



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/1143/overview>

May 21, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:03 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 May 21st Meeting.

AMEND AGENDA:

MOTION: Councilman Reichert motioned to amend the agenda and add agenda item *Honoring the Basketball eight and under GRPA state championship and presenting their rings.* Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

4. **PRESENTATIONS:**
 - 4.I. Honoring the Basketball eight and under GRPA state championship and presenting their rings.

Recreation Director, Tod Nichols briefly introduced the 7-8-year-old state champion Hapeville Hornets Basketball team. He explained that the team, formed with the best players from the league, went undefeated with a 7-0 record in postseason play. Mr. Nichols then presented the team and their coaches with championship rings.
 - 4.II. Plaques Of Appreciation To The City, Crown Security, Councilman Mark Adams, And Melvin Traynum For Sponsoring The Tournament on August 12, 2023.

Tony Young All-Star Karate Academy expresses their appreciation to the City of Hapeville, Hapeville Recreation Department, Crown Security, Councilman Mark Adams, resident Melvin Traynum, and the Simpson family for their support of the Atlanta Karate Championships held on August 12, 2023, at Hoyt Smith Conference Center.
 - 4.III. Proclamation Honoring National Police Week May 12 – 18, 2024.

Mayor Hallman officially read into record a proclamation during the meeting, recognizing, and honoring the Hapeville Police Department for National Police Week, May 12-18, 2024.
 - 4.IV. Departmental Presentations - Public Safety Fire, Police, Dispatch, and Code Enforcement.

FIRE & EMS SERVICES: Interim Fire Chief, Nick Condrey presented the governing body

with an overview of the Fire and EMS Services budget. He detailed the department's structure, including its 39 staff members divided into administration and suppression divisions. He emphasized their primary mission to protect human life, provide emergency medical services, and conduct fire inspections. The department responded to 1,749 calls in 2023, with an average response time of 2.9 minutes. The budget for the department is approximately \$3.8 million, with 80% allocated to personnel costs. Chief Condrey highlighted the department's unique capability to transport patients by ambulance and outlined the costs and challenges related to equipment and training. He also discussed the goals for filling vacancies, maintaining high training standards, and retaining experienced firefighters to ensure quality service to the community.

POLICE, DISPATCH, & CODE ENFORCEMENT: Police Chief, Bruce Hedley presented an overview of the budget for Police, Dispatch, and Code Enforcement, emphasizing the department's commitment to providing enhanced services to the community. He highlighted successes such as nearing state certification, recent promotions, and the acquisition of new vehicles. The department's community engagement efforts include the Citizens Police Academy, seminars for elderly citizens, and a youth mentorship program. Chief Hedley noted a significant reduction in crime rates, particularly in auto break-ins, thanks to strategic initiatives like placing officers at key locations. He also emphasized the importance of having a local 911 dispatch center, contributing to the department's rapid response times. The budget for operating the police department, including personnel and equipment, totals \$6.1 million. Chief Hedley discussed the challenges of recruiting and retaining officers, especially given the competitive job market and upcoming changes in training requirements. He concluded by outlining ongoing efforts to modernize the department, enhance training, and strengthen community relations.

The presentations provided was for informational purposes only, and no further action was taken.

5. PUBLIC HEARING:

- 5.I. Consideration and Action to Approve a Conditional Use Permit to Operate a Spa at 1155 Virginia Avenue, Ste. L

Background:

Li Ying Jiang Lucas is seeking a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. 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 item on May 14, 2024, and recommended approval. Staff supports their recommendation.

Staff Comments: City Planner, Dr. Lynn Patterson stated to the Mayor and Council that this is a conditional use permit for what was formerly a spa, now named Serenity Massage Spa. The spa is located at 1155 Virginia Avenue, in the same space as before. Due to the change in ownership, a new conditional use permit is required. Dr. Patterson noted that the planning commission reviewed the application last week and had no objections.

Applicant Comments: Spa Owner, Li Ying Jiang Lucas and Mike Simpson were presented to address any inquiries or issues related to the request of a conditional Use permit.

Public Comments: No public comments were made for this public hearing item.

MOTION: Councilman Alexander motioned to approve Conditional Use Permit to Operate a Spa at 1155 Virginia Avenue, Ste. L; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

6. **QUESTIONS ON AGENDA ITEMS:** There were questions on agenda items at this meeting.

7. **CONSENT AGENDA:**

- 7.I. Consideration and Action to Approve May 7th Council Meeting minutes.
- 7.II. Consideration and action to approve the May 7th Executive Session minutes.

MOTION: Councilman Adams motioned to approve the consent agenda; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

8. **OLD BUSINESS:** There were no old business items at this meeting.

9. **NEW BUSINESS:**

- 9.I. Consideration and Action to Approve amending of the Ordinance that would allow outside alcohol vendors to service city-sponsored events. - First Reading

DISCUSSION ITEM ONLY- No action was taken, and this stood as the First Reading.

- 9.II. Consideration and Action to Approve the amending of the Ordinance that changes the Alcohol Renewal Cycle date. - First Reading

DISCUSSION ITEM ONLY- No action was taken, and this stood as the First Reading.

- 9.III. Discussion on the July 2024 through September 2024 Budget Draft.

DISCUSSION: Finance Director, Randy Brewer briefed to Mayor and Council on changing the City of Hapeville's fiscal year from June 30th to September 30th for better alignment. The city must create a three-month budget ending on September 30th, 2024, to facilitate this change. He presented budget information for discussion, noting that the first public hearing will be held on June 4th and the second on June 18th. Mr. Brewer explained that the shift is necessary because revenue is typically backloaded, leading to deficits early in the fiscal year. This adjustment will align the budget with the tax digest from Fulton County, allowing for more accurate revenue projections. He also highlighted that recreation expenses are highest from June to September and noted the maturation of a bond, which will reduce expenses beyond September.

The item provided was for informational and discussion purposes only, and no action was taken.

AMEND AGENDA:

MOTION: Councilman Adams motioned to amend the agenda and allow public comments under agenda item 9. IV. Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 9.IV. Consideration and Action to Approve Art District Signage at 748 Virginia Ave.

DISCUSSION: Ms. Charlotte Rentz, Chairman of the Main Street Board, addressed to Mayor and Council to discuss the Arts District signage project. She explained that she had been reviewing documents to understand the project's history and its alignment with Main Street's mission to revitalize the historic downtown. Chairman Rentz provided historical context for the project, noting that it involves a 29-foot-tall sign made of modular plexiglass panels, intended to serve as both an art installation and wayfinding signage and include movable letters for changing tenant information. Despite receiving approval for a grant to fund the project, challenges arose due to the city's sign ordinance, specifically concerning the sign's height and neon lights. The Main Street Board believes the sign qualifies as public art and should be exempt from the sign ordinance requirements. Chairman Rentz highlighted the board's willingness to compromise by lowering the sign's height by three feet but emphasized the importance of maintaining the neon lights to achieve the vision of an iconic art piece. She requested approval from the Mayor and Council to exempt this particular design from the sign ordinance and to approve it as is.

Main Street Board member, Susan Bailey followed by stating that when the Main Street Board received this grant, they were thrilled and honored, especially since Hapeville was one of only five recipients nationwide. She clarified that the sign sculpture is intended as a piece of artwork, not wayfinding signage, except for an arrow pointing downtown. The design has

been in development for nearly two years and was included in the Council's September packet. Board member Bailey emphasized that any staff concerns should have been addressed before the design was submitted with the grant proposal. She pointed out that the Arts Overlay Ordinance allows signs with lights and movable elements to enhance the district's unique character. Board member Bailey requested approval of the design as submitted, noting that changing it now would be embarrassing and inefficient. She also mentioned their willingness to reduce the height slightly.

Public Comments: No public comments were made for this item.

MOTION: Councilman Reichert motioned to approve the Art District Signage proposal at 748 Virginia Ave with the provision that the overall height of the sign be a maximum of 25 feet and that further guidance be obtained from the designer to ensure the scale of the sign matches the height. Councilman Adams seconded the motion. **The motion carried with a vote of 4-0.**

10. **CITY MANAGER REPORTS:** City Manager Tim Young spoke about the following items:
- Expressed gratitude to Mayor and Council for the discussion and vote for the Main Street Board Project.
 - Upcoming Memorial Day program on Monday at 10am hosted at the Hoyt Smith Recreation Center.
 - The splash pad will be open at 10 o'clock on Memorial Day.
 - Summer camp will start Monday, June 3rd.
 - Next month will include the first and second readings for the bridge period budget.
 - At the June 18th work session meeting, staff will continue with discussions on Public Works, Community Services, And Recreation operational budget presentations.

11. **PUBLIC COMMENTS:**
1. Rev. Johnnetta Johnson
 2. Joseph McKnight
 3. William A. Fogler

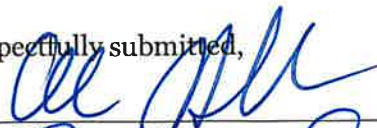
12. **MAYOR AND COUNCIL COMMENTS:**
- Councilman Alexander thanked everyone for attending and participating in the lively discussions. He apologized in advance for missing both Zoom meetings, stating that he will be working out of town but will call in.
- Alderman Rast stated no further comments and thanked the 7-8-year-old state champion Hapeville Hornets Basketball team for his champion ring.
- Councilman Adams thanked all for coming out and participating in your local government.
- Councilman Reichert expressed excitement about the champion ring presented to the Mayor and Council and cheered on the Hapeville Hornets for their success. He also noted that the discussions about signage are important and beneficial.
- Mayor Hallman thanked everyone for coming out and being a part of their government. He expressed appreciation for their patience throughout the evening as they worked through a busy agenda. He also thanked the community for supporting their local government.

13. **EXECUTIVE SESSION:** No executive session took place during this meeting.

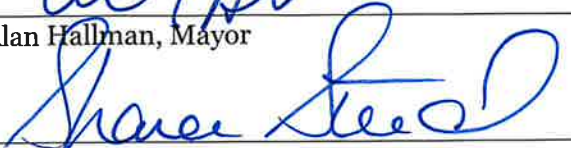
14. **ADJOURN:**

MOTION: Councilman Alexander motioned to adjourn at 8:20 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk