

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

June 7, 2016

Agenda

7:00 PM

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. Employee Recognition

6.II. 3rd Quarter Report - Finance

Documents: [3RD QUARTER REPORT - FINANCE.PDF](#)

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. New Business

8.I. 1st Reading Ordinance 2016-14 Alcohol Extension

Background

The temporary relief Ordinances passed for assisting the new microbrewery operations are due to expire on June 30, 2016 unless Council takes prompt action to extend. A special Council workshop needs to be scheduled to correct these issues as well as other items in the existing alcohol code. Staff recommends passage of the proposed Ordinances to extend (???) and that a date certain be set for a July workshop to give the City Attorney the direction needed to draft a new comprehensive ordinance. Staff recommends July 19th or 26th.

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

Documents: [EXTENDED ALCOHOL AMENDMENT COMPARISON CHART.PDF](#),
[EXTENDED ALCOHOL ORDINANCE AMENDMENT.PDF](#)

8.II. Consideration And Action On Ordinance 2016-15 Extended Stay Hotels Moratorium
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.

The Moratorium was subsequently re-established on March 5, 2016.

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 requirements for amenities provided to include hot breakfast and larger screen TV's in each room. Council also desired to have a Special Use Permit requirement for such uses in all RMU Zones and protection of residential properties abutting such uses in the U-V zone.

In summary, the proposed ordinance would (1) continue to allow extended stay hotels in the C-2, General Commercial Zone, (2) eliminate extended stay hotels as a permitted use in the C-R, Commercial Residential Zone, (3) render the use subject to a Special Use Permit process in the RMU Zone, and (4) prohibit extended stay hotels in the U-V Zone when abutting a residential lot.

Staff is now satisfied that all zoning allowances have been considered and that little to no impacts will occur to neighborhoods in the City while accommodating this important market segment. We recommend approval of this Ordinance and the lifting of the moratorium.

The Planning Commission will be hearing this matter in June and the City will bring this matter back to Mayor and Council on July 19th. The staff recommends tabling this matter until then.

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

Documents: [EXTENDED STAY HOTEL MORATORIUM EXTENSION 6_7.PDF](#)

8.III. Consideration And Action On Resolution 2016-05 Surplus Fire Department
Background

Staff discussed with Council on several occasions the need to surplus one piece of fire equipment a 1995 International Ambulance. Potential buyer has made an offer of \$3,000. After further review the staff believes that this is a fair offer and recommends acceptance, however, if the Council wishes for this item to be placed on govdeals then the staff will follow all appropriate measures to post the apparatus.

Documents: [2016-05 SURPLUS RESOLUTION.PDF](#)

8.IV. Consideration And Action To Enter Into An A Letter Of Agreement With KaBoom For Design And Build Of A Playground For Master Park In The Amount Of \$8,500 And To Authorize The Mayor To Execute All Necessary Documents Pending Legal Review.

Background:

In early May, staff had preliminary conversations with the KaBoom Granting Agency that offers a wide variety of funding opportunities to help you bring more play into communities. After speaking with Program Officer's about Hapeville, staff were encouraged to apply for a KaBoom Playground Design & Build Playground Grant for Master Park.

Improvements to this park's playground would offer a much needed safe play area for active families to walk/bike to and to gather. Although improvements to the park such as paving/walking trail accessibility were made possible in recent years through CDBG Funds, the play equipment is aging, limited, and in a state of disrepair--where safety concerns are rising. Recently the playground site was identified by the Hapeville Cares Community volunteers as a place in need of clean-up and the site received some much needed TLC! The space can be prepped and ready to let our community's children inspire the playground of their dreams. With the funding assistance and expertise of the KaBOOM team, we could make this playground the place that would be accessible to children and their families to visit and interact with and have fun. The Master Park site was deemed by staff and KaBoom Program Officers as being an ideal site for a grant application due to several factors including the age of the equipment, cost of replacement, and the proximity to the Recreation Department's accessible programs, the Hapeville Elementary School and the Hapeville Library that also could make use of the park. With many children walking to and from school, using the City and County facilities before and after school for activities.

Staff including Community Services, Economic Development and Recreation Departments have made a written pre-application to KaBoom and held a pre-screening conference call. The next step to be considered by the KaBoom Grant panel for the award, if interested in pursuing the grant, would be to authorize the Mayor to sign the Letter of Intent and Partner Agreement. Staff has reviewed the Parks and Grounds Site Improvements funds and could make \$8,500 available for this site improvement project.

For additional information, please contact the City Manager.

Documents: [KABOOM GRANT PACKAGE.PDF](#)

8.V. Consideration And Action On Resolution 2016-08 CID Expansion

Background

The attached resolution is requested by the newly formed CID that has properties in our City. Under State Statutes the City is to approve a Resolution naming the Board member to represent the interests of the community on the expanded CID Board. Mr. Joe Folz is requesting the honor of serving in this role. City staff is very comfortable working with Mr. Folz due to our experience when he served as Chairman of the Aerotropolis Board. We also note the tremendous community involvement of Porsche USA in numerous City events and causes. Staff recommends approval of the resolution and that Council name Mr. Folz as the representative on the expanded CID Board.

Should you have any questions, please feel free to contact the City Manager or Mr. Gerald McDowell, Executive Director of the CID. Mr. McDowell's phone # is 404-349-2211.

Documents: [AWCID EXPANSION RESOLUTION - HAPEVILLE.PDF](#), [AWCID - 2016 CERTIFICATION EXPANSION PACKET.PDF](#)

9. 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.

10. Mayor And Council Comments
11. Executive Session (If Needed)
12. Appointment Of Fire Chief
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.