



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 WORK 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=654&key=-1&mod=-1&mk=-1&nov=0>

February 21, 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. PRESENTATIONS:

4.I. Mauldin & Jenkins 2022 Audit Results Presentation

Supporting Document(s):

1. Hapeville Presentation
- 4.II. Modern Mobility Partners - City of Hapeville Parking Study

5. PUBLIC HEARING:

5.I. Consideration and action 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) - Second 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:

Public Comments:

Supporting Document(s):

1. Zoning Map Ordinance 2023 (03246347xAoB3B)
 2. Hapeville Zoning Map_20230221
 3. Planners Report 2023 Zoning Map Update
 4. SUMMARY MINUTES - 01-17-2023
 5. Legal Adv. - Zoning Map Amendment_02-07-2023
- 5.II. Consideration on FY2022-2023 Proposed Mid-Year Budget Amendment – Second 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 – Publics 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:

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)

6. 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.

7. CONSENT AGENDA:

- 7.I. Consideration and Action to approve the February 7th, Council Meeting minutes.

Supporting Document(s):

1. 02072023 Drafted Minutes

7.II. Consideration and Action to approve the February 7th, Executive Session Meeting minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

9.I. Consideration and Action to approve the Apple Cider 5k & Kids Fun Run event request.

Background:

Mr. James Edwards is planning and organizing a 5k race (i.e., 3.1 miles) to take place on Saturday, November 11th at 8:00 am, using the parking lot and starting from and finishing at St John the Evangelist Catholic Church located at 230 Arnold Street, Hapeville, GA 30354 and utilizing the parking. Mr. Edwards envisions the race to be called the Apple Cider 5k and Fun Run 🍏 and intends 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, who is perhaps the premier race coordinator in Atlanta. Mr. Breeser has organized hundreds of races in and around the Atlanta area for many years. Mr. Edwards has also touched base with the appropriate people at Chick-Fil-A and Publix Supermarkets, who are very receptive.

Supporting Document(s):

1. Online Form Submittal_ Event Request Form_Redacted
2. Apple Cider Route

9.II. Consideration and Action to approve the Civility Resolution.

Background:

At the February 7th Mayor and Council meeting, Council discussed the importance of civility and, after a review of the Resolution, felt it would be beneficial to adopt and embrace the pledge. In a recent survey, the Georgia Municipal Association reports that 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.

Supporting Document(s):

1. Civility Pledge Resolution

9.III. Consideration and Action to enter into an agreement with J Ortiz Lawn Care LLC in the amount of \$53, 304.00 for landscaping services for Hapeville Tourism and Trade Facilities.

Background:

The landscaping services for the Christ Church, Depot, Hoyt Smith Center and Scout Hut building and grounds are currently handled by City Staff and being expensed from the General Fund. With the new addition of a splash pad, multi-purpose field and a new walking/bike trail in John Lewis Memorial Park, additional staffing and funding would be necessary. This landscaping agreement will allow us to maintain these buildings and grounds without hiring additional staff and it would allow funding and management of these facilities to fall under the Tourism and Trade Division. J Ortiz Lawn Care LLC was the low bid at \$53, 304.00 with the next bid from ALL N ONE Lawn Care being \$55, 000.00. The other bid was non responsive.

Supporting Document(s):

1. Landscape Bid Ortiz
2. Bid for Lawn Services ALL N ONE

9.IV. Consideration and Action of Employee Cost of Living Adjustment

Background:

It is the intent of City Council and management to review City finances and conditions in order to determine a cost-of-living adjustment (COLA) value for the staff. The FY 2022 budget included an assumption of a 3% COLA increase for the staff. Projections for City finances allow for the full 3% and economic conditions warrant such an increase. City Manager requests Council to consider and approve a 3% COLA for the City staff to be effective pay period that begins February 28, 2023, and pay date of March 17, 2023.

10. CITY MANAGER REPORTS:

11. 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.

12. MAYOR AND COUNCIL COMMENTS:

13. 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).*

14. 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.