



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=622&key=-1&mod=-1&mk=-1&nov=0>

February 7, 2023 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. Willingham Corridor Improvement Study Presentation

Background:

Willingham Corridor Improvement Study Presentation by Hannah Palmer of Finding the Flint.

Supporting Document(s):

1. Willingham Corridor Study Presentation

7. PUBLIC HEARING:

- 7.I. Consideration and Action on Alcohol Beverage License request by Touché Lounge & Grill LLC at 1155 Virginia Ave Suite K, Hapeville, GA 30354.**

Background:

Touché Lounge & Grill LLC has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received, and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Touché Lounge Alcohol Application_Redacted
2. 1155 Virginia Ave Suite K Touché Planning & Zoning Report 2023

3. Fire Report
 4. Alcohol Establishment Inspection- Code Enforcement
 5. AD# 642593
- 7.II. Consideration and Action on Alcohol Beverage License request by Cafe Belli at 673 North Central Ave, Hapeville, GA 30354.

Background:

Cafe Belli has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received, and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Cafe Belli Alcohol Application_Redacted
 2. 673 North Central Cafe Belli Planning & Zoning Report 2023
 3. Fire Report
 4. Alcohol Establishment Inspection- Code Enforcement
 5. AD# 644200
- 7.III. Consideration on FY2022-2023 Proposed Mid-Year Budget Amendment – First Reading

Background:

Fiscal Year 2022-2023 budget was adopted on June 21, 2022. This adopted budget called for \$18.4M in General Fund expenditures with revenues listed as \$18.4M with no supplement by an apportionment from City Fund Balance. After finance reviewed revenues and expenditures, met with City Manager and all department heads, we are presenting the following recommended adjustments to the City's General Fund budget.

As of February 7, 2023, operational inflows are budgeted at 19.6M, which is 1.2M increase from adopted budget. The increase in operational inflows primarily consists of real and personal property tax (\$710K), local option sales taxes (\$100K), and hotel/motel tax (\$225K).

A review of the City's expenditures and budget realignment has allowed Finance to project the following summarized increases to the General Fund budget. Explanation of these projected increases are included in attached budget document.

- 1515 – Customer Financial Services – is a new Department broken out from Department 1510 – Finance & Reporting
- 3510 – Fire – \$219K – Overtime - Personnel Shortage
- 4100 – Public Works Administration – \$3.4M - New Dept – Budget moved from Dept 6220 Park & Grounds
- 4210 – Highway & Streets – \$99K – Splash Pad and Supplies
- 6220 – Parks Areas & Grounds – \$0.00 – Budget of \$3.3M moved to 4100 Public Works Admin
- 9100 – Other Financing Uses/Transfers – Funding Source for 215 E-911 – Due to \$180K Projected Revenues and \$875K Projected Expenditures for 215 E-911 Fund

The updated 2022-2023 budget will be uploaded to the City's Website after Mayor and Council Approval

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. City of Hapeville FY2022-2023 Proposed Mid-Year Budget Request Summary - Exhibit A
2. City of Hapeville FY2022-2023 Proposed Mid-Year Budget Request Summary and Detail -

Exhibit B

3. City of Hapeville_Mid Year Budget Ordinance - FY2022-2023-(02-7-2023)
- 7.IV. Consideration of an amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) - First Reading

Background:

The Hapeville City Council has approved a number of rezonings in the past year. The City's Zoning Map is updated annually to reflect these changes. The following parcels' zoning designations were changed.

- Parcel Identification Number 14 0096 LL0502 from RMU, Residential Mixed Use to U-V, Urban Village.
- Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Detached to P-D, Planned Unit Development.
- Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village.

The Planning Commission considered this item on January 17, 2023, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Zoning Map Ordinance 2023 (03246347xA0B3B)
2. Hapeville Zoning Map_20230221
3. Planners Report 2023 Zoning Map Update
4. SUMMARY MINUTES - 01-17-2023

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 January 10th, Council Meeting minutes.

Supporting Document(s):

1. 1102023 Drafted Minutes

- 9.II. Consideration and Action to approve the January 10th, Executive Session Meeting minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to approve the MOU for the Hapeville Art Trail.

Background:

At the September 6, 2022, Council meeting, The ATL Airport District presented the drafted work for the Hapeville tagline – A Home for the Arts. The project would create an art trail to feature the City's numerous public art features, highlight its inclusivity and vibrancy, and sequentially allow the City to continue investing in public art. The draft Memorandum of Understanding has been reviewed by City and ATL Airport District attorneys and is presented to kick-start the project.

Supporting Document(s):

1. Hapeville Art Trail Service Agreement
- 11.II. Consideration and Action to approve the proposed Marijuana Ordinance.- Second Reading

Background:

At the October 18, 2022, Council meeting, Councilmember Reichert proposed that the Governing Body adopt a marijuana ordinance that reduces penalties for possession of small quantities of marijuana. The proposed ordinance states that individuals in Hapeville found possessing one ounce or less of marijuana would be cited, pay a fine, and no longer face arrest, a trial, or a misdemeanor record. Council instructed staff to bring forth a draft ordinance for review.

Supporting Document(s):

1. Drafted Marijuana Ordinance (03221613xAoB3B)
- 11.III. Consideration and Action to approve the Ordinance for the modified City Retirement Plan – Second Reading.

Background:

At the October 4, 2022, Council meeting City Staff brought forth a plan to develop an additional retirement option for full-time employees. Council approved the Staff recommendation to update City Retirement Plan. The proposed ordinance is the final phase to execute the Rule of 70 retirement agreement.

Supporting Document(s):

1. Hapeville AA Final
 2. Hapeville Addendum
- 11.IV. Consideration and Action to approve the Resolution for the Willingham Corridor Improvement Study.

Background:

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park, and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area and identifying potential.

Catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Supporting Document(s):

1. Willingham Corridor Improvement Study_Final Draft_12-29-21
 2. Resolution on Willingham Drive Corridor Study (03243174xAoB3B)
 3. Planners Report Willingham LCI Study
 4. SUMMARY MINUTES - 01-17-2023
- 11.V. Discussion on the Civility Resolution.

Background:

The Georgia Municipal Association reports in a recent survey 93 percent of Americans believe incivility is a problem, with 68 percent identifying incivility as a major problem. Cities need to help counteract the growing polarization and challenges caused by incivility. Larry Hanson, CEO and Executive Director of GMA, said, “*Civility fosters respect, trust, and belonging. By modeling and practicing civility, city leaders set an expectation that vigorous debate and vetting of ideas can be respectful and productive, leading to better engagement and outcomes for all*”. GMA suggested cities sign up to pledge to and encourage a spirit of civility in its governance and interactions. Staff is asking Council to review and adopt this Civility Resolution to embrace the pledge.

Supporting Document(s):

1. Resolution-Civility
- 11.VI. Discussion on Hapeville’s tree health.

Background:

The age and health of city trees is a growing concern. Council members have recently requested an open discussion. Staff has made initial inquiries regarding obtaining an inventory of trees

and their health. Staff would like to hear more open discussion with Council so we can size and scope the project and set our future plans.

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.