



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=505&key=-1&mod=-1&mk=-1&nov=0>.

August 2, 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:

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 July 12, 2022, Council Meeting minutes.

Supporting Document(s):

1. Minutes 07122022

9.II. Consideration and Action to approve July 12, 2022, Executive Meeting minutes

9.III. Consideration and Action to approve Headcount Addition for Hapeville Depot Manager.

Background:

The City is requesting a Museum Manager position be added to the 2022-2023 budget. The position will enhance the Depot's ability to remain open and create a more dynamic museum for residents and visitors. Currently run by volunteers and the occasional intern, the Museum Manager will oversee all operations of the Depot and bring it under the oversight of city management. The position will be funded through collections of Hotel Motel tax, Tourism Product Development allocation.

10. OLD BUSINESS:

- 10.I. Consideration and Action to approve a resolution amending the current City of Hapeville Water Rates.

Background:

On January 1, 2023, the City of Atlanta will increase their wholesale water rates to the City of Hapeville. That increase will be \$ 1.75 per thousand gallons. In turn, the City of Hapeville will pass on this \$ 1.75 increase to its Non-Residential customers. In addition, the Multi-Dwelling accounts will be moved from the current flat rate fee system to conservation tiered pricing with all the other Hapeville water accounts. The last water rate increase in Hapeville was in 2012. If passed, the new proposed water rates would go into effect on January 1, 2023.

Supporting Document(s):

1. Hapeville Rate Increase Non-Residential
2. Resolution for water rate amendment for Non-Residential customers and Multi-Dwellings. LCR 7.29.22 (03110183)

- 10.II. Discussion on the Jess Lucas Park Gazebo Fees.

Background:

Staff has taken the suggestions of Mayor and Council from the June 21, 2022 meeting and revised the rental fees for the Gazebo at Jess Lucas Park. In discussion with other city departments, staff has come up with a three-tier system that will provide facility coverage and ensure the safety and cleanliness of the park.

Supporting Document(s):

1. Jess Lucas Fees Revised

11. NEW BUSINESS:

- 11.I. Discussion on an Ordinance to Amend the City of Hapeville's Ward Boundaries.

Background:

A proposed ordinance to amend the boundaries for Ward 1 and Ward 2 to the following: Ward No. 1 shall consist of all of the area of the City of Hapeville south of the railroad tracks at Central Avenue and all of the area of the city west of the centerline of Dogwood Drive, all of the area east of Dogwood Drive beginning north of Oak Drive from Jackson Street to Old Jonesboro Road, continuing north on Old Jonesboro Road to Birch Street and ending at Forrest Hills Drive, being the area formerly known as Ward 1. Ward No. 2 shall comprise the area north of the railroad tracks on Central Avenue and east of the centerline of Dogwood Drive, south of Jackson Street from Old Jonesboro Road to Birch Street and ending at Commerce Way, being the area formerly known as Ward 2.

Supporting Document(s):

1. Ordinance to Amend District Maps (03102189-2xAoB3B)
2. Hapeville Wards Map 2022 (Exhibit A) (03109942xAoB3B)

- 11.II. Discussion on Fulton County Local Option Sales Tax (LOST) Negotiations and Impact on 2022 Property Tax Millage

Background:

As indicated in prior meetings, the County has officially opened negotiations with the 15 Fulton County cities for the next 10-year LOST distribution allocations. The County is currently receiving a 4.98% share of the monthly LOST collection pool and has opened negotiations with a request to raise their draw to 35%. The Cities have countered with a recommendation for the County share to be 2.45% and Cities 97.55%.

There is a hard deadline of Friday, December 30th, for a signed agreement, or LOST could be eliminated entirely. There are scheduled negotiation sessions between the cities and the county - each Friday in August.

Should an acceptable arrangement not be reached by August 31st, the next steps are non-binding arbitration and/or mediation. As of Friday, July 29th, there is not a confirmed agreement of those steps. The cities have all agreed and recommended going directly to arbitration; the County has not agreed. The uncertainty of the status of LOST is a significant consideration on future Hapeville Property Tax considerations. Any reduction in LOST collections will force decisions on alternative revenue sources or City service reductions. The City Manager will bring further discussion and potential impacts.

Supporting Document(s):

1. County Justification - 07-29
2. City - LOST proposal 07-29

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.