



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 SPECIAL CALLED MEETING

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://www.hapeville.org/562/Agendas-and-Minutes>

September 18, 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. PUBLIC HEARING:

4.I. Consideration to Set the 2024 Millage Rate at 17.509 Mills – Second Reading

Background:

The City has received its Consolidated 2024 Estimated Digest and the initial 2024 property tax data file from the Fulton County Tax Commissioner. Estimated Gross Assessments for Real, Personal, and Public Utilities are \$593,095,770, up from the 2023 value of \$492,129,760, an approximate increase of 20.5%.

Due to current economics and pressures of rising costs in supplies and labor, the City of Hapeville has published a proposal to increase its millage from the current 15.209 mills to 17.509 mills, increasing real property tax collections by 38.6%, \$2.2 million over Fiscal 2024. Real and personal property collections for Fiscal 2024-2025 should approximate \$9.16M.

Economic pressures and support of the growth in the City are the driving factors for the millage recommendation. The millage of 17.509 supports the 2024-2025 budget as submitted to City Council

Staff Comments:

Public Comments:

Supporting Document(s):

1. Neighbor Ad - Notice of Property Tax Increase
2. 5Yr History Ad
3. Budget 2024 Household impact scenarios
4. Value of a Mill FC Cities July 2024

5. 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).

6. 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.

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ORDER CONFIRMATION

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Acct #: 243567

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Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 09/11/2024 Stop: 09/18/2024

Times Ord: 2

Times Run: ***

LEGLV 1.00 X 3.84 Words: 200

Total LEGLV 3.84

Class: 9003 PUBLIC HEARING

Rate: LEGL

Cost: 65.00

Affidavits: 1

Ad Descrpt: FN3254 PROPERTY TAX INC.

Descr Cont: FN3254 GPN16 NOTICE OF PR

Given by: SHAREE STEED

P.O. #:

Contact: CHRISLYN TURNER

Phone: (404)669-2102

Fax#:

Email: asenter@hapeville.org; cturn

Created: aseal 09/05/24 11:45

Agency:

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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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ORDER CONFIRMATION (CONTINUED)

Salesperson: ALECIA SEALS

Printed at 09/05/24 11:48 by aseal-tj

Acct #: 243567

Ad #: 434493

Status: New

FN3254
GPN16
NOTICE OF
PROPERTY TAX
INCREASE

The City of Hapeville has tentatively adopted a millage rate which will require an increase in property taxes by 31.77 percent.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Municipal Court Complex, 700 Doug Davis Drive, Hapeville, GA on September 17, 2024, at 6:00PM.

Times and places of additional public hearings on this tax increase are at the Municipal Court Complex, 700 Doug Davis Drive, Hapeville, GA on September 18, 2024, at 6:00 PM and September 19, 2024 at 6:00PM. This tentative increase will result in a millage rate of 17.509 mills, an increase of 4.222 mills. Without this tentative tax increase, the millage rate will be no more than 13.287 mills. The proposed tax increase for a home with a fair market value of \$150,000 is approximately \$189.99 and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$253.32

#9:11,18-AS

SPORTS

North Atlanta hosts Forsyth Central in Region opener

By Greg Oshust
Sports Editor

North Atlanta will try to get its region schedule off to a winning start as the Warriors host Forsyth Central in its first 6AAAAAA game at Eddie S. Henderson Stadium in Midtown Atlanta Sept. 13.

After a season-opening 29-15 loss to Kell in the Corky Kell-Dave Hunter Classic Aug. 14, North Atlanta (2-1) has bounced back with two consecutive victories — defeating Paulding County 34-10 Aug. 23 and Wheeler 10-9 Aug. 30 — to build some momentum going into its Region 6AAAAAA schedule.

“Things are going okay,” North Atlanta coach Jamie Aull said. “We’re trying to figure out who we are offensively and kind of identify some guys on that side of the ball. Defense has really played well this year and gotten better every week. Special teams have kind of been hit or miss, but we still

feel good about that. We’re in a decent position headed into region play.”

Before embarking on its region slate, the Warriors had a bye week the week before the game, which Aull said came at a good time for his team.

“I think it’s coming at a good time right before we start region play,” Aull said. “We definitely need to get back to some basics in all three phases (offense, defense, special teams) and clean some things up before we start region and everything counts towards trying to get into the postseason.”

Senior quarterback Ian Reynolds leads the way on offense for North Atlanta. Reynolds completed 15 of 26 passes for 200 yards and two touchdowns in the Warriors’ season-opener against Kell.

Junior tight end Josh McCullough and senior offensive lineman Ben Diedrich — a Navy commit — are among the other key offensive play-

ers, while senior defensive end and Rutgers commit Chase Linton anchors the defense.

The game with Forsyth Central is the first of seven region games that North Atlanta will play in its first year in 6AAAAAA, which also includes North Forsyth, South Forsyth, West Forsyth, Alpharetta, Denmark and Lambert.

