



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://hapevillega.portal.civicclerk.com/event/1141/overview>

April 16, 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, which constituted a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the April 16th Meeting.

AMEND AGENDA:

MOTION: Councilman Adams motioned to amend the agenda and remove agenda item 4. I. *Plaques Of Appreciation To The City, Crown Security, Councilman Mark Adams, And Melvin Traynor For Sponsoring The Tournament on August 12, 2023;* Councilman Reichert provided a second. **Motion carried 4-0.**

4. PRESENTATIONS:

~~4.I. Plaques Of Appreciation To The City, Crown Security, Councilman Mark Adams, And Melvin Traynor For Sponsoring The Tournament on August 12, 2023. -Removed~~

4.II. Presentation – Finance – General Fund Revenues.

Chrislyn Turner, Assistant Finance Director and Department Head for the Customer Financial Services Department presented a financial summary to the Mayor and Council, focusing on revenue generation for the City of Hapeville. She emphasized the department's role in billing and collecting revenue streams such as water, occupational taxes, and property taxes. Ms. Turner outlined the city's revenue cycle, highlighting critical months like June and August, where preliminary and final tax digests are received from Fulton County. In August, starting this year, the department will prepare the budget based on the final digest and recommend a millage rate to the City Manager. September is earmarked for public hearings on the millage rate and budget. Ms. Turner emphasized the significance of exemptions and their impact on tax liabilities. She explained the calculation of tax bills using examples and discussed the city's gross tax digest over the past five years, noting the relatively flat increase in tax bills compared to the growth in the digest. Ms. Turner concluded by highlighting the department's efforts in collecting taxes throughout the year to meet revenue targets.

5. PUBLIC HEARING:

- 5.I. Consideration and Action of a request to rezone the properties located at 3309, 3319, and 3327 Dogwood Drive from V, Village to U-V, Urban Village.

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC is requesting to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

The Planning Commission considered this request on April 9, 2024 and recommended approval. Staff supports their recommendation.

Staff Comment: City Planner Dr. Lynn Patterson provided an overview to the Mayor and Council regarding a proposal that was previously presented in March of 2022 under a different applicant with a slightly different structure. While the site plan remained unchanged, there was a transition from fee-simple to build-to-rent. Dr. Patterson emphasized that the proposal required discretion from the council, as it involved making all parcels conform to the same zoning classification. The project entailed 58 built-to-rent townhomes across seven buildings and had been reviewed and recommended for approval by the Planning Commission. Dr. Patterson welcomed any questions from the council members.

Applicant Comment: Civil Engineer Daniel Kerr and McNeal Development firm's Principal William Norris were presented to address any inquiries or issues related to the request to rezone the properties.

Public Comment:

1. Susan Bailey

MOTION: Alderman Rast motioned to approve the request to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development; Councilman Alexander provided a second.

Councilman Adams and Councilman Reichert cast their votes in opposition, voting Nay, while Councilman Alexander and Alderman Rast voted in favor, casting Yay votes. Mayor Hallman resolved the tie by voting in favor, Yay vote, resulting in the **motion being carried with a vote count of 3-2.**

6. QUESTIONS ON AGENDA ITEMS: None

7. CONSENT AGENDA:

- 7.I. Consideration and Action to Approve April 2nd Council Meeting minutes.
- 7.II. Consideration and Action to Approve the April 2nd Executive Session Minutes.
- 7.III. Consideration and Action to Approve Arbor Day Resolution

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

8. OLD BUSINESS: None

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve Resolution Establishing Hapeville as a Certified City of Ethics. **Resolution 2024-04**

MOTION: Alderman Rast motioned to approve Resolution Establishing Hapeville as a Certified City of Ethics; Councilman Adams provided a second. **Motion carried 4-0.**

- 9.II. Consideration and Action to approve a hauling service agreement with Republic Services for recyclable delivery.

MOTION: Councilman Adams motioned to approve a hauling service agreement with

Republic Services for recyclable delivery with the condition that both parties agree on the revisions made to the agreement; Councilman Alexander provided a second. **Motion carried 4-0.**

9.III. Consideration and Action to Approve the Designs for the Citywide Banner Project.

MOTION: Councilman Reichert motioned to approve the Designs for the Citywide Banner Project; Councilman Adams provided a second.

AMEND MOTION:

Councilman Reichert motioned to amend his previous motion to approve the Designs for the Citywide Banner Project *with a budget up to \$12,000.00*; Councilman Adams provided a second. **Motion carried 4-0.**

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

General Announcements:

- The Spring Opening event drew over 400 attendees, marking it as one of the City's largest spring opening.
- The last independent film screening of the spring series took place. The next film series will commence in September.

Upcoming community events include:

- Criterium races and Spin the District are scheduled for Friday May 3rd.
- Georgia City's week in Hapeville is upcoming, featuring a variety of activities.
 - Grow kits with wildflowers will be available for Earth Day on Monday at City Hall and Hoyt Smith Recreation.
- Mr. Young encouraged all to continue using hashtags to promote and preserve Hapeville's Beauty.

11. **PUBLIC COMMENTS:**

1. Lucy Dolan

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander echoed the sentiments expressed by City Manager Young regarding the opening day event. She expressed her fondness for the event, noting its seamless organization and enjoyable atmosphere. Councilman Alexander appreciated the efforts of the amazing departments for making the event successful and emphasized its significance for the children in the community.

Alderman Rast remarked that it was a pleasant day for the Opening day event, noting the favorable weather conditions and acknowledging the significant effort put in by all staff members.

Councilman Adams expressed regret for missing the Opening Day event, citing prior engagements scheduled before the official date was set. He apologized for his absence and thanked attendees for supporting their local government.

Councilman Reichert reiterated the sentiments shared by his fellow council members regarding the Opening Day event. He acknowledged the positive feedback from many residents, emphasizing the increased attendance and community engagement compared to previous years. Councilman Reichert expressed appreciation to the Fire Department for organizing an engaging open house at their station, which included interactive booths. Additionally, he extended gratitude to Ms. Charlotte for her efforts in organizing another successful film season.

Mayor Hallman reiterated the sentiments expressed by the previous Council members regarding the Open Day event. He mentioned his absence from the parade due to attending an international security conference for his business. Despite being away, Mayor Hallman acknowledged hearing positive feedback about the entire event. He extended birthday wishes to Ms. Charlotte. Additionally, he echoed the positive feedback about the film series, emphasizing its success with everyone's support.

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).*

MOTION: Alderman Rast made a motion to go into recess; Councilman Alexander provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to go into executive session at 7:09PM; Councilman Alexander provided a second. **Motion carried 4-0.**

MOTION: Councilman Alexander made a motion to convene back into regular session at 7:22 PM, Alderman Rast second. **Motion carried 4-0.**

Councilman Adams exited the meeting at 7:23 PM

EXECUTIVE SESSION ITEM:

MOTION: Councilman Reichert made a motion to approve and ratify the consensus taken in executive session with regards to pending personnel issue, Councilman Alexander provided a second. **Motion carried 3-0.**

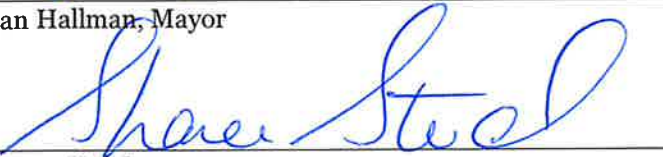
14. **ADJOURN:**

MOTION: Councilman Reichert motioned to adjourn at 7:25 PM; Alderman Rast provided a second. **Motion carried 3-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk