



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

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:00 PM
2. **ROLL CALL:** All Members of Council were present, with the exception of Councilman Alexander which constituted a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the February 20th Meeting.

AMEND AGENDA:

MOTION: Councilman Adams motioned to amend the agenda to remove agenda item 4. I. *Audit Results Presentation*; Alderman Rast provided a second. **Motion carried 3-0.**

4. PRESENTATIONS:

~~4.I. Audit Results Presentation-~~ **Removed**

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: City Planner, Dr. Lynn Patterson reminded the Council that a moratorium was initiated in May 2023 on multifamily residential developments, encompassing both single-family attached units and apartments. She explained that, following discussions in November, the zoning code underwent revisions aimed at improving regulations for high-quality multifamily development. The proposed amendments cover various aspects, including defining ownership structures for single-family attached units, setting visitor parking standards, adjusting minimum parking requirements based on bedrooms, enhancing green space and landscaping criteria, clarifying residential buffering requirements, promoting ground-floor commercial uses along specific streets, and introducing definitions related to electric vehicle charging stations and parking spaces for personal services such as beauty salons. The Planning Commission conducted a thorough review of these amendments, and the provided summary outlines the primary objectives of the proposed changes. Dr. Patterson acknowledged the Planning Commission's comprehensive review and invited any specific questions from the Mayor and Council.

Public Comments:

1. Lucy Dolan

DISCUSSION ITEM ONLY- No action was taken, and this stood as the First Reading.

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: Finance Director, Randy Brewer briefed the Governing Body on the outcomes of a highly productive meeting with the City's department heads. The session delved into detailed budget numbers, revealing both increases and decreases in various departments compared to the initially approved budgets. Mr. Brewer provided a summary of items where increases occurred, emphasizing a noteworthy increase of \$658,000 in the police department. This increment is primarily attributed to the E911 Georgia Fund, which typically lacks sufficient revenue for self-sustainment. The budget indicates a \$571,000 transfer from the general fund to support E911, illustrating a shift in the funding approach. While the overall revenues are facing a shortfall of \$101.4 million, the police department's increase plays a significant role, constituting almost half of the total shortfall. Mr. Brewer acknowledged the possibility of tapping into the Fund Balance to address the discrepancies, underscoring its importance in maintaining financial stability amid revenue challenges. Despite the potential use of Fund dollars, it was noted that the city experienced a net gain last year with an additional \$2.2 million added to the fund.

City Manager, Tim Young addressed the Governing Body, conveying less-than-optimistic news about the city's financial outlook. Despite a surplus of over a million dollars last year, the projections for this year indicate a deficit of essentially over a million. Mr. Young clarified an important point raised by Finance Director, Randy Brewer, emphasizing that the \$600,000 attributed to the police department is not an addition but a reallocation of funds for E-911. In the past, such transfers were typically represented under intergovernmental transfers, but to enhance transparency, these funds are now explicitly shown under the police department. This adjustment aims to provide a clearer understanding of how the overall budget is structured, especially regarding the operation of the E-911 group, which operates within the police department.

Public Comments: No public comments were made regarding this item.

DISCUSSION ITEM ONLY- No action was taken, and this stood as the First Reading.

6. QUESTIONS ON AGENDA ITEMS: None

7. CONSENT AGENDA:

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

MOTION: Alderman Rast motioned to approve the consent agenda; Councilman Adams provided a second. **Motion carried 3-0.**

8. OLD BUSINESS:

9. NEW BUSINESS:

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

Vice President of Marketing & Technology Andria Towne addressed the Council, expressing excitement about the upcoming year of Spin the District in Hapeville. She proposed changing the event schedule, shifting from the traditional Saturday morning to a Friday night. The primary motivation behind this adjustment is the growing participation in cycling, which increased by 25% last year. However, attracting spectators has been challenging, prompting the move to a Friday night to capture a broader audience in the Tri-Cities area. The idea is to engage residents and airport area employees who can attend after work. The inspiration for this change draws from successful nighttime races like the Athens Twilight. Although Hapeville's event is still evolving, the aim is to boost local participation, support local businesses, and transform it into a significant community event. Last year, participants came from 31 states and 17 countries, highlighting the event's international appeal. The proposed change aims to integrate this cycling event into the local community.

MOTION: Councilman Reichert motioned to approve the rental request for "Spin the District Hapeville 2024."; Councilman Adams provided a second. **Motion carried 3-0.**

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

- Board of Appeals

MOTION: Alderman Rast motioned to re-appoint Mike Simpson, Melanie Williams, Jason Morris, and appoint Chase Stell to the Board of Appeals; Councilman Reichert provided a second. **Motion carried 3-0.**

- Ethics Committee

MOTION: Alderman Rast motioned to re-appoint Jerome Newell, Raymond Farr, Robert Hall, and appoint Benjamin Smith, and Leon Williams to the Ethics Committee; Councilman Reichert provided a second. **Motion carried 3-0.**

- Hapeville Development Authority and Development Authority of the City of Hapeville

MOTION: Alderman Rast motioned to re-appoint James Newton, John Stalvey, Susan Bailey, and appoint Ricky Clark, Cory Ellis, and Joy Rinehart to the Hapeville Development Authority and Development Authority of the City of Hapeville; Councilman Adams provided a second. **Motion carried 3-0.**

- Mayoral Appointment

MOTION: Councilman Adams motioned re-appoint Mayor Alan Hallman to the Hapeville Development Authority and Development Authority of the City of Hapeville; Alderman Rast provided a second. **Motion carried 3-0.**

- Personnel Board

MOTION: Councilman Adams motioned to re-appoint Anthony Marrero, Ellen Surber-Simpson, and appoint Elliot Gamble to the Personnel Board; Councilman Reichert provided a second. **Motion carried 3-0.**

- Planning Commission

MOTION: Councilman Adams motioned to re-appoint Jeanne Rast to the Planning Commission; Councilman Reichert provided a second. **Motion carried 2-0. Alderman Rast abstained his vote.**

- Design Review Committee

MOTION: Councilman Reichert motioned to re-appoint John Stalvey to the Design Review Committee; Councilman Adams provided a second. **Motion carried 3-0.**

10. CITY MANAGER REPORTS: City Manager, Tim Young spoke about the Following items:
Spring Southern Circuit of Independent Filmmakers:

- o **Date:** Friday, March 8th
- o **Venue:** Historic Christ Church
- o **Time:** 6:00 PM
- o **Film** "Bridge Builders"

Second Annual Butterfly Parade:

- o **Date:** March 23rd
- o **Time:** 5:00 PM - 10:00 PM
- o **Location:** Jess Lucas Park
- o **Parade Time:** 8:10 PM

Butterfly Workshops:

- o **Dates:** March 15th - March 21st
- o **Details:** Visit www.hapeville.org for more information.

State of the City Address:

- o **Expected Delivery Date:** April 2024
- o **Details:** Stay tuned for the Mayor's delivery of the new State of the City address.

11. PUBLIC COMMENTS:

1. Jason Morris- *Submitted via email*
2. Chase Stell
3. Ricky Clark

12. MAYOR AND COUNCIL COMMENTS:

Alderman Rast expressed gratitude to all present at the evening's meeting. He extended appreciation to Katrina Bradbury for her longstanding and continuous service on the Development Authority board, spanning approximately 20 years. Alderman Rast conveyed sincere thanks for her dedicated contributions to the Development Authority throughout those years.

Councilman Adams shared his attendance at the Southern Circuit Film Festival screening of "Reading Rainbow" this past Friday, expressing his admiration for the amazing film. He expressed a

wish for others to attend and share the experience. Councilman Adams highlighted his personal connection to "Reading Rainbow," finding it nostalgic from his upbringing. He expressed his enjoyment and anticipation for future film screenings. Additionally, he reiterated Alderman Rast's sentiments regarding Katrina Bradberry, acknowledging the honor and privilege of working with her and expressing gratitude for her leadership within the Development Authority.

Councilman Reichert expressed gratitude to all applicants and participants across various boards, committees and commissions, acknowledging the often overlooked yet significant dedication and sacrifice required for these roles. He highlighted the importance of finding a meaningful way for the city to recognize their contributions, whether through a proclamation or another form of acknowledgment. Councilman Reichert emphasized the challenging month of January for small businesses. Encouraging residents to support local businesses, he noted that individual efforts, such as informing 10 people to spend locally in Hapeville, can collectively make a positive impact. Councilman Reichert concluded by expressing anticipation for upcoming events and thanking everyone for their presence at the meeting.

Mayor Hallman echoed the sentiments expressed by the Council during the meeting and extended appreciation to all the applicants who showed interest in serving on the boards. Recognizing the challenges involved in board service, especially on entities like the appeals board, Mayor Hallman commended individuals willing to make difficult decisions that contribute to the backbone of Hapeville. He also expressed gratitude to the staff for a successful start to the film series, highlighting its positive impact in showcasing Hapeville. Mayor Hallman specifically thanked Ms. Charlotte for her initiative in bringing the film series to the community. Furthermore, he acknowledged the staff's efforts in maintaining the cleanliness of the park, contributing to Hapeville's overall appeal. Lastly, Mayor Hallman congratulated Alderman Rast on the joyous occasion of welcoming another grandchild, extending best wishes for the expanding family.

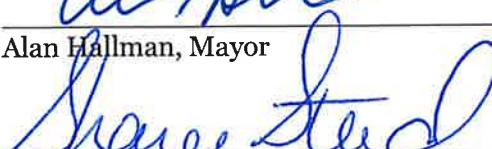
13. **EXECUTIVE SESSION:** No executive session took place during this meeting.
14. **ADJOURN:**

MOTION: Councilman Adams motioned to adjourn at 7:05 PM; Councilman Reichert provided a second. **Motion carried 3-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk