



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=506&key=-1&mod=-1&mk=-1&nov=0>

September 6, 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. Art trail – ATL Airport District

Background:

In 2021, ATL Airport District began working with the City on a project in support of the Hapeville tagline – A Home for the Arts. The City of Hapeville would like to create an art trail to feature the city's numerous public art features and highlight its inclusivity and vibrancy – and sequentially allowing for the city to continue investing in public art. This prospective art trail will be designed to attract visitors to the area and promote the city, community, and businesses of Hapeville. ATL Airport district came before council to present in October 2021. Plans were held while the City continued reconstruction of the 748 Virginia Avenue project. With the construction largely complete it is time to refresh Mayor and Council on the Art Trail project, solicit comments and directions for next steps. Cookie Smoak and Andria Towne will provide a presentation on the proposed project.

Supporting Document(s):

1. Art Trail_City Council PresentationV2

7. PUBLIC HEARING:

7.I. Consideration and Action to Accept the 2022 Comprehensive Plan Update

Background:

The Department of Community Affairs (DCA) Local Comprehensive Planning Rules require that each local government update its Needs and Opportunities, Community Work Program, and Land Use Element portions of its Comprehensive Plan every five years. The City, along with the Atlanta Regional Commission, has worked with the Steering Committee and has received input from residents, businesses, property owners and other stakeholders. Atlanta Regional Commission's Senior Planner, Bonnie Lapwood, will present the final 2022 Comprehensive Plan Update.

Staff Comments:
Public Comments:

Supporting Document(s):

1. 2022 Comprehensive Plan
2. Planner's Report - 2022 Comp Plan Update_
3. Legal Adv - 9-6-2022_Comprehensive Plan Update_Public Hearing

7.II. Consideration of 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.

Staff Comments:
Public Comments:

Supporting Document(s):

1. Ordinance to Amend District Maps (03102189-2xA0B3B)
2. Hapeville Wards Map 2022 (Exhibit A) (03109942xA0B3B)
3. AD# 615807

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

Background:

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

As of September 6, 2022, we are projecting total General Fund receipts of 15M, which is a 2.1M decrease from the previous adopted budget of 17.1M. This projected decrease in receipts is based on eliminating the previously budgeted 1.7M in loan proceeds related to 2022 bond issuance, which bond closing date took place after June 30, 2022. Receipts decrease also includes removing projected 1.3M of expected proceeds from Property Sale of the old Public Works Facility located at 3560 & 3572 Perkins Street.

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 attached budget document.

- 1320 – City Manager - \$92K – Increased Liability Insurance – Georgia Interlocal
- 1530 – Legal Services - \$97K – Increased Legal Fees - Litigations
- 1565 – Information Technology – \$64K – Increased Services with AT&T
- 6220 – Parks Areas & Grounds – \$1.1M – Property Purchase (990-994-1016 S. Central - \$1.5M)

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

Staff Comments:
Public Comments:

Supporting Document(s):

1. City of Hapeville FY2021-2022 Proposed Final Budget Amendment Requests-Summary - All Funds - Exhibit A
2. City of Hapeville FY2021-2022 Proposed Final Budget Requests-Summary & Details - All Funds - Exhibit B
3. AD# 614962

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 the August 2, 2022, Council Meeting minutes.

Supporting Document(s):

1. Drafted Minutes 08022022

- 9.II. Consideration and Action to approve the August 2, 2022, Executive Session Meeting minutes.

- 9.III. Consideration and Action to approve the August 11, 2022, Council Meeting minutes.

Supporting Document(s):

1. Drafted Minutes 08112022
2. Decision Letter in re Blendz Alcohol Permit Revocation-Signed

- 9.IV. Consideration and Action to approve the August 11, 2022, Executive Session Meeting minutes.

- 9.V. Consideration and Action to approve the Litigation and Joint Defense Agreement Resolution.

Background:

An agreement for the City of Hapeville to join with the Fulton County Cities in joint legal representation for legal representation resulting through the Local Option Sales Tax (LOST) negotiations. The cities will share costs based on our relative populations.

Supporting Document(s):

1. Form Resolution - Litigation and Joint Defense Agreement (03118288xAoB3B)

- 9.VI. Consideration and Action to accept grants from the Fulton County Arts and Culture for \$10,000.

