



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/1003/overview>

August 20, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:05 PM
2. **ROLL CALL:** All members of the 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 August 20th meeting.
4. **PRESENTATIONS:** There were no presentations items at this meeting.
5. **PUBLIC HEARING:** There were no public hearing items at this meeting.
6. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda items at this meeting.

AMEND AGENDA:

MOTION: Alderman Rast motioned to amend the agenda to remove and postpone agenda item 7.I. until the September 3rd meeting: *Consideration and Action to Approve August 6th, Mayor and Council Meeting minutes*; Councilman Adams provided a second. **Motion carried 4-0.**

7. CONSENT AGENDA:

- ~~7.I. Consideration and Action to Approve August 6th, Mayor and Council Meeting minutes.~~ -
Removed

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

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve the Memorandum of Agreement for Development of the Flint River Trail Comprehensive Transportation Plan.

DISCUSSION: Shannon James Sr., President & CEO of Aerotropolis Atlanta Alliance, Inc., introduced Mr. Eric Meyer and provided a brief overview of the Flint River Trail Comprehensive Transportation Plan. Mr. James expressed his enthusiasm for the project, emphasizing that it represents a significant regional initiative aimed at extending the Atlanta BeltLine southward into their area. This effort, nearly two years in development, is seen as a key step towards the re-imagining of the region. He explained that the current presentation is phase one of the project, focusing on organizing under the guidance of GDOT through a Comprehensive Transportation Plan (CTP), which will pave the way for obtaining federal funding from the U.S. Department of Transportation by 2025. Mr. James acknowledged the crucial support from the Atlanta Regional Commission in guiding and advancing the project. He then handed the floor over to Eric Meyer to provide more detailed information.

Eric Meyer from the Atlanta Regional Commission (ARC) led the discussion on the Flint River Gateway Trails Initiative. He provided a presentation overview of the initiative and its various components, inviting questions for clarification. Mr. Meyer explained that ARC has been a long-term partner with the city, supporting investments through the Metropolitan Planning Organization (MPO) and the transportation improvement program. Recently, ARC secured a \$64.9 million grant from the U.S. Department of Transportation for the project, which is fully funded without requiring a local match.

The initiative includes eight segments for scoping and engineering and four segments for construction, indicating a significant initial investment with plans for further funding through discretionary grants and federal transportation funds. Mr. Meyer outlined specific segments of the trail project in Hapeville, including areas near the airport and into Clayton County. The project also involves developing a cohesive master plan to unify local plans from various cities and counties, ensuring consistent design and engineering across the entire trail network.

The total budget for the master plan is \$1,250,000, with Clayton County contributing \$200,000, each participating city, including Hapeville, contributing \$15,000, and an additional \$5,000 from Aerotropolis. Mr. Meyer also mentioned a future regional trail and bicycle network plan focusing on the Southern Crescent to address historical underinvestment in trail infrastructure on the south side of the region. He concluded by inviting questions from the council.

MOTION: Councilman Reichert motioned to approve the Approve the Memorandum of Agreement for Development of the Flint River Trail Comprehensive Transportation Plan; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

9.II. Discussion on the Park Event Rental – Fees, Deposits, Cleanup

DISCUSSION: Recreation Director, Mr. Tod Nichols addressed the Mayor and Council regarding the rental policies for the recreation center, providing a reservation form that outlined three tiers for rental based on the number of attendees. Mr. Nichols expressed concerns that the current deposit of \$100 for events with fewer than 50 people is inadequate, particularly in cases where significant cleanup is required, as evidenced by a recent event that exceeded the 50-person limit.

Mayor Hallman proposed implementing a flat rental rate for both residents and non-residents to simplify the process. He emphasized the need to prioritize residents by offering them a more favorable rate while imposing a significant premium for non-residents. He also stressed the importance of balancing accessibility for local community members with the city's financial needs, especially given potential budget and tax increases.

The Mayor and Council recommended increasing the refundable deposit for residents to \$200. Under this revised structure, a four-hour event would require a \$300 upfront payment, with \$200 refunded if the facility is left in good condition. For non-residents, the governing body suggested a rental rate of \$180 for the first two hours, with an additional \$60 per hour thereafter, and a \$500 refundable deposit. They also proposed eliminating the tier system and maintaining mandatory insurance for all rentals.

Mr. Nichols agreed with the Council's comparison to neighboring municipalities, noting that the City of College Park restricts rentals to residents only and charges higher rates.

- **This was a discussion item only, and no action was taken.**

9.III. Discussion Draft on the 2024 – 25 Budget.

