



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

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:03 PM
2. **ROLL CALL:** All Members of Council were present, which constituted a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the March 5th Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison
5. **INVOCATION:** Given by Rev. Johnnetta Johnson
6. **PRESENTATIONS:**

6.I. Audit Presentation Background Writeup for FY2022-2023.

Partner at Mauldin and Jenkins, Josh Carroll, addressed the Governing Body to present the June 30th, 2023, audit results for the City of Hapeville. He emphasized the report's exclusive focus on data from that specific date. Mr. Carroll assured the council of the city's financial statements' accuracy and compliance with relevant standards. He highlighted the issuance of a clean Yellow Book report, indicating a comprehensive examination of internal controls and adherence to state laws and regulations. Furthermore, Mr. Carroll commended the city's transparent accounting policies and disclosed estimates, confirming their alignment with industry standards. Expressing gratitude for the city's cooperation and transparency during the audit process, Mr. Carroll noted a smooth and thorough examination. He reassured the council of the firm's independence and impartiality in conducting the audit. Mr. Carroll concluded by affirming that it was a clean audit and extended an invitation to discuss the advisory services further, emphasizing their pricing flexibility based on the city's needs.

The presentation provided was for informational purposes only, and no further action was taken.

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. **Ordinance 2024-05**

Staff Comments: City Planner, Dr. Lynn Patterson presented the second reading of a zoning amendment to the Mayor and Council. A moratorium on multifamily residential properties prompted this amendment. The proposed changes primarily focused on parking requirements, increased green space, and landscape areas to comply with tree conservation ordinances. Additionally, buffering measures between multifamily and single-family residences were introduced to preserve residential integrity. Dr. Patterson also recommended adjustments to parking requirements for various residential units, including provisions for visitor parking. These modifications aimed to optimize parking space usage and enhance residential living conditions. She welcomed questions from the council for further clarification.

Public Comments: No public comments were made for this public hearing item.

MOTION: MOTION: Alderman Rast motioned to approve the amendment to the Code of Ordinances, Chapter 93 (Zoning) with *the modification that studio apartments and one-bedroom units require one parking space per unit*; Councilman Reichert provided a second. **Motion carried 4-0.**

- 7.II. Consideration and Action to Approve the FY2023-2024 Budget Amendment –Second Reading. **Ordinance 2024-06**

Staff Comments: Finance Director, Randy Brewer updated the Mayor and Council, indicating no notable changes from the previous report presented during the first reading. He, accompanied by City Manager, Tim Young, addressed any inquiries or concerns raised by the Mayor and Council.

Public Comments: No public comments were made for this public hearing item.

MOTION: Alderman Rast motioned to approve FY2023-2024 Budget Amendment; Councilman Alexander provided a second. **Motion carried 4-0.**

8. **QUESTIONS ON AGENDA ITEMS:** None

9. **CONSENT AGENDA:**

- 9.I. Consideration and Action to Approve February 20th Council Meeting Minutes.
- 9.II. Consideration and Action to Approve the PILOT Agreement with South City – Signal Development
- 9.III. Consideration and Action to Approve the Board Appointments Ordinance. **Ordinance 2024-07**

MOTION: Councilman Adams motioned to approve the consent agenda; Councilman Alexander provided a second. **Motion carried 4-0.**

10. **OLD BUSINESS:** None

11. **NEW BUSINESS:**

- 11.I. Consideration and Action to Approve the New Fiscal Year Calendar Amendment Ordinance.
Ordinance 2024-08

MOTION: Councilman Reichert motioned to approve the New Fiscal Year Calendar Amendment Ordinance; Councilman Alexander provided a second. **Motion carried 4-0.**

- 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.

MOTION: Councilman Adams motioned to 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; Alderman Rast provided a second. **Motion carried 4-0.**

- 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.

MOTION: Councilman Alexander motioned to approve the to utilize state contract pricing and purchase of two new Freightliner garbage trucks from Peach State Truck Centers in the amount of \$435,622; Councilman Adams provided a second. **Motion carried 4-0.**

- 11.IV. Discussion on Request to Change Speed Camera Vendor from Altumint to - Red Speed

Police Chief, Bruce Hedley initially scheduled a routine meeting with the current speed camera vendor to discuss concerns about their program, particularly regarding the reporting techniques and calibration checks. After raising questions about the legitimacy of the company, Chief Hedley conducted an independent audit of the data. This audit revealed a high number of failed calibration checks and a significant decrease in violations due to a malfunctioning eastbound traffic camera for 11 months. Chief Hedley estimated that between 1100 and 1600 tickets were lost permanently due to the 30-day window for issuing tickets. Consequently, he expressed a loss of confidence in the vendor and recommended transitioning to a more established vendor with greater expertise and resources. Chief Hedley emphasized the importance of obtaining accurate data to track recidivism rates and ensure the program's effectiveness in reducing subsequent violations.

DISCUSSION ITEM ONLY- The item provided was for informational and discussion purposes only, and no further action was taken.

12. **CITY MANAGER REPORTS:** City Manager, Tim Young spoke about the Following items:

Recreation Announcements:

- o The seven and eight-year-old boys basketball team won the state championship over the weekend. They will likely be recognized at a future council meeting, where they will receive their rings and participate in a photo shoot.
- o The Recreation Department will receive an annual \$60,000 grant for Boost Grant for our summer program.

Upcoming City Events:

- o The City's Easter egg hunt will take place on March 30th. For additional information regarding this event, please contact Recreation.
- o The next film in the City's film series will be shown on Friday, March 8th.
- o On Saturday, March 23rd, the lantern parade will be held from 5 to 10 PM at Jess Lucas Park.

- Workshops starting next week can be found on the City's website.

- o A new exhibit will open at the Depot Museum on Saturday, March 16th at 5:00 PM. It will focus on civil rights and workers' rights, specifically Atlanta's Ford Assembly plant.

Budget Info

- Departments are already preparing information and presentations for the next year's budget season.

13. PUBLIC COMMENTS:

1. Carol Cahill
2. Melvin Traynum

14. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander expressed her gratitude to everyone for attending tonight's meeting despite the heavy rainfall.

Alderman Rast made no additional comments.

Councilman Adams expressed his appreciation to everyone for attending the Council Meeting.

Councilman Reichert noted that spring is approaching, bringing with it sunshine and numerous exciting events. He emphasized the importance of expressing gratitude in advance for the hard work of the Community Services and first responders who ensure safety. Councilman Reichert encouraged everyone to participate in the upcoming activities and events.

Mayor Hallman expressed gratitude to everyone for attending the meeting despite the inclement weather. He highlighted positive developments at the state level, including legislative efforts to address issues such as squatting and false leasing. The new legislation aims to provide law enforcement with greater authority to address illegal occupancy and false lease agreements. Mayor Hallman also mentioned progress in collaboration with Delta Airlines regarding a memorial for the 1968 children's nursery explosion, indicating that Delta had approved the concept proposed by Main Street, but further discussions were needed due to an expanded project scope. He concluded by thanking attendees for their presence.

15. EXECUTIVE SESSION: No executive session took place during this meeting.

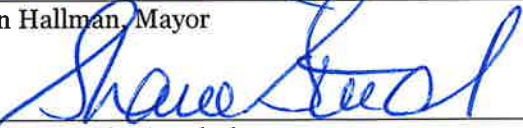
16. ADJOURN:

MOTION: Councilman Adams motioned to adjourn at 7:21 PM; Councilman Alexander provided a second. **Motion carried 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk