



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=501&key=-1&mod=-1&mk=-1&nov=0>

April 19, 2022 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PRESENTATIONS:

- 4.I. M.O.S.T presentation presented by Aerotropolis

Background:

At the May 18, 2021 work session, Council passed a resolution calling for a 1% sales tax within the City of Hapeville for the purpose of funding water and sewer projects in accordance with House Bill 160 expanding the availability of the Mutual Option Sales Tax (MOST) to the City. At the April 5th meeting Council approved city legal and city manager to complete language on an intergovernmental agreement authorizing Fulton County for the election services for the MOST for the City. The MOST referendum will be on the ballot for the May 24, 2022 elections. Atlanta Aerotropolis will be leading the information campaign for the MOST and is here this evening with a presentation on the information and next steps for public meetings.

Supporting Document(s):

1. Keep the Water Clean Campaign

5. PUBLIC HEARING:

- 5.I. Consideration and Action on a Conditional Use Permit Request to Operate a Car Rental Facility at 3114 Sylvan Road

Background:

Alex Grandoit is requesting a conditional use permit to operate a car rental facility at 3114 Sylvan Road, Parcel Identification Number 14 009900041270. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Article 3.2, Section 93-3.2-6.

The Planning Commission considered this item on Tuesday, April 12, 2022 and recommended approval subject to the following conditions:

1. The applicant must provide a lighting plan.
2. The applicant must provide a landscaping plan.
3. The applicant must consult with staff regarding installing an aesthetically pleasing fence.

Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 3114 Sylvan Road_Conditional Use Permit_Redacted2
2. Plans - 3114 Sylvan Road_CUP_V2
3. Planners Report - 3114 Sylvan Rd._ Conditional Use Permit
4. Minutes - 04-12-2022_draft
5. Legal Adv. - 3114 Sylvan Road_CUP

- 5.II. Consideration and Action on Alcohol Beverage License request by Lamodar LLC/Embassy Suites at 3450 International Blvd, Hapeville GA 30354.

Background:

The Embassy Suites has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Alcohol Beverage License App_Redacted
2. 3450 International Blvd Embassy Suites
3. Embassy Suites Alcohol License Inspection
4. Code Enforcement Alcohol Establishment Inspection.Embassy Suites
5. AD# 591360

6. 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.

7. CONSENT AGENDA:

- 7.I. Consideration and Action to accept a CDBG grant award from Fulton County in the amount of \$ 173,692 for additional funding of the Hapeville Splash Pad and authorize the signing of all necessary documents.

Background:

Fulton County has already awarded the City of Hapeville a total of \$ 205,700 in CDBG funds for the construction of a Splash Pad at the Tommy Morris Sports Complex. Construction of the Splash Pad is slated to begin in the late summer of 2022.

- 7.II. Consideration and Action to approve April 5, 2022, Council Meeting minutes.

Supporting Document(s):

1. 04 05 2022 Drafted Minutes

- 7.III. Consideration and Action to approve April 5, 2022, Executive Meeting minutes.

8. OLD BUSINESS:

- 8.I. Discussion and Directive Request by the City Manager, Tim Young, to consider removal of the pews located in the Historic Christ Church.

Background:

At the April 5th meeting, staff brought a discussion and direction request to Mayor and Council as to potentially replacing the pews at the Christ Church with removable chairs. After much discussions regarding impact to the floors, functionality of the space, and tracing back to history of the traditional church of the 1800's through much of the 20th century, Council directed staff to explore further options that may incorporate pews into the church while increasing its

functionality. Staff did meet and wanted to share its progress, provide a suggestion, and receive feedback from Council regarding direction. Community Services Director, Lee Sudduth will update on our progress.

Supporting Document(s):

1. Christ Church - Pews
2. IMG_5309
3. IMG_5310

8.II. Consideration and Action on Board Appointment Ordinance

Background:

At the February 1st Council Meeting, the Mayor and Council approved re-appointments and new board appointments. The Board of Appeals, Planning Commission, and Design Review appointments were tabled until the Council Retreat. Due to the postponement of the retreat, staff asking the Council to approve and appoint the attached list of recommended candidates.

Supporting Document(s):

1. 2nd Service Board-Redacted
2. Service Board-Redacted
3. Board Appointment Ordinance

9. NEW BUSINESS:

9.I. Discussion on Bond Financing of Projects

Background:

The Fiscal 21/22 budget included assumptions for capital financing for certain projects known at that time. As we enter into the 4th quarter of the City fiscal year, the projects are being finalized for cost impact to the city. City Financial advisor, Ed Wall, is here to discuss financing options, bonding, interest, and timing as we plan next steps for the May 3rd Council meeting.

10. CITY MANAGER REPORTS:

11. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

12. MAYOR AND COUNCIL COMMENTS:

13. EXECUTIVE SESSION:

When Executive Session 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).

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.