not be City-wide, however, Liberty Technology would like to provide a brief update to the Council on the status of this key initiative and show what areas could be covered for this amount before proceeding."

#### 9.III. Discussion Of Fulton Co. Human Trafficking Resolution

##### **Background:**

The City received a message from Fulton County requesting our assistance on the issue of Human Trafficking (See Highlighted Message below-from Commissioner Bob Ellis). Staff has coordinated with Fulton County and with the City PD. We find the proposal very positive and believe the recommended language will be a beneficial tool for law enforcement to prevent this type of crime as well as other policing matters. Thus, staff recommends that Council consider approval and would respectfully ask that Council authorize the drafting of a City Ordinance that mirrors the County language. Fulton County staff will be present at the Council meeting to answer and respond to any questions directly. Fulton County legal team has already vetted the language provided.

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

"Dear Mayor Hallman, Distinguished Members of the Hapeville City Council, City Manager:

At the March 1, 2017, Fulton County Board of Commissioners' meeting, I proposed, and the Board passed unanimously, the attached amendment to the Fulton County Code that significantly strengthens the County's ability to reduce loitering by individuals when their purpose is procuring others to engage in sex acts for hire. As a leader, I wanted to bring this matter to your attention, because I believe this resolution can serve as a model ordinance that can be replicated throughout the state of Georgia, and across the Metro Atlanta area and other jurisdictions. This is an important issue where leadership is required in the public, private, and non-profit sectors.

The primary driver for sex trafficking is demand – the buyers. You reduce the demand, you help eliminate this cancer. This ordinance is about reducing demand by increasing the consequences for buyers and addressing the power imbalance that exists between those seeking to purchase sexual services and those being exploited to perform the acts. For much too long the "customers" of this reprehensible business have been able to avoid being charged with a crime as they cruise areas for purposes of paying strangers for sex acts or arrange for sex acts online. My code amendment gives law enforcement officers greater latitude to investigate loitering suspects who engage in various suspicious behaviors as well as strengthens their ability to engage in sting operations.

I believe this ordinance is the first of its kind in the state and which we feel can be a key tool in driving down demand. The language of the Amendment is modeled after Fulton County's Loitering for Drugs Ordinance. It was developed based on feedback from the Fulton County Police Department, Fulton County's Commercial Sexual Exploitation Prevention Coalition, and in cooperation with *youthSpark*, one of the Coalition's 501 (c) 3 partners. Additionally, Kristen Widner, who has been heavily involved in drafting many of the updated state laws in this area, played a pivotal role in the drafting of this ordinance.

My colleagues and I in Fulton County have taken a significant step towards transforming the manner in which this ugly issue is addressed. Human trafficking is obviously not an issue for *just unincorporated* Fulton County. To be successful, we must be aggressive in shaping and advocating for policies that actually work – across governmental boundaries. We would appreciate your consideration in adopting a similar ordinance in Hapeville, as we believe that if all local governments enact and enforce similar ordinances, we can all work together to "END IT!"

I would be delighted to explore this critical issue with any of you further. Please feel free to contact me if you desire any additional information or if I may be of further assistance.

Kind regards,

**Bob**

Bob Ellis

Commissioner, District 2

Fulton County Board of Commissioners"

Documents:

[FINAL BOC LOITERING SEX FOR HIRE RESOLUTION.PDF](#)

9.IV. Consideration And Action To Provided Support To The Aerotropolis Atlanta CID In The Amount Of \$2,500 For Grant Matching For The Aerotropolis Freight Cluster Plan.

**Background:**

City staff has been working with the Areo CID on needed transportation access issues. Attached is a request to partner with the CID, Aerotropolis and various local cities to submit a grant request to evaluate and further study rail/freight shipping issues. A representative of the CID will be available to answer questions. This is similar in nature to how the bike/ped study grant was done last fall. Our contribution will be \$2,500. Funds are available for this effort. Staff recommends approval.

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

Documents:

[FREIGHT CLUSTER PLAN PRESENTATION TO COUNCILS.PDF](#)  
[FREIGHT CLUSTER MAP.PDF](#)  
[FREIGHT CLUSTER PLAN ONE-PAGER.PDF](#)  
[DRAFT LETTER OF COMMITMENT.PDF](#)

#### 9.V. 1st Reading On Ordinance 2017-09 Driveway Surfacing

**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).

At the February 7, 2017 council meeting, the council wished to make technical changes/updates to the chapter 58 ordinance (second chapter 58 ordinance), which included codification of the list of exempt driveways.

Thereafter, at the March 7, 2017 council meeting, the Council wished to further revise the second chapter 58 ordinance. Specifically, the Council desired the best options to replace specific property exemptions (grandfathering) within the Ordinance. The staff and City Attorney advised that the best approach would be to establish a gradual compliance schedule as well as a specific process for seeking a hardship exemption from certain regulations.

Attached to this agenda item is the revised second chapter 58 ordinance.

Due to the substantial changes in the ordinance over several readings, this will be the first reading of this ordinance. Staff recommends approval as we believe further delays places the City at risk of development proposals that do not meet the new guidelines and standards. The new rule change is needed to firmly establish that gravel is not an acceptable finished surface for driveways, off-street parking and loading facilities in the City going forward.

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

Documents:

[FINAL SURFACING ORDINANCE.PDF](#)  
[REDLINE SURFACING ORD MARCH 7 VS APRIL 18.PDF](#)

#### 9.VI. Consideration And Action On The Jury's Selections For The "Sharing Our Stories" Public Art Project

**Background:**

David Burt submitted the following information regarding the Sharing Our Stories grant project. Your review and approval is required.

Documents:

[CITY COUNCIL AGENDA ITEM - SHARING OUR STORIES PUBLIC ART PROJECT.PDF](#)  
[PUBLIC ART LOCATION MAP.PDF](#)

9.VII. Discussion Of Emergency Security Plan

**Background:**

In response to recent incidents, staff has discussed the need for increased security measures at City Hall. The immediate need is to secure critical areas such as the IT room and personnel offices, while still providing an access to the rear conference room for groups that meet after normal business hours. Staff is currently placing a keyless entry door in the back hallway of City Hall. The current glass enclosure in the lobby of City Hall will have a window cut in it to provide a checkpoint before further entry into critical areas. Future improvements discussed will include increased video surveillance, ID badges and comprehensive security measure for all buildings. Staff feels these changes are necessary to assure the security of staff, IT equipment and sensitive documentation. Attached is a memo for your review and consideration.

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

Documents:

[EMPLOYEE SECURITY PLAN MEMO.PDF](#)

10. 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.

11. Mayor And Council Comments

12. 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).

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.

