



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

TRAVIS HORSLEY
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>

June 22, 2021 6:00 PM

Agenda

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
 - Alan Hallman
 - Mike Rast
 - Travis Horsley
 - Mark Adams
 - Chloe Alexander
- 3. WELCOME:**
- 4. PRESENTATIONS:**
 - 4.I.** Recognition of the 2021 Georgia Recreation and Parks Association State Champions.
- 5. PUBLIC HEARING:**
 - 5.I.** Consideration and Action for 2021--2022 Budget Ordinance -2nd Reading

Background:

On May 18, 2021, City staff presented the initial draft of Fiscal 2022 Hapeville Proposed Budget. The City advertised the public hearing in the South Fulton Neighborhood newspaper on May 19, 2021, and May 26, 2021. A copy of the draft budget is posted to the City's website, along with a physical copy of the detailed budget for public viewing at City Hall.

The global pandemic had a significant impact on local municipalities. However, Hapeville has weathered the storm and ended FY2021 in a better financial position than the original forecast. The stronger than planned ending gives us conservative optimism for Fiscal Year 2022.

This FY2022 budget calls for approximately 17.3M in General Fund expenditures. In comparison, the FY2021 budget has \$16M in expenditures. The increase over last year is driven by the necessity of city building repairs, the Police Department's systematic vehicle replacement program, and purchases related to economic development. Operational inflows are budgeted at 16.3M supplemented by an apportionment from City Fund Balance of 1M. The anticipated revenue primarily consists of real and personal property tax, local option sales taxes, proceeds from loans, the American Rescue Plan (ARP) Funding, and hotel/motel tax. Finance expects to revisit the budget after it receives its approved tax digest from Fulton County and again three additional times or once a quarter to review and realign revenue and expenditures as the year progresses.

In fiscal year 2021, the City was successful in focusing on vehicle replacement and staff investments. In

fiscal year 2022, the City will turn its attention to repairs and maintenance.

The proposed 2022 budget is our initial best estimate and projection for the next 12 months. As financial positions and actual circumstances change, Finance will continue to review, assess, and request budget amendments. The first reading was at our June 8, 2021, Council Meeting. There have been no changes to the budget from the June 8 presentation

Supporting Document(s):

1. FY 2022 Budget Summary
2. Budget Book - FY2022 Exhibit A - 06-08-21 -Update 2021-06-07
3. City of Hapeville_Budget Ordinance - FY 2022 (1)

5.II. Consideration and Action on a Conditional Use Permit request for 3381 Dogwood Drive

Background:

Juanita Thompson is requesting approval of a Conditional Use Permit to operate a spa at 3381 Dogwood Drive, Parcel Identification Number 14-0098-0017-012-0. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this request on Tuesday, June 15, 2021, and recommended approval.

Supporting Document(s):

1. Application - 3381 Dogwood Drive_CUP_Spa_Redacted
2. Planners Report 3381 Dogwood Ave Conditional Use Permit
3. Legal Adv. - 06-22-2021_3381 Dogwood Dr._Conditional Use Permit

6. 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.

7. CONSENT AGENDA:

7.I. Mayor and Council Meeting Drafted Minutes for June 8, 2021

7.II. Approval of Executive Session Minutes

8. OLD BUSINESS: None

9. NEW BUSINESS:

9.I. Discussion of short-term rental and Air BNB

Background:

At the February 4 2020 City Council meeting, Mayor and Council took up a discussion for drafting a City ordinance for AirBnBs and Short Term Rentals. As we well know, shortly thereafter, we were interrupted by the COVID 19 pandemic. City Planner, City Attorney and City Manager recently met to bring forth an ordinance discussion draft to Council for review and feedback. Staff requests discussion on this item in order to update the draft and bring revisions back to Mayor and Council.

Supporting Documents:

1. Draft - Ordinance - Short Term Rental (02413902xA0B3B)
- 9.II.** Consideration and Action on Resolution for submittal of a potential project list for the upcoming TSPLOST IGA

Background:

In November of this year, citizens will have the opportunity to vote on a five year TSPLOST referendum to fund transportation projects in municipalities throughout the county. Each city must present a list of potential projects for inclusion in the upcoming Intergovernmental Agreement. The list of potential projects must serve "transportation purposes" outlined within OCGA 48-8-260.

Supporting Document(s):

1. Resolution - TSPLOST
2. T SPLOST PROJECT LIST

10. CITY MANAGER REPORT:**11. 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.

12. MAYOR AND COUNCIL COMMENTS:**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).

14. 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.