



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/1124/overview>

March 19, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:06 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 19th Meeting.
4. **PRESENTATIONS:**
 - 4.I. Flock – Shot Detection

Scott Keller, Territory Sales Manager, and Hector Soliman-Valdez, Director of Local Government Affairs at Flock Safety, delivered a presentation to the Mayor and Council regarding the design and capabilities of the Shot Detection system and its potential utility for the City. Mr. Soliman-Valdez emphasized that while the City currently experiences low instances of reported gunshots, the equipment could prove invaluable in detecting unreported incidents in the future.
5. **PUBLIC HEARING:** None
6. **QUESTIONS ON AGENDA ITEMS:** None
7. **CONSENT AGENDA:**
 - 7.I. Consideration and Action to Approve March 5th, Council Meeting Minutes.

MOTION: Councilman Reichert motioned to approve the consent agenda; Councilman Adams provided a second. **Motion carried 4-0.**
8. **OLD BUSINESS:** None
9. **NEW BUSINESS:**
 - 9.I. Consideration and Action to Approve the "Keep Momma Moving Walk-A-Thon" Event Request.

MOTION: Councilman Adams motioned to approve the the "Keep Momma Moving Walk-A-Thon" Event Request; Councilman Reichert provided a second. **Motion carried 4-0.**
 - 9.II. Consideration of Ordinance for the modified City Retirement Plan – First Reading.

The requested modification is grounded in the ordinance adopted by the council on February

7th, 2023, which implemented Rule 70, effectively extending the vesting period for public safety personnel from five to ten years. Upon the appointment of the new Police Chief Headley in January 2024, the city acknowledged the necessity to amend the vesting period. Following thorough consideration, the council has endorsed the staff recommendation to amend the city retirement plan through proposed ordinances. This marks the final phase in executing the adjustment of the Public Safety Department Heads' vesting period back to five years.

DISCUSSION ITEM ONLY- The item provided was for informational and discussion purposes only. *This stood as the First Reading.*

- 9.III. Consideration and Action to enter into an agreement with Bright from the Start Summer Food Service Program, nominate Ashley Moody as Delegated Principle, and acceptance from Ashley Moody of this position as Principal.

MOTION: Councilman Alexander motioned to enter into an agreement with Bright from the Start Summer Food Service Program, nominate Ashley Moody as Delegated Principle, and acceptance from Ashley Moody of this position as Principal.; Councilman Adams provided a second. **Motion carried 4-0.**

- 9.IV. Consideration and Action to approve the purchase of 18 new benches and 18 trash cans from Kompan Inc. in the amount of \$55,323.10 as part of the 2023 CDBG Parks Improvement Project.

MOTION: Councilman Adams motioned to approve the purchase of 18 new benches and 18 trash cans from Kompan Inc. in the amount of \$55,323.10 as part of the 2023 CDBG Parks Improvement Project.; Alderman Rast provided a second. **Motion carried 4-0.**

- 9.V. Consideration and Action to accept a \$60,000 grant from the Georgia Recreation and Parks Association through the Georgia Department of Education.

MOTION: Councilman Reichert motioned to accept a \$60,000 grant from the Georgia Recreation and Parks Association through the Georgia Department of Education; Councilman Alexander provided a second. **Motion carried 4-0.**

- 9.VI. Discussion on Housing Developments Built for Sale vs. For Lease.

The dialogue on housing developments built for sale versus for lease was held by the Governing Body and City staff. It underscored the nationwide trend of increasing interest in build-to-rent single-family attached and detached developments, driven by factors such as rising land costs, construction costs, interest rates, and shifting demographics. In Hapeville, this trend is evident with one existing and one proposed build-to-rent townhome project, sparking informal deliberations among citizens and the Council. Historically, Hapeville's Zoning Code lacked differentiation between rental and fee simple ownership models, but recent updates rectified this disparity. Now, various zoning districts have distinct regulations governing permitted uses, granting the Council authority to determine their allowance. Staff recommends that these discussions incorporate data on the impact of fee simple versus build-to-rent products on communities, encompassing management practices, desired amenities, and pertinent considerations, particularly amidst the prevailing housing climate.

