



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

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:03 PM
2. **ROLL CALL:** All Members of Council were present, which constituted a quorum.
 - ✓ Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - ✓ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the August 2nd Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Tim Young
6. **PRESENTATIONS:** None
7. **PUBLIC HEARING:** None
8. **QUESTIONS ON AGENDA ITEMS:**
 1. Susan Bailey
9. **CONSENT AGENDA:**
 - 9.I. Consideration and Action to approve July 12, 2022, Council Meeting minutes.
 - 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.

MOTION: Councilman Reichert made a motion to approve the consent agenda, Alderman Rast provided a second. **Motion carried 4-0.**
10. **OLD BUSINESS:**
 - 10.I. Consideration and Action to approve a resolution amending the current City of Hapeville Water Rates. **Resolution 2022-11**

Community Service Director Lee Sudduth stated that at the July 12th Council Meeting the discussion on moving the multi-dwelling from a flat rate to a tiered rate was recommended by Council. Mr. Sudduth noted that the rates would equal with all the City's other customers. He indicated that the Muti dwelling was left out in 2012, and they were given a flat rate. Mr. Sudduth affirmed that they would need to be on the exact conservation-tiered pricing to be equitable. This is what the City use, which encourages conservation and results in pay based on usage. He stated that the residential rate would remain the same. A pass through will be conducted for the commercial and then the multi dwelling is going to be moved into the tiered system off a flat rate.

MOTION: Councilman Adams made a motion to approve a resolution amending the current City of Hapeville Water Rates, Councilman Alexander provided a second. **Motion carried 4-0.**

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

Recreation Director Tod Nichols assured the Governing Body that the rental fees are primarily geared towards non-residents. He stated that he reached out to different departments involved with the event/rental process for their opinions. Mr. Nichols said that his team created a three tiers-based pricing. He described tier one, which would be the regular tier that the City would generally have, from groups less than 50, i.e., birthday parties, picnics, and small gatherings. Mr. Nichols stated that per Councilman Alexander's request, the rates for non-residents are significantly higher than a residential fee. He described tier two as being for festivals or groups with 50 to 150 attendees. This type of rental would require a \$300.00 refundable deposit, four hours minimum, one recreation staff member, three community service staff member, and if the rental organizer request alcohol, an off-duty officer would work the event. Lastly, the third tier will be for groups 50 -300 attendees. A rental of this magnitude would require a \$500.00 refundable deposit, four hours minimum, one recreation staff member, six community service staff member, and if the rental organizer request alcohol, two off-duty officers would work the event. Mr. Nichols stated that tiers two and three would require a \$50 application fee, and the organizers would need liability insurance for a million dollars and obtain the required permits. He stated that Mayor and Council reserved the right to waive or reduce rates for tiers two and three for such groups as residents, non-profit and civic organizations. However, the minimum staff required for tiers two and three is non-negotiable to applicants.

DISCUSSION: This was a discussion item only; No action was taken. **Council reached a consensus to have staff proceed with fees.**

11. **NEW BUSINESS:**

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

City Attorney Andy Welch explained that Councilmembers Adams and Alexander did not initiate the recommendation for the 1st and 2nd wards. He stated that it was upon legal advice after the decennial census to give equal population to both the wards and have them balanced in terms of their population. Mr. Welch indicated that they utilized a third-party agency to review the population numbers and develop a balanced number drawing the lines along road boundaries. He stated that this would be the easiest way for everyone to view what the boundary line is going to be. Mr. Welch pointed out that the description is all along the center lines of all the City's various roads. He indicated that legal had brought this before Council as a Charter amendment. The charter amendment process consists of two required hearings, a notice 60 days after the first hearing, which allows the public the opportunity to speak.