Forsyth Central (1-2) struggled early on with losses in its first two games, before entering the win column with a 10-0 victory over Flowery Branch Aug. 30. The Bulldogs also had a bye week the week before the game.

“They’ve got some size and they want to be physical on offense and run the football,” Aull said. “Defensively, they’ve got some big linebackers who will come downhill and hit you and they’ve got some good-sized kids on that defensive line. So they’re definitely going to be tough.”



Special Photo: Keeva Linton
North Atlanta junior tight end Josh McCullough tries to evade a defender during the Warriors’ 10-8 victory over Wheeler Aug. 30.



Special Photo
From left, members of the 2024 NACL championship team include Austin Henley, Kip Olvaney, general manager Carlton Clack, player and coach Steve Langston, fan-of-the-year Leroy Langston, 93, Drew Sheridan, Ragan Defreese, Ronnie Donaldson, Casey Wilson, Zach McCormack, Kyle McGowan, Brice O’Brien, Tyler Altman, John Griner. Not pictured: Travis Cashbaugh and Parker Defreese.

Peachtree Road UMC softball team crowned three-peat champions

By Skyler Heath
sheath@mdjonline.com

The Peachtree Catmen, a softball team representing Peachtree Road United Methodist Church in Buckhead, clinched the North Atlanta Church League championship title for the third year in a row.

The team beat 40-year rival, Christ The King Green, 14-6 in the championship Aug. 29, finishing the season

with an unblemished 14-0 record.

This year’s championship is the team’s eighth title — 2003, 2009, 2016, 2017, 2020, 2022, 2023 and 2024 — in its 46-year history, dating back to 1977 when Steve Langston and his North Fulton High School baseball teammates joined the league.

“This North Atlanta Church League is absolutely a great Atlanta and Buckhead tradition that goes back 50 plus years,” said Langston, coach and play-

er of PRUMC softball team. “In my family alone, we’ve had three generations of players who’ve gotten on that dusty, beautiful softball field at Northside Baptist. Great memories and friendships. As one of my long-time teammates said, ‘Y’all are my summer family!’”

The NACL has 10 teams with the majority located in the Buckhead area. All league games are played at Northside Drive Baptist Church.

Reliever Iglesias setting tone for Braves’ bullpen

By Grant McAuley
MDJ Sports Correspondent

The Atlanta Braves’ pitching staff has carried the club into September with a chance to make the postseason.

No reliever has done more to bolster those hopes than closer Raisel Iglesias.

Recognized as the National League’s Reliever of the Month for August, the affable right-hander continues to demonstrate his considerable value to the club in a number of ways.

“He might be the greatest teammate I’ve ever been around,” Braves manager Brian Snitker said. “He’s just all about winning. It’s not about him. When that game’s over, it doesn’t matter if he saved the game, if he got the last out. He’s the happiest guy on the field that we won the game.”

Iglesias, 34, was acquired at the trade deadline in 2022 after signing a four-year, \$58 million contract with the Los Angeles Angels the prior winter. He made just 39 appearances for the Angels before being dealt away in a clear cost-cutting move.

Atlanta was willing to take Iglesias on, and it has been a great landing spot for the native Cuban, who is under contract through 2025.

The post-trade numbers underscore that Iglesias has been at his absolute best for the Braves. In 140 appearances since coming over from Los Angeles, he owns a 1.68 ERA to go along with 63 saves and 154 strikeouts



USA Today Sports — Matt Krohn
Raisel Iglesias celebrates with catcher Sean Murphy after finishing off a save against the Twins last month.

across 139 innings.

The 2024 season has been a career-year for Iglesias, who broke into the majors as a starting pitcher with the Cincinnati Reds in 2015. He transitioned to the bullpen the following year and has recorded 219 saves in parts of 10 seasons.

Iglesias came owns a personal-best 1.26 ERA through his first 54 outings.

His 29 saves in 32 opportunities were tied for fifth-most in Major League Baseball and just five shy of his career-high of 34 saves established in 2019 with the Reds and matched two years later with the Angels.

Slowed by a shoulder issue coming out of spring training in 2023, Iglesias was able to have a normal spring training this year and appears to be getting stronger as the season wears on.

This recent run of success included some history for the veteran righty.

In August, Iglesias had a stretch in which he retired 38 consecutive batters across 12 appearances. That was the longest such streak by a Braves pitcher since 1961.

Even as he mowed down hitter after hitter, Iglesias stayed in the moment each and every time out and left counting his opponents’ misfortunes to those who keep track of such things.

“I really try not to focus on anything that’s going on outside of the game at the moment,” Iglesias said through an interpreter. “Really, my focus is to just go in, work a clean inning, put up zeroes, get out and do whatever I have to help the team. I’m not really focused on streak or anything else.

This season has also been about both quality and quantity for Iglesias.