DISCUSSION ITEM ONLY- The provided item was intended solely for informational and discussion purposes, with no subsequent action taken. Council concluded by unanimously requesting a written summary of the concerns discussed and a recommendation from the Planning Commission.

10. CITY MANAGER REPORTS:

City Manager Tim Young announced that the Economic Development Department has been awarded the 2024-2025 Southern Circuit Tour of independent filmmakers.

An update on Councilman Adams' inquiries about parking: Chief Headley and Mr. Young will meet and present a modern mobility report.

- o The city will be conducting surveys over the next two weeks and will present a comprehensive report, including the modern mobility findings, at a future council meeting.

Approaching Budget discussions:

- There will be two budgets this year due to changes in the fiscal year.
- Additional time will be allocated in work sessions to delve into revenue cycles and departmental details.

Upcoming community events include:

- Easter egg hunt at Tom Moore Sports Complex on Saturday March 29th from 1PM to 3 PM.
- Butterfly Lantern Parade at Jess Lucas Park this Saturday March 23rd from 5PM to 10 PM, with the parade starting at 8:10 PM.

11. PUBLIC COMMENTS:

1. Lucy Dolan
2. Danita Brown

12. MAYOR AND COUNCIL COMMENTS:

Councilman Reichert expressed appreciation for the progress and upcoming initiatives, acknowledging the dedication behind the spring programs. He specifically highlighted the work at the Depot Museum and Visitor Center, where he attended the opening reception of the current permanent exhibit on labor relations and the labor movement at the former Ford Assembly plant. Councilman Reichert encouraged everyone to visit the exhibit, noting its ongoing evolution and its significance for the community. His visit left him with a deeper understanding of Hapeville's roots and history, instilling a sense of pride in being a member of the community. Councilman Reichert urged others to explore the exhibit and show their support.

Councilman Adams expressed gratitude to all attendees for their presence at the council meeting that evening.

Alderman Rast did not provide commentary at the present time.

Councilman Alexander commended Depot Museum manager Samantha for the extensive effort dedicated to the exhibit. She acknowledged Samantha's intention to conduct additional research travels to enhance the exhibit's content. Impressed by the impeccable details, Although she missed the opening reception, she appreciated the opportunity to visit earlier in the day. Councilman Alexander emphasized the significance of having such a comprehensive exhibit in the city, highlighting its role in showcasing local history and development. She extended appreciation to Ms. Charlotte for her longstanding dedication, facilitating the realization and maintenance of the building and its exhibits.

Mayor Hallman expressed gratitude to the city staff for their diligent work, particularly highlighting Lee and his team's swift response to the sidewalk condition on North Central Avenue. He emphasized the remarkable difference already observed and commended the city's responsiveness. Reflecting on experiences in other cities, Mayor Hallman underscored the efficiency and effectiveness of Hapeville's services, citing examples like law enforcement and neighborhood associations. He expressed pride in the city's proactive approach and highlighted that the South Metro region received a \$50 million federal grant to reconnect communities, praising the Atlanta Commission regional effort. Mayor Hallman also mentioned the Finding the Flint program, which aims to connect the Flint River with the belt line, lauding the community's involvement in securing federal funding and emphasizing the significance of this initiative for the region

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: Councilman Reichert made a motion to go into recess; Councilman Adams provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to go into executive session at 7:26PM; Councilman Reichert provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 8:12 PM, Alderman Rast second. **Motion carried 4-0.**

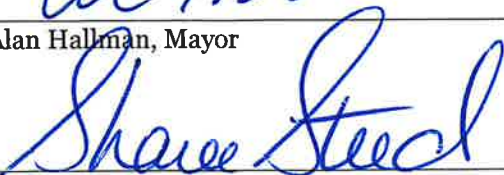
14. ADJOURN:

MOTION: Councilman Adams motioned to adjourn at 8:13 PM; Councilman Reichert provided a second. **Motion carried 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk