



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 WORK SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.portal.civicclerk.com/event/1124/overview>

March 19, 2024 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. Flock – Shot Detection

Background:

The City welcomes opportunities to enhance our ability to provide a safe and secure environment for our residents. To that end council has requested a presentation on “shot spotting” technology, how it works, the benefits, and possible opportunities for Hapeville. The City works with Flock Safety for license plate readers (LPRs) and has had good success with the product. Flock Safety has shot spotter technology that can help quickly locate the origins of gunshots and other sounds that can assist Police and enhance response times. Flock representatives are here tonight to present its Raven product and its benefits.

5. PUBLIC HEARING:

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 Approve March 5th, Council Meeting Minutes.

Supporting Document(s):

03052024 Drafted Minutes

8. OLD BUSINESS:

9. NEW BUSINESS:

9.I. Consideration and Action to Approve the "Keep Momma Moving Walk-A-Thon" Event Request.

Background:

The MOM Foundation, Inc. stands for “Mirror of Mothers.” It was founded on the principles of God’s love for us and His command for us to love one another. The MOM Foundation, Inc. is a 501(c)(3) non-profit organization with a primary focus on uplifting and encouraging elderly mothers aged 69 and above in an effort to combat loneliness. This is done through social events and community-based initiatives. In addition, the MOM Foundation encourages high school seniors and college students to become volunteers by offering scholarship opportunities. All events are funded by donations and fundraising. Since 2017, the MOM Foundation, Inc. has held its 1st Annual “Keep Momma Moving” Walk-A-Thon at the Jess T. Lucas Y-Teen Park. The Foundation’s Vice President, Gloria Walker, is a resident of Hapeville. 2024 marks the Foundation’s 7th Annual Walk-A-Thon at Hapeville Park on 08/03/2024. The race will start at 7:00 am and end at 1:00 pm. We expect to have around 50–75 attendees. We hope to have 3 banners for this event that will show the MOM Foundation Logo and pictures placed on the S. Central Ave Fence near the entrance from July 22- August 3rd. Jess T. Lucas Y-Teen Park is a perfect location because of the beautiful trees, safe environment, nicely manicured grounds, convenient parking, and restrooms.

Supporting Document(s):

1. Mom Foundation, Inc
2. MOMF BANNER (1)

9.II. Consideration of Ordinance for the modified City Retirement Plan – First Reading.

Background:

On February 7, 2023, Council adopted an ordinance executing the Rule of 70, effectively changing the vesting period for Public Safety from five (5) to ten (10) years. In January 2024, when new Police Chief Hedley was appointed, the City recognized the need to adjust the vesting period for Police and Fire Department Heads back to five years to be equitable to other Department Heads. Council approved the Staff recommendation to update City Retirement Plan. The proposed ordinance is the final phase to execute the changing the Public Safety Department Head vesting period back to five (5) years.

Supporting Document(s):

1. Hapeville CL 3 4 2024
2. Hapeville Adoption Agreement 3 4 2024
3. Hapeville Addendum 3 4 2024

9.III. Consideration and Action to enter into an agreement with Bright from the Start Summer Food Service Program, nominate Ashley Moody as Delegated Principle, and acceptance from Ashley Moody of this position as Principal.

Background:

The Summer Food Service Program (SFSP) is a federally-funded, state-administered reimbursement program that offers free, healthy meals to children under the age of 18 and adults with disabilities in low-income areas. The SFSP grant allows the Recreation Department to serve breakfast and lunch free of charge to children who attend summer camp and residents in the Hapeville area. Last year we were reimbursed over \$8,500. We were able to serve over 2,200 meals during a time span of eight weeks. This is a non-matching reimbursement grant.

The Recreation Department and the City of Hapeville grant authorization to Ashley Moody to act as the Delegated Principal for the summer of 2024. Ashley Moody accepts the appointment of Principal for the City of Hapeville with all duties and responsibilities pertinent to this appointment.

Supporting Document(s):

1. Delegation of Authority 2024

- 9.IV. Consideration and Action to approve the purchase of 18 new benches and 18 trash cans from Kompan Inc. in the amount of \$55,323.10 as part of the 2023 CDBG Parks Improvement Project.

Background:

The Fulton County Community Development Department has awarded the City of Hapeville \$54,075 in grant funds for the 2023 fiscal year. The City of Hapeville will use these funds to purchase new trash cans and benches for Jess Lucas Park, Lake Park, and John Lewis Memorial Park. The remaining cost of \$1,248.10 will be expensed from the general fund. The next lowest bid was Keystone Ridge Designs at \$57,597. There is no match for this grant.

Supporting Document(s):

1. Sales_Proposal_SP133668
2. plaza bench
3. plaza trash

- 9.V. Consideration and Action to accept a \$60,000 grant from the Georgia Recreation and Parks Association through the Georgia Department of Education.

Background:

The Hapeville Recreation Department was awarded a \$60,000 grant from the Georgia Recreation and Parks Association's Building Opportunities in Out-of-School Time (BOOST) Grant Program for the summer of 2024. The BOOST program seeks to leverage out-of-school time while focusing on a whole-child approach to address learning loss in Georgia. With this grant, the department can add additional summer staffing, provide free educational field trips and in-house experiences, and purchase supplies and materials to promote STEAM learning. This is a non-matching reimbursement grant.

Supporting Document(s):

1. Conflict of Interest 2024
2. MOU Summer 2024

- 9.VI. Discussion on Housing Developments Built for Sale vs. For Lease

Background:

A combination of increasing land and construction costs, rising interest rates, changing demographics and market demands have led to increasing interest and activity in build-to-rent single-family attached and single-family detached developments across the country.

This trend has found its way to Hapeville with one existing and one proposed build-to-rent townhome projects. Among citizens and the Council there have been informal ruminations on the perceived merits of for-rent master developments and how they fit within Hapeville.

Our City's Zoning Code historically did not differentiate between the two ownership models. In the various zoning districts, the Code distinguishes apartments/multifamily as presumably rentals and until recently did not clearly articulate single-family attached build-to-rent from fee simple. The Code was recently updated to differentiate these two. Of note, the RMU, Residential Mixed-Use district allows for multi-family, single-family attached and single-family detached by right. The U-V, Urban Village, district requires multi-family to obtain a conditional use permit. The V, Village district allows for condominiums and single-family attached with no provision for multi-family/apartments. With the new definitions, the Council may now determine in which district these various permitted uses are allowed by right or by conditional use permit.

Staff encourages any discussion include data on the impact of fee simple versus build-to-rent products on communities, particularly given the current housing climate, management practices, desired amenities within a project as well as throughout the community and other considerations.

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.