



#### **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 REGULAR 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>

January 9, 2024 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. Oath of Office - Administered by Honorable Fulton County Superior Court Judge Eric Dunaway.

**Background:**

- i. Swearing-In for Mayor Alan Hallman
- ii. Swearing-In for Alderman at Large Michael Rast

6.II. Oath of Office - Administered by Honorable Mayor Alan Hallman.

**Background:**

- i. Swearing-In for Chief of Police, Bruce M. Hedley

**7. PUBLIC HEARING:**

7.I. Consideration and Action of an amendment to the Code of Ordinances, Chapter 90 (Subdivisions) - Second Reading.

**Background:**

Consideration of an amendment to the Code of Ordinances, Chapter 90 (Subdivisions), Sections 90-1-1 (Purpose, authority and jurisdiction), 90-1-2 (Procedure for plat approval), 90-1-4 (Development prerequisite to final approval) for the purpose of amending the subdivision ordinance.

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

Staff Comments:

Public Comments:

**Supporting Document(s):**

1. Chapter\_90\_\_\_SUBDIVISIONS\_revisions\_November 2023\_annotated
  2. Summary Minutes - 11-13-2023\_draft
  3. Legal Ad - 12-05-2023\_text amendments
- 7.II. Consideration and Action of an amendment to the Code of Ordinances, Chapter 93 (Accessory Uses) - Second Reading.

**Background:**

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 1 (Title, definitions and application of regulations), Sections 93-1-2 (Definitions), 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences), and 93-2-6 (Abatement) for the purpose of amending the accessory uses ordinance.

This Planning Commission considered this item at the November 13, 2023, meeting and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

**Supporting Document(s):**

1. Sec.\_93\_2\_5.\_Accessory\_uses\_accessory\_buildings\_accessory\_buildings Revisions\_Nov 2023\_annotated
  2. Summary Minutes - 11-13-2023\_draft
  3. Legal Ad - 12-05-2023\_text amendments
- 7.III. Consideration and Action of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3 (Nonconforming Uses) - Second Reading.

**Background:**

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3 (Nonconforming uses), Sections 93-3-2 (Nonconforming uses permitted), 93-3-5 (Restoration), 93-3-6 (Abandonment), 93-3-9 (Enlargement), and 93-3-11 (Notice to owners of nonconforming property) for the purposes of amending the nonconforming uses ordinance.

Staff Comments:

Public Comments:

**Supporting Document(s):**

1. ARTICLE\_3.\_\_\_NONCONFORMING\_USES\_Revisions\_November 2023\_Annotated
2. Summary Minutes - 11-13-2023\_draft
3. Legal Ad - 12-05-2023\_text amendments

**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 November 14, 2023, Council Meeting minutes.

**Supporting Document(s):**

1. Drafted Minutes 11142023
- 9.II. Consideration and Action to approve December 5, 2023, Council Meeting minutes.

**Supporting Document(s):**

1. Drafted Minutes 12052023

- 9.III. Consideration and Action to approve the December 12, 2023, Special Called meeting minutes.

**Supporting Document(s):**

1. 12122023 Drafted Minutes

- 9.IV. Consideration and Action to approve the December 12, 2023, Executive Session meeting minutes.

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

- 11.I. Consideration and Action to approve the Organizational Appointments Ordinance.

**Background:**

Attached for consideration and action is the 2024 organizational appointment ordinance.

**Supporting Document(s):**

1. 2024-01 Ordinance-Annual Appointment of Officers

- 11.II. Discussion of Waste Pro Contract Renewal

**Background:**

Waste Pro has sent the City of Hapeville a non-renewal letter requesting that the City would approve a \$5.33 rate increase per home if they are to continue providing residential garbage and recycling services for the City of Hapeville. The contract with Waste Pro expires on April 30th, and if the renewal is approved, it would be for an additional term of 24 months. A customer rate increase from \$20 to \$28 would be necessary whether the City continues the contracted service with Waste Pro or the City takes over the service.

- 11.III. Discussion of the Hapeville Service League request.

**Background:**

The Hapeville Service League is currently working on its annual fundraiser. Hapeville Service League member, Ms. L'Tesse Reese, recently sent a request to City Council for City support. For many years the organization has been dedicated to serving the Hapeville Community while aiding in preserving the city's family-life charm. Council has requested to have a discussion on the request and under what parameters City funds can be directed to this and other organizations.

**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.