



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=613&key=-1&mod=-1&mk=-1&nov=0>

May 3, 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. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

7. PUBLIC HEARING:

- 7.I. Consideration and Action on Alcohol Beverage License request by TPG Overland Atlanta Beverage, LLC/ Kimpton Overland Hotel at Two Porsche Drive, Hapeville GA 30354.

Background:

The TPG Overland Atlanta Beverage, LLC/ Kimpton Overland Hotel 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:

Documents:

1. TPG Overland Application_Redacted
2. 2 Porsche Dr Alcohol Permit Report 2022
3. TPG Overland Fire Report
4. Alcohol Establishment Inspection Overland Hotel
5. AD# 594597

- 7.II. Consideration and Action on Alcohol Beverage License request by Pinnacle Spirits, LLC/The Brass Tap at 925 Virginia Ave Ste A, Hapeville GA 30354.

Background:

The Pinnacle Spirits, LLC/The Brass Tap has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and

Council. Staff ask that the Council approve the application with the condition that the applicant must obtain a final Certificate of Occupancy/Business License. All departmental reports have been received and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Alcohol Beverage License Application_Redacted
 2. 925 Virginia Ave Suite A Alcohol Permit Zoning Compliance Report
 3. Brass Tap Alcohol Establishment Inspection
 4. Brass Tap Fire Inspection
 5. AD# 594589
- 7.III. Consideration and Action on Alcohol Beverage License request by Marrietta St. Comedy, INC/ Uptown Comedy Corner at 1155 Virginia Ave Ste M, Hapeville GA 30354.

Background:

The Marrietta St. Comedy, INC/ Uptown Comedy Corner 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:

Documents:

1. Alcohol Beverage License Application_Redacted
 2. 1155 Virginia Ave Suite M Comedy Club Alcohol Permit Report 2022
 3. Uptown Fire Inspection Report
 4. Uptown Comedy Corner Alcohol Establishment Inspection
 5. AD# 594605
- 7.IV. Consideration and Action to rezone the properties located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive, more particularly described as Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, and 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Residential to P-D, Planned Unit Development.

Background:

Alex Popham of Epic Development is requesting to rezone the properties located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive from U-V, Urban Village and R-1, One Family Residential to P-D, Planned Unit Development to construct 25 single family units on approximately 1.47 acres.

The Planning Commission considered this item on April 12, 2022 and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr._Rezoning_Redacted
2. Plans - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr._Rezoning
3. Planners Report - 325 Sunset, 376 King Arnold, 3394 Lavista
4. Minutes - 04-12-2022_draft
5. Legal Adv. - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Drive_Rezoning

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. CONSENT AGENDA:

- 9.I. Consideration and Action to accept a \$59,000 grant from Georgia Recreation and Parks Association by way of the Georgia Department of Education.

Background:

The Hapeville Recreation Department was awarded a \$59,000 grant from the Georgia Recreation and Parks Association's Building Opportunities in Out-of-School Time (BOOST) Grant Program. The program seeks to leverage out-of-school time and whole child support to address learning loss in Georgia. With this grant, the department will be able to purchase equipment that promotes physical activity and provide educational field trips and family fun days. This is a non-matching reimbursement grant.

Documents:

1. Summer 2022 MOU Form
2. Conflict of Interest - Summer 2022

- 9.II. Consideration and Action to approve the Courtware agreement for Court document handling.

Background:

To aid the efficiency, speed and accuracy of Municipal Court processing, the Municipal Court Judge has requested that the City expand its agreement with our court software provider, Courtware, to include hosting the municipal court data. Over time our current system has become increasingly slow, cumbersome and does not interface well with the current system. This has resulted in documents being printed in duplicate for distribution to the court staff, wasting time and resources. The move will enhance our virtual court operation as well as day to day data management. The annual fee will be based upon court and record volume but should approximate \$20,000 for the upcoming year. Fees are funded by our Court Technology fees collected through court services.

Documents:

1. Hapeville GA Courtware JusticeONE Revised Proposal

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and action to approve the purchase of 6, 2022 Ford EcoBoost Utility Vehicles from Brannen Motor Company and fully outfitted at a cost of \$335,699.52.

