



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>

February 20, 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. PRESENTATIONS:

4.I. Audit Results Presentation

Supporting Document(s):

1. Hapeville Council Presentation

5. PUBLIC HEARING:

5.I. Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning) - First Reading

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Sections 93-1-2 (Definitions), 93-2-6 (Distance between buildings), 93-3.2-4 (Procedures regarding delays in use of condition), 93-9-4 (Development standards), 93-10-4 (Development standards), 93-11.1-6 (Area, placement, and buffering requirements), 93-11.1-7 (Development standards), 93-11.2-7 (Area, placement, and buffering requirements), 93-11.2-8 (Supplemental area requirements), 93-11.2-9 (Sidewalk requirements), 93-11.2-10 (Parking and curb cut requirements), 93-11.2-11 (Development standards), 93-11.2-7 (Area, placement, and buffering requirements), 93-11.2-8 (Supplemental area requirements), 93-11.2-9 (Sidewalk requirements), 93-11.2-10 (Parking and curb cut requirements), 93-11.2-11 (Reserved), 93-11.4-4 (Development standards), 93-11.5-6 (Area, placement, and buffering requirements), 93-11.5-7 (Supplemental area requirements), 93-11.5-8 (Sidewalk requirements), 93-11.5-9 (Parking and curb cut requirements), 93-11.5-10 (Greenspace and open space requirements), 93-11.5-11 (Development Standards), 93-22.1-1 (Dimensional requirements), 81-1-7 (Neighborhood conservation area), 81-1-8 (RSD and RMU zoned development) for the purpose of amending the Code of Ordinances.

The Planning Commission considered this item on Tuesday, February 13, 2024, and recommended approval. Staff supports their recommendation.

Staff Comments:
Public Comments:

Supporting Document(s):

1. Chapter 93- Text Amendments
 2. Sec. 93.22.1.1. Chart of dimensional requirements Moratorium Text Amendments
 3. Legal Ad - 02-20-2024_text amendments
 4. Minutes - 02-13-2024_draft
- 5.II. Consideration on FY2023-2024 Budget Amendment – First Reading

Background:

Fiscal Year 2023-2024 budget was adopted on June 20, 2023. This adopted budget called for \$19.1M in General Fund expenditures with revenues listed as \$19.1M with no supplement by an apportionment from City Fund Balance. After finance reviewed revenues and expenditures and met with the City Manager and all department heads, we are presenting the following recommended adjustments to the City's General Fund budget.

As of February 20, 2024, Operational inflows are projected to be \$17.8M, a decrease of \$1.4M from adopted budget. The decrease in operational inflows primarily consists of lower than projected collections in Real and Personal Property Tax (\$509K), lower than projected collections in Building Permits (\$431K), lower than projected collections in Fines & Forfeitures – Court Fines (\$57K) and lower than projected revenues in Other Financing Sources – Transfer from Development Authority (\$385K). There was a \$50K increase in Intergovernmental Revenues due to a new General Motors Main Street Grant.

A review of the City's expenditures and budget realignment has allowed Finance to project an overall decrease of 109K in General Fund expenditures. Explanations of these projected increase requests by department are included in your package.

The updated 2023-2024 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_Mid-Year Budget Ordinance - FY2023-2024-(02-20-2024)
2. FY2023-2024 Tentative Mid-Year Budget Adjustments - Summary - All Funds - Exhibit A (Updated)
3. FY2023-2024 Tentative Mid-Year Budget Adjustments - Summary & Detail - All Funds - Exhibit B-Updated

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 February 6th Council Meeting Minutes.

Supporting Document(s):

02062024 Drafted Minutes

- 7.II. Consideration and Action to Approve February 6th Executive Session Meeting Minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

- 9.I. Consideration and Action to approve the rental request for "Spin the District Hapeville 2024."

Background:

Speed Week returns to historic Hapeville on Friday, May 2, for an action-packed twilight criterium race. Spin the District brings cycling races for professional riders, amateurs, and even kiddos to the Southside communities of Atlanta. This evening event will take place under the streetlights alongside a family-friendly festival with food, music, and activities. Come see some of the nation's fastest cyclists compete for the crown just one block from Downtown Hapeville. There is no cost to attendee the event as a spectator and enjoy the festival. Road closures begin at 3:00 pm, with amateur races beginning at 4:00 pm.

Supporting Document(s):

1. Spin the District_Redacted
2. 2023 Spin Hapeville Temporary Banner Permit 2024_Redacted
3. SPIN-Hapeville-Banner2-10x4-SAMPLE
4. Spin The District-Hapeville-Crit-Map 2024

9.II. Consideration and Action to Approve the Board Appointments Ordinance.

Background:

Attached are the 2024 Board applications for your review. This compilation includes both current members seeking re-appointment and new applicants interested in contributing to the City's Boards, Committees, and Commissions. Staff requests Council nominate and fill the expired and or open positions for the terms identified or hold additional discussions as necessary.

Supporting Document(s):

1. Board, Committee, Commission Applicants_Redacted
2. Board Appointment Ordinance

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.