



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>

March 5, 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. Audit Presentation Background Writeup for FY2022-2023.

Background:

Mauldin & Jenkins has been providing audit, assurance, tax, and advisory services to clients for over 100 years. They are highly respected in the industry and have 14 offices located in six states. They have been providing professional audit services to the City of Hapeville since 2017. Their main office is located at 200 Galleria Parkway, Atlanta, Georgia. Josh Carroll is one of the many partners with Mauldin & Jenkins and will be responsible for presenting the audit results for the City of Hapeville for Fiscal Year Ending June 30, 2023.

Supporting Document(s):

1. Hapeville Council Presentation

7. PUBLIC HEARING:

7.I. Consideration and Action to Approve an amendment to the Code of Ordinances, Chapter 93 (Zoning) - Second 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

7.II. Consideration and Action to Approve the FY2023-2024 Budget Amendment –Second 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.

A review of the City's expenditures and budget realignment has allowed finance to project an overall net decrease of \$85K in General Fund expenditures from \$19.1M to \$19M. Explanations of projected budget increase requests by department are included in your package.

As of March 5, 2024, operational inflows are projected to be \$17.8M, a decrease of \$1.4M from the original adopted budget. The decrease in operational inflows primarily consists of lower than projected collections in:

- Real and Personal Property Taxes
- Building Permits
- Fines & Forfeitures, and
- Other Financing Sources

Details of these decreases and each budget line are included in your package.

Due to the revenue shortfall, staff is requesting the amended budget be supplemented by an apportionment from City Fund Balance of \$1.3M. During the prior audited fiscal year ending June 30, 2023, the City added \$2.3M to the General Fund - Fund Balance. Based on the current year's Fund Balance projections and last year's Fund Balance addition, we are projecting a net gain of \$1M to General Fund - Fund Balance for the two years.

As financial positions and actual circumstances change, finance will continue to review inflows and outflows.

Staff Comments:

Public Comments:

Supporting Document(s):

1. FY23-24 Proposed Mid-Yr Budget Amendment Background Addendum - GF Dept Budget Request Sum (\$10K+) - Exhibit A
2. FY2023-2024 Mid-Year Budget Adjustment Summary Requests - All Funds - (2nd Reading) - Exhibit B
3. FY2023-2024 Mid-Year Budget Adjustment Requests - Summary & Detail - All Funds - (2nd Reading) - Exhibit C
4. City of Hapeville_Mid-Year Budget Ordinance - FY2023-2024-(03-05-2024)

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 February 20th Council Meeting Minutes.

Supporting Document(s):

1. 02202024 Minutes
- 9.II. Consideration and Action to Approve the PILOT Agreement with South City – Signal Development

Background:

In calendar year 2023 South City Partners completed its construction of the Signal apartment complex, in Hapeville, Fulton County Parcel ID # 14 0096-0006-002-6, estimated project construction costs of \$50,000,000. To assist in its development, South City negotiated a ten-year payment in lieu of taxes (PILOT) agreement with the Development Authority of Fulton County. In discussions for the development with the City, the City and South City agreed that Hapeville should not be disadvantaged by the PILOT with the County. This agreement memorializes that intent and outlines the the method the City will annually bill South City or its assigns for the ad valorem taxes for values as if there were no PILOT in place. The agreement has been reviewed by counsel of the City and South City and is ready for execution.

Supporting Document(s):

1. PILOT MOA LCR markup 10.27.23 (03453568) (004) - Final
- 9.III. Consideration and Action to Approve the Board Appointments Ordinance.

Background:

During the Mayor and Council meeting on February 6th, the Governing Body took action to reappoint and appoint individuals who expressed interest in serving on various boards, including the Board of Appeals, Planning Commission, Design Review Committee, Hapeville Development Authority, the Development Authority of the City of Hapeville, the Ethics Board, and the Personnel Board. The attached ordinance serves as the official documentation of Council's appointments.

Supporting Document(s):

1. Board Appointment Ordinance

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve the New Fiscal Year Calendar Amendment Ordinance.

Background:

At the October 3, 2023 City Council meeting, council discussed and directed staff to go forward with providing official language to change the City fiscal year from June 30 to September 30. Annually, the Fulton County tax assessor delivers the initial digest to its municipalities in mid to late June, well past the timing needed to effectively incorporate into

the City budgeting process. The city is required to approve its budget before the beginning of the fiscal year, thus requiring the city to budget using an estimate for property valuations. Ad Valorem taxes are the single largest cash inflow for the City and the budgeting and tax process will be streamlined and improved with their timing aligned. An October through September fiscal year affords the opportunity to incorporate the digest and millage discussions into the budgeting process.

Supporting Document(s):

1. Fiscal Year Amendment Ordinance
- 11.II. Consideration and Action to enter into an agreement with Fulton County's Community Development Block Grant Program for the acceptance of grant funds in the amount of \$54,075 for park improvements in Hapeville and authorize the Mayor to sign all necessary documents.

Background:

The City of Hapeville was awarded CDBG funds in the amount of \$54,075 as part of the 2023 Fulton County Annual Action Plan. These funds will be used to purchase new benches and trash cans for Jess Lucas Park, Lake Park, and John Lewis Park. There is no match required for these grant funds.

Supporting Document(s):

1. Hapeville - CDBG 2023 Contract-Final
- 11.III. Consideration and Action to utilize state contract pricing and approve the purchase of two new Freightliner garbage trucks from Peach State Truck Centers in the amount of \$435,622.

Background:

City staff will be taking over sanitation and recycling services in May. The city has not purchased a garbage truck since 2011. These two garbage trucks are currently assembled on the lot and will be ready for delivery between 60 and 75 days with a purchase order. The normal delivery time for these trucks is 18 months if they are not assembled. The other non-state contract quote was from Battle Motors in the amount of \$635,534. The City will secure the lowest possible financing, and the trucks will be purchased and financed through the Solid Waste Fund.

Supporting Document(s):

1. City of Hapeville - Stock Freightliner - 20 Yard Rear Loader - Quote - 02162024 (1)
- 11.IV. Discussion on Request to Change Speed Camera Vendor from Altumint to - RedSpeed

Background:

A review of the school zone speed camera performance and the company's integration with the judicial process and fines has raised several questions on the performance of our speed camera vendor, Altumint, formerly Optotraffic. Police Chief Bruce Hedley will share findings, concerns and recommends that the City consider using a more established provider, RedSpeed. A draft of the RedSpeed agreement is in the packet. Legal is in process of reviewing the draft agreement.

Supporting Document(s):

1. Hapeville RSA (002)

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.