Background:

Hapeville will be hosting its 4th Día de Muertos Celebration this year. Día de Muertos, which is a Mexican holiday, is observed annually between October 31st and November 2nd. As the 2nd falls on a Wednesday in 2022, this year's celebration will take place on Saturday, October 29th, in Jess Lucas Park. The celebration will include activities in locations across downtown, including a workshop and exhibition led by Dallas-based artist Ben Muñoz, an independent film festival, temporary murals, live music and performances, authentic Mexican food, and vendors. The Fulton County Arts and Culture have provided a 10,000 1:1 matching grant which will be applied to the Dia de Muertes celebration.

Supporting Document(s):

1. Fulton County Arts & Culture Email
2. WEBGRANTS USER NAVIGATION GUIDE (002)
3. City of Hapeville - 2022 Award Announcement

- 9.VII. Consideration and Action to accept grants from the Georgia Council for the Arts for \$6000.

Background:

Similar to the Fulton County Arts and Culture grant award of item 9.VI., the Georgia Council for the Arts has provided a \$6,000 1:1 matching grant which the City intends to use towards the Dia de Muertes celebration.

Supporting Document(s):

1. FY23 GCA Project Grant Email
 2. FY23 GCA Grant - press release template - FINAL_8.15_V2
 3. City of Hapeville-FY23 Project Grant-Score and Comments
- 9.VIII. Consideration and Action to accept a \$59,000 grant from Georgia Recreation and Parks Association by way of the Georgia Department of Education.

Background:

The Hapeville Recreation Department was awarded a \$59,000 grant from the Georgia Recreation and Parks Association's Building Opportunities in Out-of-School Time (BOOST) Grant Program for the 2022-2023 school year. The Recreation Center has been awarded \$87,000 previously through this grant. The BOOST program seeks to leverage out-of-school time and focus on whole child support to address learning loss in Georgia. With this grant, the department will be able to purchase equipment and supplies to promote STEAM learning activities, promote reading and literacy, provide educational field trips and family fun days. This is a non-matching reimbursement grant.

Supporting Document(s):

1. MOU ASP 22-23
 2. Conflict of Interest 22-23
- 9.IX. Consideration and Action to approve a change order in the amount of \$ 170,654.94 for Shepco Paving Inc. to pave Claire Drive, Meadow Road and Scout Street as part of the annual LMIG grant paving project.

Background:

The City of Hapeville has received the 2022 LMIG grant award in the amount of \$ 72,651.60. This grant requires a 30% match from the City of Hapeville. This change order will be part of the current City Wide Paving Contract. This LMIG project was part of the 2022/2023 budget, and matching funds will be expensed from the remaining T SPLOST 1 funds.

Supporting Document(s):

1. Change Order

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to approve Event Request Form- Delta Flight Products Family Day- October 22, 2022.

Background:

Our event is for Delta Flight Products employees and their immediate family members. Lisa Jones, Executive Assistant, will be onsite and our executive leadership team members. We have secured the Delta Plane Grill to grill hot dogs and hamburgers for the event from 11:00a – 3:00p. A King of Pops popsicle cart will be onsite. Music will be provided by an employee with a playlist. We have 160 employees; we are planning for approximately 250-300 people throughout the day. No alcohol will be served or allowed. We will need access to power, bathrooms and trash cans. There will be activities for the children, e.g. face painting, pumpkin patch, costume contest, etc.

Supporting Document(s):

1. DFP Family Day Event

- 11.II. Consideration and Action to approve the Hazard Mitigation Plan Resolution.

Background:

Over the last year, City staff has been working with Atlanta Fulton County Emergency Management Agency on the development of a comprehensive hazard mitigation plan. This plan is to be developed and updated every five years. The previous Council had passed this Resolution on October 4, 2016. Staff continues to follow up on the Hazard Mitigation Plan (HMP) as needed and updated in accordance with The Stafford Act. Staff has received word that our HMP has now been approved by GEMA and Fulton County Government. The HMP must be adopted by Council Resolution to be in effect.

A copy of the resolution, letter of completion, the approval letter, and a copy of the Jurisdiction Profile: City of Hapeville, GA have been attached.