Background:

With an aging fleet, rising costs of repairs, and the need to replace approximately 12 patrol vehicles, the police department is requesting approval to purchase 6, 2022 Ford EcoBoost Utility Vehicles from Brannen Motor Company and fully outfitted at a cost of \$335,699.52. The city has budgeted for the vehicles over the past few years, but due to COVID 19 restrictions, manufacturers were not able to fill requests. This prevented our ability to replace any of the aging vehicles. Using the list of vehicles in need of replacement today, the department is asking for approval to surplus 6 of the vehicles and allow us to sell them on GovDeals once the new vehicles arrive. The remaining 6 vehicles will be brought in at a future date with the next vehicle purchases. The vehicles selected for surplus are based on mechanical condition and appearance. The list is as follows:

1999 Ford Crown Victoria VIN 2FAFP71WXXX239753, milage 164,165
2001 Ford Crown Victoria VIN 2FAFP71W9YX208673, milage 151,107
2011 Ford Crown Victoria VIN 2FABP7BV3BX134632, milage 80,000
2001 Ford Crown Victoria VIN 2FAFP71W11X125308, milage 178,605
1998 Ford Crown Victoria VIN 2FAFP71WoWX174085, milage 155,221
1999 Ford Crown Victoria VIN 2FAFP71WoXX126765, milage 136,115

If approved, this would help bring the department closer to a fully functional fleet and help reduce our maintenance costs.

Documents:

1. Hapeville Ecoboost Equipped quote (2)
 2. motorola radio quote 2022 for Fords
 3. surplus 2022 12 cars
 4. Police Vehicle lis - Council
- 11.II. Consideration and action to approve the addition of a Human Resources/Payroll Coordinator to the Human Resources Department

Background:

The Human Resources Department currently oversees all personnel items for current (approximately 145), former and retired employees (all eligible), including benefits administration, pension, legal challenges, and compliance of applicable federal, state, and local laws and regulations. As restructuring in the Finance Department continues, payroll will be transitioned to the Human Resources Department. As a result of the additional responsibilities and requirements of the department, currently managed by one staff member, one additional full-time staff member is requested. The new staff member will serve as a backup to the Human Resources Manager, process the biweekly payroll, assist with answering phone calls that come into City Hall, and serve as a backup to the City Clerk at council meetings on an as-needed basis.

Documents:

1. Human Resources-Payroll Coordinator
 2. Human Resources Organizational Chart 2022
- 11.III. Consideration and Action City Planner Transfer of Contract.

Background:

Over the past 5 ½ years, B+C Studio and Dr. Lynn Patterson have collaborated to provide planning and zoning services to the City of Hapeville. As Dr. Patterson performs all of the services for the City, with limited assistance or input from B+C Studio, Dr. Patterson and B+C Studio ownership decided it would be more appropriate for Three Points Planning, to assume the responsibility for the contract. This is merely an administrative change and will be seamless for the City with no interruption of services or changes in staffing. The agreement language mirrors the agreement with B+C Studio. Legal has reviewed the agreement and signed off on the verbiage.

Documents:

1. B+C Studio - prior Agreement
- 11.IV. Discussion on Short Term Rentals

Background:

In February 2020, Mayor and Council and Staff began discussions on how the City plans to address Short Term Rentals. In March 2020 the COVID-19 pandemic broke out and discussions were postponed until the economy normalized. The City is in a cycle of growth now with renovations in process, new homes and townhomes being built and more planned. This is an opportune time to return to planning how the City will address Short Term Rentals. Included in the packet are minutes from the last council discussion and examples of an ordinance from two cities with different approaches to Short Term Rentals. For a start to our discussions with this council and direction on how to craft City Policy. City Manager requests a discussion on residence stipulations for Short Term Rental owners; owner occupied, owners as City residents, and or non-resident owners.

Documents:

1. Mayor and Council Session 02042020
2. Short-Term Rental Application _ Brookhaven Georgia
3. draft ordinance - Peachtree City

12. CITY MANAGER REPORTS:

13. 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.

14. MAYOR AND COUNCIL COMMENTS:

15. 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).

16. 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.