



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 REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354

Or, visit the City's Website for live stream at

<https://hapevillega.civicclerk.com/Web/Player.aspx?id=436&key=-1&mod=-1&mk=-1&nov=0>

November 9, 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. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS: None

7. PUBLIC HEARING:

7.I. Consideration on 2020-2021 Budget Amendment – First Reading

Background:

Fiscal Year 2020-2021 budget was previously amended and approved on October 5, 2021. After Finance continued discussions with our auditors and City Manager related to the treatment of ARP (American Rescue Plan) funds, Finance has revisited the previous revenue forecasts and requests Mayor and Council to review and ratify the updated revenue forecasts in an official amendment.

The previous amended budget called for \$15.8M in General Fund expenditures with revenues listed as \$16M, inclusive of \$1.2M recorded funds from ARPA (American Rescue Plan Act). Professional guidance from our auditors recommended the recording of ARPA and ensuing transactions remain in a special revenue fund. Due to the changed treatment of ARPA funds received, instead of increasing General Fund revenue by 1.2M, Finance is allocating \$1.2M of FY 2021 Public Safety expenses to the ARPA Special Revenue fund as an approved use of funds. This change is needed due to interim guidance on ARPA. Finance is also requesting additional 800K reduction in General Fund expenditures, removing the previously budgeted Transfer to Water & Sewer expense. This change will also reduce previously budgeted Water & Sewer sources of funds.

The attached updated budget amendment includes:

1. Real Property Tax revenue updated from \$4.72M to \$4.74M with a projected collection rate of 101% of budget
2. Building Permit revenue updated by \$122K from \$300K to \$422K
3. Local Options Sales Tax (LOST) increased by \$200K from \$1.75M to \$1.95M
4. Hotel/Motel Tax Revenue (General Fund Portion) increased by \$181K from \$577K to \$759K.
5. Loan Proceeds increased by \$85K from \$771K to \$856K for Fire equipment purchase and financed. The offsetting expenditures are included in appropriate budget section. Total proceeds include (1) Ladder

Truck for Fire, (2) Ford Explorer for Fire, (3) Three Dodge Durango's for Police, (4) New Fire Equipment – Stryker

A review of the City's expenditures and budget realignment has allowed Finance to project the following summarized increases to the General Fund budget. Explanation of these projected increases are included in attached budget document.

- 1320 - City Manager - \$80K
- 1510 - Finance - \$60K
- 1530 - Legal Services - \$46K
- 1540 - Human Resources-\$30K
- 1565 - Information Tech - \$33K
- 2650 - Municipal Court - \$34K

The updated 2020-2021 budget will be uploaded to the City's Website after Mayor and Council Approval.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. City of Hapeville - FY2020-2021 Updated Proposed Budget Summary - All Funds - Exhibit A - 10-28-2021
2. City of Hapeville - FY2020-2021 Updated Proposed Budget Summary and Detail - All Funds - Exhibit B - 10-28-2021
3. Ordinance to Amend Budget for Fiscal Year 2020-2021-(11-9-2021)

- 7.II. Consideration and Action on Alcohol Beverage License request by Citgo Food Mart at 501 N. Central Ave.

Background:

Citgo Food Mart has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Citgo Food Mart App.-Redacted
2. Fire Marshall Report
3. City Planners Report

- 7.III. Consideration and Action to Rezone a 10.54-acre parcel located at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL 0585 from P-D, Planned Unit Development to B-P, Business Park.

Background:

The City received a rezoning application from Jessee Treuden on behalf of APORT LLC to rezone a 10.54-acre parcel located at 400 Porsche Avenue (Parcel ID 14 0096 LL 0585) from P-D, Planned Unit Development to B-P, Business Park.

The Planning Commission considered this request on October 12, 2021, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 400 Porsche Avenue_Rezoning Request_Redacted
2. Plans - 400 Porsche Avenue_Rezoning
3. Planners Report 400 Porsche Rezoning__
4. Legal Adv - 11-09-2021_400 Porsche Avenue_Rezoning

- 7.IV. Consideration of an Ordinance to amend Chapter 2 (Administration), Article 2 (Mayor and Council), Section 2-2-5 (Rules and procedures of Mayor and Council) to provide for appropriate rules and procedures for the City Council meetings - First Reading

Background:

Historically, only individuals present at the City Council, Planning Commission Meetings and the Board of Appeals were allowed to make public comments during the meetings and public hearings. During the height of the pandemic, the Mayor & Council allowed public comments to be shared via email or phone message to the City Clerk. The Mayor & Council have proposed that public comments continue to be allowed via these media.

