



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

June 20, 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. LGBTQ+ Pride Month Proclamation

Supporting Document(s):

1. LGBTQ+ Pride Month Proclamation

4.II. Juneteenth Holiday Proclamation

Supporting Document(s):

1. Juneteenth Proclamation

5. PUBLIC HEARING:

5.I. Consideration of a Text Amendment to the Zoning Procedures- First Reading

Background:

An amendment in accordance with House Bill 1405 (2021), amendments to the City of Hapeville Code of Ordinances regarding public notices, hearings, and procedures for making (and appealing to superior court) zoning decisions, quasi-judicial land-use related decisions, and changes to single-family zoning provisions of the code.

The Planning Commission considered this item on June 13, 2023 and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Ordinance for Text Amendment of Zoning Code (03346370-2xAoB3B)
2. Planner's Report Text Amendment Zoning Procedures 2023
3. Legal Adv - 06-20-2023_Zoning Procedures Amendment
4. Summary Minutes - 6-13-2023

5.II. Consideration & Action to approve the 2023-2024 Budget Ordinance - Second Reading

Background:

The City advertised the public hearing in the ALM newspaper on May 24, 2023, and is expected to advertise again on June 14, 2023. A copy of the draft budget has been posted to the City's website, along with a physical copy of the detailed budget is on display at City Hall for Public Viewing.

FY2024 proposed budget calls for approximately 19.133M in General Fund receipts and 19.118M of expenditures. Receipts are largely comprised of real and personal property taxes, local option sales taxes, proceeds from loans, and hotel/motel tax. Expenditures include Projected Annual Operating Run Rate of 16.5M, a one-time projected increase of 1.6M for Police & Fire vehicles replacement, and 1M related to economic development (Public Works Facility).

As in prior years, the budget is an estimate, and staff revisits the projections as new and more complete information is brought forth. The Fulton County initial digest is expected to be received prior to the second reading. Mayor and Council will determine 2023 tax millage in September. Finance expects to revisit the budget each quarter to review and realign revenue and expenditures as the year progresses.

In fiscal year 2023, the City was successful in beginning vehicle replacements, staff investments, and property acquisition (new Public Works Facility). In fiscal year 2024, the City will turn its attention again to repairs & maintenance, staff investments, and vehicle full replacements - Police.

The proposed 2024 budget is our initial best estimate and projection for the next 12 months. As financial positions and actual circumstances change, Finance will continue to review, assess, and request budget amendments.

Staff is requesting Mayor & Council to consider and discuss as needed for this first reading.

Staff Comments:

Public Comments:

Supporting Document(s):

1. City of Hapeville FY2023-2024 Proposed Budget Requests Summary-Exhibit A
2. City of Hapeville FY2023-2024 Proposed Budget Requests Summary & Details - Exhibit B
3. City of Hapeville FY2023-2024 Proposed Annual Operating Budget Book – Exhibit C
4. City of Hapeville_Budget Ordinance - FY2023-2024
5. AD# 663673

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 May 16th, Council Meeting Minutes.

Supporting Document(s):

1. Drafted Minutes 05162023

- 7.II. Consideration and Action to approve the June 6th, Council Meeting Minutes.

Supporting Document(s):

1. Drafted Minutes 06062023

- 7.III. Consideration and Action to approve the June 6th, Executive Session Minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

- 9.I. Consideration and Action to approve Resolution 2023-07, which authorizes the execution of a Cooperative Agreement with Fulton County to continue receiving CDBG funds for fiscal years 2024,2025, and 2026.

Background:

This Cooperative Agreement allows for the City of Hapeville to continue participating in the Fulton County Urban County CDBG program. Funding award amounts and possible projects will be determined at a later date.

Supporting Document(s):

1. City of Hapeville Cooperation Agreement - 05-10-2023
 2. Resolution CDBG
- 9.II. Consideration and Action to approve the Main Street Board's Request to Use the Arts Alley, Art Box, and Jess Lucas Park for the Atlanta Celebrates Photography Event

Background:

The Main Street Board, in partnership with Atlanta Celebrates Photography, is hosting an event on Saturday, October 7, 2023, from 5:00 PM to 8:30 PM. The Main Street Board requests to use Jess Lucas Park, the Arts Alley, and the Art Boxes from 4:00 PM to 9:30 PM to allow vendor setup and breakdown.

- 9.III. Consideration and Action to approve the Main Street Board's Request to Use the Arts Alley and Art Box for the #FreeArtHapeville Event

Background:

The Main Street Board is sponsoring a #FreeArtHapeville event on Saturday, December 9, 2023, from 4:30 PM to 9:00 PM. #FreeArtHapeville is an event that allows artists to create art and give it to attendees for free. The Main Street Board requests the use of the Arts Alley and the Art Box from 3:30 PM to 10:00 PM to allow for vendor setup and breakdown.

- 9.IV. Consideration and Action to approve the Laps for Chatt Walkathon.

Background:

This is our 8th year hosting this event at Jess Lucas Park. This event is a 1-mile charity walk with a DJ and speakers from the board and heart transplant families. The event will be managed by our management team and volunteers. There will be no alcohol served or allowed. We will have a couple of food vendors who will comply with the city's registration process. This is a family event, and there will be yard games for the children, like hula hoops and bag toss. We plan to start the walk at 10AM and will be leaving by 2PM. We expect about 100 guests throughout the day.

Supporting Document(s):

1. Online Form Submittal_ Event Request Form_Redacted
- 9.V. Consideration and Action to Provide an Extra Holiday for Employees on July 3rd.

Background:

This year, the July 4th holiday falls on Tuesday, and staff is requesting that July 3rd be given as an extra holiday. This additional holiday will reduce absenteeism, and boost employee morale, and have no budget impact.

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.