



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.civicclerk.com/Web/Player.aspx?id=498&key=-1&mod=-1&mk=-1&nov=0>

January 18, 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. PUBLIC HEARING:

- 4.I. Consideration and Action on Alcohol Beverage License request by Paper Plane at 816 S Central Ave, Atlanta, GA 30354.

Background:

Paper Plane Restaurant 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. Paper Plane Redacted
 2. 816 S Central Alcohol Permit Planners Report
 3. Paper Plane alcohol permit application 2022
 4. Paper Plane Fire Report
- 4.II. Consideration of an amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) - First Reading

Background:

The City Council approved a rezoning for Parcel Identification Number 14 0096 LL 0585 (400 Porsche Avenue) from P-D, Planned Unit Development to B-P, Business Park on November 9, 2021. The zoning map must be updated to reflect the approved zoning change with a text amendment.

The Planning Commission considered this item on December 14, 2021 and recommended approval. Staff supports their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

1. Zoning Map Amendment 2022 DRAFT (02912804xA0B3B)
2. Hapeville Zoning Map_01-18-2022
3. Planner's Report Text Amendment Zoning Change December 2021

4.III. Consideration on 2021-2022 Budget Amendment – First Reading

Background:

Fiscal Year 2021-2022 budget was adopted on June 22, 2021. This adopted budget called for \$17.2M in General Fund expenditures with revenues listed as \$16.7M. After finance reviewed revenues and expenditures, met with the City Manager and all department heads, we are presenting the following adjustments to the City's General Fund budget.

As of December 31, 2021, we are projecting total General Fund revenues of 17.1M, which is a 65K decrease from adopted budget. This projected revenue decrease is based on eliminating the previously budgeted 1.03M in ARPA Funds – now moved to a reduction in General Fund Public Safety Expenditures, eliminating the use of previously budgeted Fund Balance of 510K, increase of 111K in projected Local Options Sales Tax, increase of 520K in Building Permits & Fees, increase of 100K in Court Fines due to addition of new traffic unit, and increase of 42K in Facility Rentals and other Miscellaneous Receipts.

A review of the City's expenditures and budget realignment has allowed Finance to project the following summarized increases to the General Fund budget. Explanations of these projected increases are included in the attached budget document.

- 1330 – City Clerk - \$20K – Professional Fees
- 1510 – Finance - \$21K – Personnel Cost
- 4210 – Highway & Streets – \$158K – Personnel Cost
- 6120 – Participant Recreation – \$41K – Personnel Cost
- 6220 – Parks Areas & Grounds – \$291K – Technical Inspections
- 7520 – Economic Development – \$13K – Personnel Cost

The updated 2021-2022 budget will be uploaded to the City's Website after Mayor and Council Approval.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

1. Ordinance to Amend Budget for Fiscal Year 2021-2022-(01-18-2022)
2. FY2021-2022-Mid Year Proposed Budget Amendment - (Updated Review Copy)-01-18-2022 CM

4.IV. Consideration and Action on a Conditional Use Permit request to operate a commercial parking lot at o Norman Berry Drive.

Background:

Sonial Patel and Jay Patel are requesting approval of a Conditional Use Permit to operate a commercial parking lot on a 1.36-acre parcel located at o Norman Berry Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0127-LL1230. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional Uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this item on January 11, 2022 and recommended approval subject to the conditions outlined in the Planner's report. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - o Norman Berry Drive_Conditional Use Permit_Redacted
2. Plans - o Norman Berry Drive
3. Planners Review 1155 Virginia Ave Norman Berry Drive Parking Lot Conditional Use Permit 2022

5. 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.

6. CONSENT AGENDA:

- 6.I. Consideration and Action to approve the January 4, 2022, Council Meeting minutes.

Documents:

1. 01042022 minutes

- 6.II. Consideration and Action to approve the January 4, 2022, Executive Session Meeting minutes.

7. OLD BUSINESS:

8. NEW BUSINESS:

- 8.I. Consideration and Action to approve the Solid Waste Collection Service Agreement Amendment.

Background:

Our current Solid Waste Collection Agreement expires in May of this year. Waste Pro is requesting an increase of 99-cents from the current rate of \$ 16.52 per household. This increase is due to an increase in fuel and labor costs. The new rate of \$ 17.51 would still be lower than the next lowest bid of \$ 19.98 from the 2019 bidders. This would also allow us to have no increases in our residential sanitation rates at this time. The metro area has recently seen delays in garbage and recycling collections from days to weeks due to labor shortages and covid. While we have avoided those delays in Hapeville, we feel that Waste Pro is best equipped to handle the future expansion of our current customer base and avoid any disruptions to our garbage and recycling service. Staff recommends approval of this amendment.

