



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=618&key=-1&mod=-1&mk=-1&nov=0>

October 4, 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. Coffee & Chrome Porsche Experience Drawing.

Background:

Due to inclement weather, the 2022 Coffee & Chrome was canceled, and the much-awaited drawing for the Porsche Driving Experience was postponed. At tonight's meeting, the Coffee & Chrome organizers and the Mayor will complete the drawing and announce the winner.

7. PUBLIC HEARING:

7.I. Consideration and Action to approve the 2022 Property Tax Millage Rate.- Third Reading

Background:

The City has received its 2022 approved tax digest from the Fulton County Tax Commissioner. Gross Assessments for Real, Personal, and Public Utility properties in 2022 are \$492,310,788, up from the 2021 value of \$461,109,389, an approximately 6.7% increase. The City of Hapeville has tentatively adopted to maintain the millage rate at 15.729 mills, which will increase property tax collections by 7.01% over the rollback rate of 14.699 mills. Collections of real and personal property for Fiscal 2022-2023 should approximate \$7.5M. Post-pandemic economics are driving up City costs for equipment, maintenance, and labor. Additionally, there is a significant potential for a reduction or complete loss in the future funding stream of Local Option Sales Tax (LOST). Every 10 years the Fulton County municipalities and the County negotiate a new LOST sharing agreement. We are in negotiations of the next agreement for the period January 2023 through December 2032. An agreement has not yet been reached, and County Commissioners have indicated they can choose not to agree. The impact of LOST can be a reduction to the General Fund Receipts between \$300K and more than \$2M per year. Under these considerations, the City Manager

and Finance recommend maintaining the millage at 15.729 mills.

Staff Comments:

Public Comments:

Supporting Document(s):

1. 2022 Tax Digest Hapeville_Final
2. AD 316148

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 September 6, 2022, Council Meeting minutes.

Supporting Document(s):

1. 9062022 Minutes

- 9.II. Consideration and Action to approve the September 20, 2022, Council Meeting minutes.

Supporting Document(s):

1. 09202022 Meeting Minutes

10. OLD BUSINESS:

- 10.I. Consideration and Action to approve the Short-Term Rental Ordinance.

Background:

The Governing Body reached a consensus at the May 3rd Mayor and Council meeting for staff to move forward with developing a drafted ordinance for short-term rentals. At the June 21st meeting, staff presented the drafted Ordinance for Council to review. Staff is now presenting this updated draft for open discussion and review.

Supporting Document(s):

1. Short Term Rental Ordinance

11. NEW BUSINESS:

- 11.I. Consideration and Action on Staff Recommendation to Updated City Retirement Plan.

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 staff requests that the council votes to provide Tim Young, City Manager, authorization to complete a plan amendment to the current defined benefit plan to be in force by January 1, 2023. The authorization would include points below and all other reasonable requests to remain in the projected annual funds presented at the last meeting, approximately \$411K annually.

- Increase the multiplier to 3% for all Public Safety to be retroactive to hire date or

transfer into a Public Safety position.

- Military time will remain in effect for total years of service but will not apply to the Rule of 70 of Age + Years of Service = 70
- New hires in Public Safety will have a ten-year vesting period. The vesting period for all regular new hires will remain at five years.
- Benefit accrual will be capped at 90% of base salary or 30 years for all new hires. There will no cap for current employees.
- Employee must be in-service at time of retirement to retire under the Rule of 70, otherwise they will qualify for the Normal Retirement Benefit.

Supporting Document(s):

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

- 11.II. Consideration and Action to approve Event Request Form- Everyone Deserves A Birthday 5k - November 19, 2022.

Background:

James Edwards is planning and organizing a 5k race (i.e., 3.1 miles) to take place on Saturday, November 19th at 8:00 am, starting from and finishing at and utilizing the parking of St John the Evangelist Catholic Church located at 230 Arnold Street, Hapeville, GA 30354. He envisions the race to be called the Everyone Deserves A Birthday 5k and intends for it to raise funds for the Pregnancy Aid Clinic in Forest Park, Atlanta, and Roswell. Mr. Edwards's goal is to locate sufficient sponsors to cover the costs of putting on the race so that all proceeds will go to the Pregnancy Aid Clinic. To this end, he has enlisted the guidance and assistance of Mr. Skip Breeser. Mr. Breeser is a premier race coordinator in Atlanta. He has organized hundreds of races in and around Atlanta for many years. Mr. Edwards's contact person at St John's is the Business Director, Ms. Daphne Keel.

Supporting Document(s):

1. Event Request-Everyone Deserves A Birthday 5k

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.