



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 REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapeville.org/562/Agendas-and-Minutes>

January 7, 2025 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 January 7th meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Pastor Barry Odom.
6. **PRESENTATIONS:**

6.I. Introduction of Deputy Chief Brock Robertson.

Fire Chief, Nick Condrey introduced Deputy Fire Chief, Brock Robertson to the Hapeville City Council, highlighting his 26 years of service and extensive experience, which will greatly benefit the department and the community. Deputy Chief Robertson expressed his gratitude for the opportunity to serve Hapeville, reflecting on his deep family roots in the city and his long-standing career. He shared his dedication to preparing the department for future challenges by focusing on training and equipping staff during his remaining years of service. He also commended Hapeville's remarkable growth and development over the years.

6.II. HB 581 – Its Impact and the City of Hapeville - Presented by Mr. Ed Wall

Financial Advisor, Ed Wall provided an explanation of House Bill 581, detailing its implications for the City of Hapeville and its millage rate. He outlined three primary components of the bill:

1. **Floating Homestead Exemption:** Mr. Wall explained that the bill introduces a new floating homestead exemption tied to inflation. This exemption would apply to homesteaded properties and adjust annually based on the difference between assessed property value increases and the inflation rate. He emphasized that once the City opts for the exemption, it cannot reverse the decision, making it a critical choice. Conversely, if the city opts out, it cannot opt back in later.
2. **New Floating Local Option Sales Tax (FLOST):** The bill establishes a new sales tax like the existing LOST (Local Option Sales Tax), but it can be implemented in increments as small as 0.05%. The FLOST is designed to reduce property taxes.
3. **Simplified Rollback Rate Calculation:** The bill purports to simplify the process of calculating and adopting rollback rates for millage, though Mr. Wall noted that it appears to be as complex as the current process.

Mr. Wall explained the operation of the floating homestead exemption using examples, illustrating its impact on property tax calculations based on assessed value and inflation adjustments. He highlighted how it would help homeowners manage tax increases due to rising property assessments. Additionally, he stressed the importance of careful consideration regarding whether to opt in or out, as the decision is irrevocable.

He concluded by noting that City staff, including the City Manager, are working to synthesize information from various sources, including ACCG and GMA, to better understand the bill's full impact and provide informed guidance to Council.

7. **PUBLIC HEARING:**

- 7.I. Consideration and Action to Approve the 2024-Bridge Budget Amendment - Second Reading. **(Ordinance 2025-01)**

Staff Comments: There were no additional comments provided by staff.

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

MOTION: Alderman Rast motioned to approve the 2024-Bridge Budget Amendment *(Ordinance 2025-01)*; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

8. **QUESTIONS ON AGENDA ITEMS:** There were no questions regarding agenda items at this meeting.
AMEND AGENDA:

MOTION: Alderman Rast motioned amend the agenda and remove item 9.I; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

9. **CONSENT AGENDA:**

- 9.I. ~~Consideration and Action to Approve the December 3, 2024, Mayor and Council Meeting Minutes. -Removed~~
- 9.II. Consideration and Action to Approve the December 3, 2024, Executive Session Meeting Minutes.
- 9.III. Consideration and Action to Approve the Qualifying Fee Notice.

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

10. **OLD BUSINESS:**

11. **NEW BUSINESS:**

- 11.I. Consideration and Action to Approve the Organizational Appointments Ordinance. **(Ordinance 2025-02)**

MOTION: Alderman Rast motioned to approve the Organizational Appointments Ordinance. *(Ordinance 2025-02)*; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 11.II. Consideration and Action to Approve the Board Appointments Ordinance. **(Ordinance 2025-03)**

MOTION: Councilman Adams motioned to approve the Board Appointments Ordinance *(Ordinance 2025-03)*; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

- 11.III. Consideration and Action on Financing Bank and Financing Terms – Fire Department Ambulance Vehicle.

MOTION: Councilman Adams motioned to approve **Regions Equipment Finance Corporation** as the financing bank and the financing terms for the Fire Department Ambulance Vehicle; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

12. CITY MANAGER REPORTS: City Manager Tim Young provided updates on several matters.

1. Audit Updates:

- The June 30th audit has been completed, and the audit firm Malden Jenkins is scheduled to present the results at the next Council meeting.
- The September 30th audit process has begun, with an expected completion timeline for March or April. A presentation of those findings is anticipated by April or May.

2. Recognition and Awards:

- Another youth championship team will be recognized at the next meeting for their recent achievements.
- The "Slay the Holidays" competition winner was announced as Folk Art for their festive and creative holiday decorations on Main Street.

3. Depot Museum Events:

- A preservation workshop is planned for January 25th (weather permitting).
- A "Riches History" lecture by Jeff Clemons will take place on January 25th.
- Author Hannah Palmer will be present on January 18th.
- The "Riches" exhibit will conclude on January 31st.

City Manager Young encouraged participation in these community events and expressed gratitude to staff and residents for their continued engagement.

13. PUBLIC COMMENTS:

1. Melvin Traynum
2. Anne Cruise

14. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander extended wishes for a Happy New Year to everyone, encouraging residents to stay warm and safe during the holiday season.

Alderman Rast had no comments at this time.

Councilman Adams reiterated Councilman Alexander's sentiments, emphasizing the importance of staying warm and safe as temperatures drop. He advised residents to stay indoors during extremely cold weather whenever possible.

Councilman Reichert conveyed gratitude to City staff for their efforts during the holiday season, noting how beautiful the city looked. He congratulated Deputy Chief Robertson on his new role and reminded staff and residents to prepare for freezing weather as a winter storm approaches.

Mayor Hallman expressed condolences to the family of Betty Barnett, a former Council Member, Alderman, and Mayor pro-tem, who passed away at the age of 97. He acknowledged the City's support during her service, including sending flowers and the attendance of residents and Council members. Mayor Hallman also highlighted the recent Aerotropolis event, announcing a \$60 million federal non-matching grant for a new regional trail system connecting the Tri-Cities area to the Atlanta Beltline. He commended the collaborative efforts of Hapeville, East Point, and College Park and recognized Hannah Palmer for her leadership in the initiative. Mayor Hallman expressed excitement for the project's potential and shared that updates would follow as it progresses.

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).*

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

MOTION: Alderman Rast made a motion to go into executive session at 6:59PM; Councilman Reichert provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 7:24 PM, Alderman Rast second. **Motion carried 4-0.**

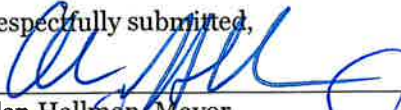
EXECUTIVE SESSION ITEMS:

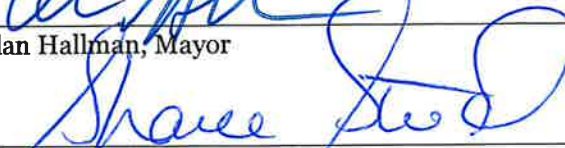
- 15.I. MOTION:** Councilman Reichert motioned for the City to enter into a settlement agreement for the property located at o Perkin Street as discussed in executive session; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

16. ADJOURN:

MOTION: Councilman Alexander motioned to adjourn at 7:25 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor

Sharee Steed, City Clerk