Documents:

1. Solid Waste Bids
2. AMENDMENT Waste Pro Contract 2021

- 8.II. Consideration and Action to approve the Ordinance to Repeal Booting.

Documents:

1. Ordinance to Repeal Booting Ordinance (02934555xA0B3B)

- 8.III. Consideration and Action on approving A&A Asphalt in the amount of \$ 215,154 for milling and paving of Springhaven Avenue and the installation of curb and sidewalk on parts of Stillwood, Springhaven and North Avenue.

Background:

Springhaven Avenue is listed on the City's Paving and Sidewalk Inventory as being in poor condition. The road became a dead end several years ago and it has dilapidated over time. A&A Asphalt will mill the remaining asphalt, pave the road and install new curbs and sidewalks in this area. This is a transportation related project and will be expensed with T SPLOST funds.

Documents:

1. A&A Asphalt Bid.211130

- 8.IV. Consideration and Action on Cost adjustment request to 748 Virginia Avenue construction project due to unforeseen sanitary sewer issues.

Background:

For the redevelopment of 748 Virginia Avenue, the city council approved a total budget amount of \$1,875,000 in July of 2021. At that point in time, the design was in process and permitting had not yet started.. The project budget approved by the city council in July of 2021 included a project contingency of \$175,517.00. This amount was included in the budget to cover items that could likely occur on the project, and thereby increasing the cost of construction. While the exact extent of potential impacts was not ascertainable at the time the budget was presented to city council, it was prudent to include an amount of funds to address future contingencies such as:

- Potential cost increases in material and labor while the design was being completed
- Design and program enhancements Impact to the project scope from the city review and permitting process
- Unforeseen site conditions

While the impact to the project budget from the city review and permitting process was nominal, other impacts have occurred. Carl Trevathan, project program manager from Kentec Associates, will explain the request for contingency increase.

Documents:

1. Printmaker Studio - Additional Funding Request - 2021-12-27
 2. HDA Minutes 1-13-2022
- 8.V. Consideration and Action for a resolution to accept the agreement to purchase property for 990 & 994.

Background:

This Resolution accepts the Agreement to Purchase Property signed by LRA Investments, LLC., for the properties located at 990 South Central Avenue (14 012700060193) and 994 South Central Avenue (14 012700060177). These properties will be used for a new public works facility as authorized by Resolution No. 2021-11, dated November 9, 2021. The action being taken by this Resolution is for the purposes of formally accepting the Agreement to Purchase Property signed by LRA Investments, LLC., in an open meeting.

Documents:

1. Resolution to Accept Agreement -- 990 & 994
 2. Agreement to purchase property for 990 & 994.
- 8.VI. Consideration and Action for a resolution to accept the agreement to purchase property for 1014 & 1016.

Background:

This Resolution accepts the Agreement to Purchase Property signed by Auto Vison Custom Paint & Collision Center, LLC., for the property located at 1014 & 1016 South Central Avenue (14 012700060243). This property will be used for a new public works facility as authorized by Resolution No. 2021-11, dated November 9, 2021. The action being taken by this Resolution is for the purposes of formally accepting the Agreement to Purchase Property signed by Auto Vison Custom Paint & Collision Center, LLC., in an open meeting.

Documents:

1. Resolution to Accept Agreement -- 1014 & 1016
 2. Agreement to purchase property for 1014 & 1016.
- 8.VII. Consideration and Action for a resolution to authorize and approve the use of the eminent domain to acquire 990 & 994.

Background:

This Resolution authorizes and approves the use of eminent domain to acquire the properties located at 990 South Central Avenue (14 012700060193) and 994 South Central Avenue (14 012700060177). These properties are owned by LRA Investments, LLC. Right now, we have an option agreement to purchase this property, which you all just formally accepted. If the property cannot be acquired by voluntary agreement through that Agreement to Purchase Property we just accepted for whatever reason, such as for title issues, etc..., then this Resolution authorizes the use

of eminent domain to acquire the properties should we need to do that.

Documents:

1. Resolution to Condemn -- 990 & 994

- 8.VIII. Consideration and Action for a resolution to authorize and approve the use of the eminent domain to acquire 1014 & 1016.

Background:

This Resolution authorizes and approves the use of eminent domain to acquire the property located at 1014 & 1016 South Central Avenue (14 012700060243). This property is owned by Auto Vison Custom Paint & Collision Center, LLC. Right now, we have an option agreement to purchase this property, which you all just formally accepted. If the property cannot be acquired by voluntary agreement through that Agreement to Purchase Property we just accepted for whatever reason, such as for title issues, etc..., then this Resolution authorizes the use of eminent domain to acquire the properties should we need to do that.

Documents:

1. Resolution to Condemn -- 1014 & 1016

9. CITY MANAGER REPORTS:

10. 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.

11. MAYOR AND COUNCIL COMMENTS:

- 12. 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).*

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.