DISCUSSION: City Manager, Mr. Tim Young addressed the Mayor and Council, he provided an initial overview of the budget that the staff has been working on, emphasizing that budgeting is inherently a topic that fosters discussion, which is necessary for planning the upcoming year. Mr. Young highlighted the city's commitment to maintaining a high level

of services that residents expect and appreciate.

Mr. Young outlined that the city's \$18 million budget includes significant expenditures on key departments—police, fire, public works, and streets—which together account for approximately 66.7% of the total budget. He noted Hapeville's reputation as a city with high response rates and exceptional service levels, citing response times under three minutes for police and fire. Other departments in the city account for 5% or less of the budget each. Mr. Young clarified that the City Manager's department budget, listed at \$900,000, primarily covers insurance and bond costs, not personal compensation.

The budget for this year reflects a \$17 million to \$18 million expenditure range, with significant spending on essential services and bond payments. Mr. Young noted that the budget includes a 3% cost of living adjustment (COLA) and provisions to address salary compression issues, particularly within the fire department. He mentioned discussions with the police chief about introducing captain roles to improve departmental structure.

Mr. Young also reviewed historical revenue data, indicating that the city's property tax collections have shown gradual increases over the past five years, with notable peaks during the years of receiving federal ARPA funds. To ensure that the general fund can support ongoing operations without depleting cash reserves, Mr. Young recommended setting the millage rate at 17.29, which would generate approximately \$9 million. He emphasized that anything less than this rate would result in budget shortfalls, potentially forcing the city to draw from a fund balance that is currently insufficient.

- **This was a discussion item only, and no action was taken.**

10. **CITY MANAGER REPORTS:** City Manager, Tim Young announced the departure of Chrislyn Turner during the meeting. He acknowledged that Ms. Turner will be leaving her position at the end of next week to take a job with the state. Mr. Young praised her for over five years of dedicated service and her significant contributions to building the customer financial services team. Additionally, Mr. Young discussed the city's approach to tax collections, referencing a recent tax sale. He emphasized the city's efforts to prevent property sales unless owners are entirely uninterested in retaining their properties. Although over a hundred properties were initially listed for the tax sale, through the city's diligent efforts, only four properties were ultimately sold. These actions demonstrate the city's proactive approach to managing tax collections and property sales when fully staffed.
11. **PUBLIC COMMENTS:**
 1. Lucy Dolan
 2. Battalion Chief Mike Donaldson
12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander inquired about the possibility of using a SPLOST (Special Purpose Local Option Sales Tax) ballot measure to fund larger capital projects. She acknowledged that it is a lengthy process but expressed interest in exploring this option. In response, City Attorney Ransaw explained that they would need to obtain legislative approval first and then meet specific deadlines to have the measure included on the ballot. Attorney Ransaw offered to review the process and provide further information.

Alderman Rast expressed his agreement with the comments made by Mrs. Dolan during the public comments section.

Councilman Adams thanked everyone for attending and acknowledged Mrs. Dolan's comments about the need for deeper discussions on the city's future and vitality. He affirmed that these topics are a priority for the City Council and were actively discussed at recent retreats. Emphasizing the council's commitment to what's best for the city and its residents, Adams noted the importance of mutual respect and collaboration, even when members disagree. He contrasted Hapeville's cooperative approach with that of other cities and expressed appreciation for the dedication of city staff, citizens, and fellow council members.

Councilman Reichert expressed his gratitude to the city staff for their efforts in organizing the Wings and Strings event this past weekend. Despite being partially rained out, he noted that it was still a great event. Regarding the upcoming mill rate adjustment, he lightheartedly mentioned that he plans to offset any increase by cutting his Paramount subscription, suggesting it would balance out the

costs.

Mayor Hallman thanked everyone for attending and participating in their local government meeting.

- 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 Adams made a motion to go into recess; Alderman Rast provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to go into executive session at 7:46 PM; Councilman Alexander provided a second. **Motion carried 4-0.**

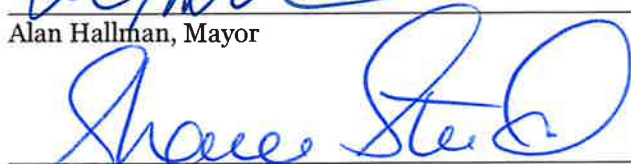
MOTION: Councilman Reichert made a motion to convene back into regular session at 8:14 PM, Councilman Adams second. **Motion carried 4-0.**

- 14. ADJOURN:**

MOTION: Councilman Alexander motioned to adjourn at 8:15 PM; Alderman Rast provided a second. **Motion carried 4-0.**

Respectfully submitted,



Alan Hallman, Mayor

Sharee Steed, City Clerk