Atlanta has also been able to count on its closer to take the ball and keep it when extra-innings situations occur. Iglesias has thrown three two-inning outings in his last 10 appearances, helping the Braves secure 2 wins.

PUBLIC NOTICE

The Union City Planning and Zoning Commission will hold a public hearing at **7:00 p.m., on Monday, September 30, 2024**, in the Council Chamber, City Hall, located at 5047 Union Street, Union City, GA, 30291.

A. Case **2024RZ-001-03** (Public Hearing): An application by Martin Williams to rezone a 1.71 +/- acre tract of land from R-4 (Single-Family Residential) to R-6 (Single-Family Residential) for a proposed seven lot Single-Family subdivision. The property is located North of Byrd Rd and West of Lower Dixie Lake Rd at 6459 Lower Dixie Lake Rd, Union City, Georgia 30291 (Parcel ID 09F-1615-0076-001-7).

B. Case **2024TA-009-01** (Public Hearing): A city-initiated text amendment to amend Section 6-9 of Article VI of the Zoning Ordinance of Union City by adding “Data centers” as a conditional use in the O-I Office Institutional zoning district and to amend Section 10-7 of Article X of the Zoning Ordinance of Union City by establishing parking requirements for “Data centers”.

The Mayor and Council shall consider the recommendations of the Planning Commission following a public hearing on **Tuesday, October 15, 2024, at 7:00 P.M.** in the Council Chambers, City Hall, located at 5047 Union Street, Union City, GA, 30291.

TAX DIGEST FOR CITY OF HAPEVILLE 2024						
Pursuant to the requirements of O.C.G.A.48-5-32, the Mayor and Council of the City of Hapeville announce that the millage rate will be set at 6:00 PM on September 17, 2024, 6:00 PM September 18,2024 and 6:00 PM September 19, 2024, located at the Hapeville Municipal Court, 700 Doug Davis Drive, Hapeville, GA 30354, and hereby publishes the following presentation of the current year's tax digest and levy along with the tax digest and levy for the past five years. The Mayor and Council will set the millage rate 17.509 and 1.0 for the Special District Tax.						
	2019	2020	2021	2022	2023	ESTIMATED 2024
Real & Personal	399,121,750	413,647,400	405,914,510	463,454,310	492,129,760	593,095,770
Public Utilities *	35,698,772	37,538,572	55,194,879	28,856,478	42,743,757	38,583,690
Motor Vehicles	1,584,490	1,281,810	934,410	746,640	688,770	625,810
Moblie Home						-
Gross Digest	436,405,012	452,467,782	462,043,799	493,057,428	535,562,287	632,305,270
Less M&O Exemption	(7,803,640)	(11,827,920)	(13,816,080)	(3,243,280)	(7,211,520)	(27,531,000)
Net M&O Digest	428,601,372	440,639,862	448,227,719	489,814,148	528,350,767	604,774,270
Gross M&O Millage	21.16	20.69	20.44	21.09	19.92	21.82
Less Rollbacks	5.05	4.69	4.71	5.36	4.71	4.31
Net M&O Millage	16.11	16.00	15.729	15.729	15.209	17.509
Net Taxes Levied	6,904,768.10	7,050,237.79	7,050,173.79	7,704,286.73	8,035,686.82	10,588,992.69
Net Tax \$ Increase		145,469.69	(64.00)	654,112.94	331,400.08	2,553,305.88
Net Tax % Increase		2.11%	0.00%	9.28%	4.30%	31.77%

	Millage Rate	Property Value		
		300,000	400,000	500,000
Appraisal		300,000	400,000	500,000
Assessment		120,000	160,000	200,000
Billable Value		105,000	145,000	185,000

15.209	1,597	2,205	2,814
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17.209	1,807	2,495	3,184
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increase	210	290	370
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per/mo	18	24	31
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FC Homestead	15,000
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Municipality	2020 Population	2024 Gross Digest	Mill Value	Per Capita
Atlanta	458,695	45,009,325,246	45,009,325	98,124.73
Sandy Springs	108,080	11,032,118,341	11,032,118	102,073.63
Roswell	92,833	7,340,699,474	7,340,699	79,074.25
Alpharetta	65,818	6,974,989,325	6,974,989	105,973.89
Johns Creek	82,453	6,217,411,925	6,217,412	75,405.53
South Fulton	107,436	5,134,752,172	5,134,752	47,793.59
Milton	41,296	3,848,093,658	3,848,094	93,183.21
East Point	38,358	2,167,186,212	2,167,186	56,498.94
Union City	26,830	1,731,015,588	1,731,016	64,517.91
Fairburn	16,483	1,412,230,720	1,412,231	85,678.01
College Park	12,957	990,222,794	990,223	76,423.77
Hapeville	6,553	604,774,270	604,774	92,289.68
Chatahoochee Hills	2,948	435,038,212	435,038	147,570.63
Palmetto	4,510	350,914,685	350,915	77,808.13
Mountain Park	571	36,244,759	36,245	63,475.94