Supporting Document(s):

1. 4338-0041 - Fulton County - Hazard Mitigation Plan APA Letter (1)
 2. 2022 Hazard Mitigation Plan Jurisdictional Annex - Hapeville
 3. Jurisdiction Resolution Template -2022 (002)
- 11.III. Consideration and Action to approve the Corbitt Group in the amount of \$ 415,317.50 for the annual Water Line, Sanitary Sewer & Storm Sewer emergency, and maintenance contract.

Background:

This annual contract allows the Water & Sewer Department to have a contractor on call to perform emergency work and handle larger maintenance projects that require equipment and manpower resources that the Hapeville Water Department does not have. A bid opening was held on August 25, 2022 and four bids were received with 2 bids being considered non-responsive and not read aloud. The Corbitt Group was the low bidder at \$ 415,317.50 and Site Engineering was the second lowest responsive bidder at \$ 1,525,465. Attached is the bid recommendation letter and bid tabulation.

Supporting Document(s):

1. 220226 - Award Recomm Ltr
 2. Bid Tabulation_FORM_EJ
- 11.IV. Consideration and Action to approve the Mainstreet 2022-2023 Event Calendar Schedule.

Background:

The Main Street Board held a Fiscal 2022/2023 planning retreat on August 3, 2022. The board has determined its preliminary plan for Main Street-sponsored events. As several of the events involve the Arts Alley, uses of the Art Boxes, and closures and restrictions of access to vehicular traffic, Main Street is bringing the list of events to Mayor and Council to discuss, listen to suggestions and recommendations, and gain approval. Main Street Board Chairman Charlotte Rentz and other members of the Board are in attendance to go over the plan of events.

Supporting Document(s):

1. MAIN STREET 2022-23 EVENTS FOR COUNCIL APPROVAL (003)
- 11.V. Discussion on Staff Recommendation to Updated City Retirement Plan Qualifications

Background:

Due to a dynamic and changing economy, the city has been experiencing higher-than-normal turnover for employees. Recruiting and retaining quality employees is a challenge because the city is becoming less competitive with many other municipalities. One of the major ways we have identified to become more competitive in our recruitment and retention efforts is through our pension program.

Full-time employees are enrolled in the city's pension program at hire date. The pension, or defined benefit plan, provides a fixed, pre-established benefit for employees at retirement. This is calculated by salary, years of service, and a preestablished benefit multiplier.

After conducting an in-depth study in conjunction with the Georgia Municipal Association, city staffs requests that the council consider an update to the plan that improves the retirement qualifications for current and future employees.

- The recommended change will provide a retirement eligibility at the Rule of 70 with minimum age 55 for all Employees and increase the benefit multiplier to 3.00% for Public Safety employees
- All current employees will be subject to this change if it benefits them above the currently adopted plan, details attached.
- The financial impact to the city will be approximately \$421,113/annually.

It is the belief of this team that recruitment and retention will be significantly improved by adopting this enhanced retirement plan.

Supporting Document(s):

1. Benefit Studies - GMEBS 1
2. Benefit Studies - City of Hapeville - 2022 - Segal 2
3. Benefit Studies - Fire Attrition 4

4. Benefit Studies - PD Attrition 3
- 11.VI. Consideration and Action to Set the Hapeville 2022 Property Tax Millage Rate.

Background:

Mayor and Council must set the 2022 property tax billing rate at this September 6 meeting so City staff can continue its process for 2022 Property Tax billings. The Fulton County 2022 preliminary digest reflects an increase in Gross Digest of \$32M, including estimated Real property gains of approximately 64M, softened by an estimated reductions in Public Utilities of 27M. Many property owners have seen their property assessments increase 30% or more and are concerned that city taxes will increase. Additionally 2022 sees the end of the current Fulton County Local Option Sales Tax agreement and the cities are currently negotiating with the County for the next 10 year agreement, starting January 2023. Currently, negotiations are contentious with the County initially requesting a 5-7x increase in its share percentage, potentially shifting dollars away from the Cities. Mayor and Council must determine a rate weighing resident concerns, city operating requirements, and uncertainty in a major revenue stream. It is the City Manager's recommendation to hold the millage rate at the 2021 level of 15.729 mills. Staff must advertise the rate and Mayor and Council must hold public hearings at the September 20th and October 4th meetings. Included in the packet is additional information to aid the discussion.

Supporting Document(s):

1. Hapeville Millage Rate 2022 - Council
2. 2022 Tax Digest Hapeville_Initial
3. Hapeville Millage Rate 2022 - Draft 5 Year History

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.