DISCUSSION: This was a discussion item only; No action was taken. **Council reached a consensus to have staff add agenda item to the September 6 agenda for further discussion.**

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

City Manager Tim Young gave a brief analysis of the process. He stated that the process happens every ten years. Mr. Young noted that at the July 15th meeting, cities were not expecting the County to bring forth its recommendation for a new split. He informed Council that the County is receiving 4.93% of the local option sales tax pool. The County recommended an essentially rolled back to the 2002 timeframe and may receive 35 percent. This would indicate that the County would've received a little over \$96 million more than they did previously, meaning all the cities combined would receive \$96 million less. Mr. Young further described how that could affect the City. He stated if the County decided to go with the 35%, that would've been a \$700,000 decrease in the City's local option sales tax. He explained that if the County approves this, it could cause an increase in taxes and collections or reduce service for the City. He specified the County is not obligated to sign or agree, which

could result in no local option sales tax for any city. He stated that it's in the City's best interest to work with the County to find a reasonable amount. Mr. Young gave an update of the meeting with the County, and he stated that at the Friday, July 29th meeting, nothing was agreed on, and there seemed to be some hesitancy on the County's behalf with accepting arbitration. Mr. stated updated the Governing body on the next steps forward and will continue to give updates until the final decision.

DISCUSSION: This was a discussion item only; No action was taken.

12. CITY MANAGER REPORTS: City Manager, Tim Young spoke about the Following items:

- LOST Negotiations
- 2022 Property Tax Millage Rate
- Bonds closed officially in the month of June
- Update on PRIDE mural
- Drafted Ordinance for Short-term Rental will be on the September 6th agenda.

13. PUBLIC COMMENTS:

1. Melvin Traynum
2. Lucy Dolan
3. Susan Bailey

14. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander- asked for clarification on behalf of the public commentator if there is a formal complaint process for board members. Councilman Alexander recommended to staff a possible way to create a recycling information door tag or magnet, informing residents of the "Do's" and "Don'ts" for recycling.

Councilman Adams- asked how long city staff must trail the Waste Management truck.

Councilman Reichert- announced that every month there is an additional report available to the public at the 1st Council meeting of the month. The report is based on the City's fire, police, and other department activities. Councilman Reichert thanked the City's public safety department for their work.

Mayor Hallman- Thanked all who came to the City's Jazz and Seafood event. The event had about 500 attendees, and some of the seafood sold out. Mayor Hallman echoed sentiments from Councilman Reichert on thanking City Staff for their hard work and dedication.

Alderman Rast- No Comment at this time.

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).*

MOTION: Councilman Adams made a motion to go into recess, Councilman Alexander provided a second. **Motion carried 4-o.**

MOTION: Councilman Reichert made a motion to go into executive session at 7:22PM. Alderman Rast provided a second. **Motion carried 4-o.**

MOTION: Councilman Reichert made a motion to convene back into regular session at 7:44PM. Alderman Rast provided a second. **Motion carried 4-o.**

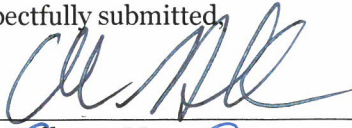
- 15.I. Consideration and action to approve and accept the Terms of Settlement, July 20, 2022, Sylvan Airport Parking, LLC ("Peachy") v. The City of Hapeville, et al. ("City") Civil Action file No. 2019CV329840.

MOTION: Councilman Reichert made a motion to approve and accept the Terms of Settlement, July 20, 2022, Sylvan Airport Parking, LLC ("Peachy") v. The City of Hapeville, et al. ("City") Civil Action File No. 2019CV329840. Councilman Adams provided a second. **Motion carried 4-o.**

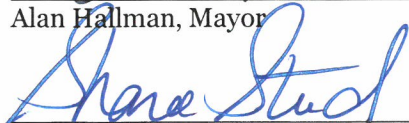
16. ADJOURN:

MOTION: Councilman Adams made a motion to adjourn at 7:46PM, Councilman Alexander provided a second. **Motion carried 4-o.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk