



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

December 5, 2023 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 to Approve the Alcohol Beverage License Request for Junior's Pizza 2, LLC, located at 397 N. Central Ave Ste 203, Hapeville, GA 30354.

Background:

Junior's Pizza 2, LLC has completed all 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. Juniors Pizza 2 LLC Application_Redacted
 2. Menu
 3. City Planner's Report
 4. Fire Marshall Report
 5. Code Enforcement Report
 6. AD# 694604
- 7.II. Consideration of an amendment to the Code of Ordinances, Chapter 90 (Subdivisions)- First Reading.

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 90 (Subdivisions),

Sections 90-1-1 (Purpose, authority and jurisdiction), 90-1-2 (Procedure for plat approval), 90-1-4 (Development prerequisite to final approval) for the purpose of amending the subdivision ordinance.

The Planning Commission considered this item on November 13, 2023, and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Chapter 90___SUBDIVISIONS_revisions_November 2023_annotated
2. Summary Minutes - 11-13-2023_draft
3. Legal Ad - 12-05-2023_text amendments

- 7.III. Consideration of an amendment to the Code of Ordinances, Chapter 93 (Accessory Uses)-First Reading.

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 1 (Title, definitions and application of regulations), Sections 93-1-2 (Definitions), 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences), and 93-2-6 (Abatement) for the purpose of amending the accessory uses ordinance.

This Planning Commission considered this item at the November 13, 2023, meeting and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Sec. 93_2_5. Accessory_uses_accessory_buildings_accessory_buildings Revisions_Nov 2023_annotated
2. Summary Minutes - 11-13-2023_draft
3. Legal Ad - 12-05-2023_text amendments

- 7.IV. Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3 (Nonconforming Uses)- First Reading.

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3 (Nonconforming uses), Sections 93-3-2 (Nonconforming uses permitted), 93-3-5 (Restoration), 93-3-6 (Abandonment), 93-3-9 (Enlargement), and 93-3-11 (Notice to owners of nonconforming property) for the purposes of amending the nonconforming uses ordinance.

Staff Comments:

Public Comments:

Supporting Document(s):

1. ARTICLE 3. NONCONFORMING_USES_Revisions_November 2023_Annotated
2. Summary Minutes - 11-13-2023_draft
3. Legal Ad - 12-05-2023_text amendments

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 Hotel Motel Service Agreement

Background:

An agreement with HdL companies to provide Hotel Motel tax collection reporting to replace TRP Group. The TRP team had an unexpected loss in their team, thus pressing GMA to seek a new service provider for its clients.

Supporting Document(s):

1. GMA-HdL Lodging Tax Agreement
2. 2023-10 GMA HdL Partnership Announcement Letters

9.II. Consideration and Action to approve the September 26, 2023, Special Called meeting minutes.

Supporting Document(s):

1. Special Called Meeting Minutes MC -MS_WithMSLogo

9.III. Consideration and Action to approve November 14, 2023, Council Meeting minutes.

Supporting Document(s):

1. Drafted Mins 11142023

9.IV. Consideration and Action to approve November 27, 2023, Council Meeting minutes.

Supporting Document(s):

1. Drafted Mins 11272023

9.V. Consideration and Action to approve November 27, 2023, Executive Session minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

11.I. Consideration and Action of the Mayor and Council 2024 Meeting Schedule Ordinance. - Second Reading.

Background:

City staff is requesting for Council to approve the Ordinance for the Mayor and Council 2024 meeting schedule.

Supporting Document(s):

1. 2024 Mayor and Council Meeting Schedule
2. Amendment to Ordinance for Regular Meetings

11.II. Consideration and Action to Approve an Intergovernmental Agreement (IGA) with Fulton County for Animal Control Services.

Background:

The current Intergovernmental Agreement (IGA) for providing Animal Services by Fulton County for the City of Hapeville expires on December 31, 2023. To continue providing the City of Hapeville with uninterrupted animal services, Fulton County has provided a new IGA that will extend the service for an additional five-year period through December 2028.

During the new IGA period, the estimated share of the total cost to operate the Animal Services program for the City of Hapeville will be based on the classification (rabies-related or not) and location of calls for service. Fulton County will provide real-time billing on a quarterly basis. The approximate cost to Hapeville for the upcoming year will be \$45,382.

Supporting Document(s):

1. City of Hapeville_Animal Control IGA_11.16.23
2. City Notification Letter_Hapeville
3. Attachment 1 - Annual Program Cost Calculator
4. Attachment 2 - Informational Package_Hapeville

- 11.III. Consideration and Action to approve Sol Construction LLC in the amount of \$339,877.00 for the construction of the S. Central Avenue Sidewalk and Gateway Project.

Background:

On November 28, 2023, Community Services received 5 bids for the construction of the S. Central Avenue Sidewalk and Gateway Project. This project is located in the west corridor of the city and will consist of new sidewalks, curb & gutter, landscaping, paving, and a new gateway sign. Sol Construction LLC was the low bidder at \$339,877. The next lowest bid was Corbett Group at \$405,161, followed by Construction 57 Inc. at \$462,820.75. This project will be funded with T Splost funds.

Supporting Document(s):

1. S. Central Sidewalk and Gateway Project
2. S. Central Sidewalk and Gateway Project
3. S. Central Sidewalk and Gateway Project
4. Bid Recommendation Letter

- 11.IV. Consideration and Action to Approve the GA DOT – Interstate 85 Lighting Agreement.

Background:

An agreement with Georgia Department of Transportation (GDOT) to replace lighting on Exit 74 at Interstate 85. GDOT will install new lights and the City will be responsible for ongoing lighting energy costs, repairs, and maintenance. Under separate billing, Georgia Power will include the lighting maintenance and repairs in its monthly cost to the city.

Supporting Document(s):

1. I-85 @ Exit 74 Lighting Agreement (City of Hapeville)

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.