



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=614&key=-1&mod=-1&mk=-1&nov=0>

June 7, 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:

6.I. Proclamation Honoring Ambassador Andrew J. Young, Jr.

Supporting Document(s):

1. PROCLAMATION HONORING AMBASSADOR ANDREW J. YOUNG JR

7. PUBLIC HEARING:

7.I. Consideration on the 2022-2023 Budget Ordinance - First Reading

Background:

On May 17, 2022, the City staff presented the initial draft of Fiscal 2023 Hapeville Proposed Budget. The City advertised the public hearing in the ALM newspaper on May 25, 2022, and is expected to advertise again on June 15, 2022. A copy of the draft budget is posted to the City's website, along with a physical copy of the detailed budget for public viewing at City Hall.

The global pandemic had a significant impact on local municipalities for the second year. However, Hapeville has weathered the storm again and is expected to end FY2022 in a better financial position than the original forecast. The stronger than planned ending gives us conservative optimism for Fiscal Year 2023.

This FY2023 budget calls for approximately 18.4M in General Fund expenditures. In comparison, the FY2022 budget has \$17.3M in expenditures. The increase over last year is driven by the necessity of city building repairs, the Police Department's systematic vehicle replacement program, and purchases related to economic development. Operational inflows are budgeted at 18.4M with no supplement by an apportionment from City Fund Balance. The anticipated revenue primarily consists of real and personal property tax and local option sales. taxes, proceeds from loans, and hotel/motel tax.

In fiscal year 2022, the City was successful in focusing on vehicle replacement, staff investments, and property acquisition (new Public Works Facility). In fiscal year 2023, the City will turn its attention again to repairs & maintenance and vehicle replacements - Police.

The proposed 2023 budget is our initial best estimate and projection for the next 12 months. As financial positions and actual circumstances change, Finance will continue to review, assess, and request budget amendments.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. City of Hapeville_Budget Ordinance - FY2023
2. City of Hapeville FY2022-2023 Proposed Budget Requests Summary-Exhibit A
3. City of Hapeville FY2022-2023 Proposed Budget Requests - Summary and Detail-Exhibit B
4. City of Hapeville FY2022-2023 Proposed Annual Operating Budget Book - Exhibit C
5. AD# 597337

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 approve May 17, 2022, Council Meeting minutes.

Supporting Document(s):

1. 05172022 Meeting Minutes

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve a Resolution to Authorize the Abandonment of a Portion of Arnold Street.

Background:

Jim LaVallee, of EpiCity Real Estate Services, is requesting that the City abandon a portion of Arnold Street located in the Land Lot 96 of the 14th District, Fulton County (City of Hapeville) adjacent to Sunset Avenue and King Arnold Street for the purpose of constructing 25 townhomes. This matter came before Mayor and Council for discussion on November 9, 2021.

Supporting Document(s):

1. Resolution on Arnold Street Abandonment
2. Arnold Street Abandonment Exhibit

- 11.II. Consideration and Action on Proposal to Dispose of Surplus Property Located at 3609 South Central Avenue.

Background:

On March 1, 2022, the City declared property located at 3609 South Central Avenue, Hapeville, Georgia, to be surplus and authorized the disposal of said property through sealed bid. The City received one sealed bid for a proposal to construct a hotel on the property. The bid has been brought before Mayor and Council for consideration and action to award or reject the sealed bid from Raj Patel with Apsilon Hotels.

Supporting Document(s):

1. Notice of Sealed bid
2. Bid Packet
3. Bid Tabulation Sheet

- 11.III. Consideration and Action to Approve an Authorizing Resolution, for the Hapeville Development Authority to issue bonds and approve the sales agreement.

Background:

The Hapeville Development Authority is issuing a revenue bond to finance a public works facility, updates to the city hall facility and municipal court and police headquarters facilities, and public recreation fields and associated facilities, all located or to be located in the City of Hapeville, and all related property, both real and personal, of the Premises, the Buildings, and the Equipment. The Authority will sell the projects to the City of Hapeville for installment payments of purchase price equal to the debt service payable on the Authority's revenue bond. The Authority will sell its revenue bond to Regions Equipment Finance Corporation.

Supporting Document(s):

1. Authorizing Resolution - 2022 - City of Hapeville GA (Public Service Building Financing)

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.