The Planning Commission considered this item on August 10, 2021 and recommended approval subject to the following changes:

1. Change line 58 from "Alderman Rast" to "Alderman."
2. Change line 92 from "induce" to "include."

The Board of Appeals considered this item on September 23, 2021 and recommended approval. Staff supports their recommendations.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Ordinance - Rules For Order (02088533-3)
2. Planner's Report Text Amendment Public Comments
3. Legal Adv. 11-09-2021_Meeting Rules and Procedures_Text Amendment

8. 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.

9. CONSENT AGENDA:

- 9.I. Consideration and Action to approve a Memorandum of Agreement to enter into an agreement with the Atlanta Regional Commission to provide assistance for development of the City's update of its Local Comprehensive Plan.

Background:

The Georgia Department of Community Affairs requires that the Regional Commission develop a basic MOA when engaging with a local government to update its plan. Included in your packet is the MOA. It outlines the division of responsibilities between ARC and the City of Hapeville. Staff requests the Mayor be authorized to sign the Memorandum of Agreement.

Supporting Document(s):

1. Attachment A Scope of Work
2. Hapeville MOA_Comp Plan

- 9.II. Consideration and Action on Agreement with Fawne DeRosia to Provide A Temporary Mural for Dia de Muertos Celebration at Jess Lucas Park.

Background:

Hapeville recently hosted the 3rd annual Dia de Muertos (Day of the Dead) event, which was on October 30th-31st. This event included a workshop, Latinx Film screenings, vendors, live music, and local artists. Ms. DeRosia contracts is for the creation of a temporary mural panel that was shown at Jess Lucas Park.

Supporting Document(s):

1. 2021 Hapeville Temporary Mural Agreement - Fawne DeRosia

- 9.III. Consideration and Action for the Public Work Facility Resolution

Background:

Public Works Facility on 3560 Perkins Street is no longer sufficient to meet the ongoing needs of the City as a public works facility. The City would like to pursue an acquisition of real property sufficient to construct a new public works facility that will meet the current and future needs of the City.

Supporting Document(s):

1. Resolution to Declare Need for New Public Works Facility

- 9.IV. Consideration and Action to the approval of the October 19, 2021, Council Meeting minutes.

- 9.V. Consideration and Action to the approval of the October 19, 2021, Executive Session minutes.

10. OLD BUSINESS: None

11. NEW BUSINESS:

- 11.I. Consideration on Mayor and Council 2022 Meeting Schedule Ordinance and Holiday schedule
–First Reading

Background:

City staff is requesting for Council to approve the Ordinance for the Mayor and Council 2022 meeting schedule. In addition, staff is also requesting the approval of the 2022 City's holiday calendar for closures and an amendment to the 2021 Holiday calendar to add December 31, 2021, as the official observance day for the New Year's Day Holiday.

Supporting Document(s):

1. Amendment to Ordinance for Regular Meetings
2. 2022 Mayor and Council Meeting Schedule
3. 2022 HOLIDAY SCHEDULE

11.II. Consideration and Action on One-Time Payment to Employees**Background:**

It has been a recent custom for the City to distribute a one-time payment over and above regular wages and salary in excess of regular wages to our employees. We recognize the value of our employees and without their dedication, selfless effort, and attention to detail, Hapeville could not be the great and growing city that it is. The City staff recommends a 2% one-time payment to employees, with a minimum of \$500 for full-time and \$250 for part-time.

The total anticipated cost is \$130,487. If approved by council, the budget changes will be reflected in the January mid-year budget amendment.

Supporting Document(s):

1. One Time Payment Budget Adjustment Request Summary FY2021-2022 - Payment Date November 2021

11.III. Discussion on Abandonment of the Arnold Street Extension.**Background:**

Jim LaVallee, of EpiCity Real Estate Services, is requesting that the City consider the abandonment of a portion of Arnold Street located in Land Lot 96 of the 14th District, Fulton County (City of Hapeville) adjacent to Sunset Avenue and King Arnold Street, for a proposal to construct townhomes. This discussion is to seek Mayor and Council's potential interest in the proposed abandonment. A representative from EpiCity has joined us tonight and will present EpiCity's proposal and answer any questions from Mayor and Council.

Supporting Document(s):

1. December 2020 Survey of Arnold Street
2. Google Earth Image

12. CITY MANAGER REPORT:**13. 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.

14. MAYOR AND COUNCIL COMMENTS:

15. 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).*

16. 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.