



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>

December 3, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:04 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 December 3rd meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Pastor Barry Odom.
6. **PRESENTATIONS:**
 - 6.I. Purple Heart City Proclamation

Mayor Hallman read a proclamation officially recognizing and designating the City of Hapeville as a "Purple Heart City." Members of the Military Order of the Purple Heart Association, along with Representative Kim Schofield, attended to commemorate the occasion. During the ceremony, the Military Order of the Purple Heart proudly presented an award in recognition of the City's dedication and support in honoring America's combat-wounded veterans through its designation as a Purple Heart City.

7. **PUBLIC HEARING:**
 - 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Thai Heaven, located at 632 N. Central Ave, Hapeville, GA 30354.

Staff Comments: City Manager, Tim Young noted that there were no additional staff comments, except to mention that a recent fire inspection conducted last week identified some items that were red-tagged. However, upon reinspection on Monday, all issues were resolved, and the business was cleared to operate.

Applicant Comments: The applicant had no additional remarks.

Public Comments: There were no public comments for this item.

MOTION: Councilman Adams motioned to approve the Alcohol Beverage License Request for Thai Heaven, located at 632 N. Central Ave, Hapeville, GA 30354; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

- 7.II. Consideration and Action to Approve the Alcohol Beverage License Request for Ace Brewing, Inc -**DBA:** Chattabrewchee the Hangar, located at 3361 Dogwood Dr, Hapeville, GA 30354.

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

Applicant Comments: Latimer Neal, owner of Ace Brewing, introduced himself to the Council, sharing his background and intentions for the brewery. He noted that he has owned a brewery in Columbus for three years and is a retired Air Force Delta pilot. While he has been connected to the Hapeville area for the past decade, he expressed excitement about becoming more actively involved in the community. Addressing concerns about noise issues, Mr. Neal acknowledged the reputation left by the previous establishment but assured the Council that he does not plan to host bands regularly or disrupt the peace of the neighborhood. He emphasized his understanding of noise disturbances, having grown up next to a bar, and reiterated his commitment to fostering a family-friendly environment where everyone can enjoy themselves without causing disturbances to residents. He concluded by thanking the Council for their time and consideration.

Public Comments:

1. Susan Bailey

MOTION: Councilman Reichert motioned to approve the Alcohol Beverage License Request for Ace Brewing, Inc -**DBA:** Chattabrewchee the Hangar, located at 3361 Dogwood Dr, Hapeville, GA 30354; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 7.III. Consideration of the 2024-Bridge Budget amendment Ordinance - First Reading

Background:

Fiscal Year 2024-Bridge Period Budget was adopted on June 18, 2024. This adopted budget called for \$4.5M in General Fund expenditures with revenues listed as \$1.86M and \$2.6M supplemented by an apportionment from the City's Fund balance.

FY2024 Proposed Amended Bridge Period Budget calls for approximately \$3.9M in General Fund expenditures. A review of the City's expenditures and budget realignment has allowed Finance to project the following summarized departmental increases to the General Fund budget. Explanations of these projected increases are included in the attached budget document.

- Department 1540 – Human Resources – Budget increase requested for increase in Funding for Medicare/Stipend expenditures for Retirees - \$32K
- Department 2650 – Municipal Court – Budget increase requested for additional services and fees - \$28K
- Department 4100 – Public Works – Budget increase requested for additional expenditures related to supplies, repairs & maintenance and site improvements - \$74K

Proposed operational inflows are budgeted at \$3.9M, which includes \$1.6M supplemented by an apportionment from the City's Fund balance. Projected Fund Balance usage decreased by \$1M from \$2.6M to \$1.6M.

The proposed 2024 Bridge Period Budget is our best estimate and projection for the Period July 2024 – September 2024. This budget will be the final submitted budget before we transition to our full fiscal year, which started October 1, 2024.

The updated 2024-Bridge Period Budget will be uploaded to the City's Website after Mayor and Council Approval.

DISCUSSION: Staff Comments: Finance Director, Randy Brewer presented the Council with a budget amendment summary and was available to address any questions or concerns from the governing body.

Public Comments: There were no public comments made on this item.

No action was taken; this stood as the first reading of this item.

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

9. **CONSENT AGENDA:**

- 9.I. Consideration and Action to Approve the November 12, 2024, Mayor and Council meeting minutes.
- 9.II. Consideration and Action to Approve the November 12, 2024, Executive Session meeting minutes.
- 9.III. Consideration and Action to approve a Resolution to add Membership in a Fund Of Georgia Interlocal Risk Management Agency (Girma).
- 9.IV. Consideration and Action to Approve the Civility Resolution.

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

10. **OLD BUSINESS:**

- 10.I. Consideration and Action to Approve amending the ordinance that addresses the Metro Water District Water Efficiency Code Requirements.- Second Reading

MOTION: Alderman Rast motioned to approve amending the ordinance that addresses the Metro Water District Water Efficiency Code Requirements; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 10.II. Update on Sylvan Road Rail Crossing Improvements.

DISCUSSION: Community Services Director, Lee Sudduth, provided an update to the Council regarding ongoing traffic concerns on Sylvan Road. He explained that after meeting with the contractor, it was discovered that the lead time for the necessary poles is significantly long, delaying potential resolutions. While at the site, staff observed continued traffic violations, including vehicles improperly using the turn lane.

To address this, Mr. Sudduth proposed an extended trial to block the turning lane for one week to determine if its closure alleviates the issue. A previous one-day trial showed no significant problems, and staff believed removing the middle turn lane and re-stripping the area could effectively reduce the violations. He noted that even with signage and additional measures, violations might persist. Mr. Sudduth also highlighted that the shorter train delays currently experienced, compared to the extensive blockages during the Motor Ford period, would allow for this adjustment without major disruption.

No action was taken; this was a discussion item only.

11. **NEW BUSINESS:**

- 11.I. Consideration and Action to Approve the Mayor and Council 2025 Meeting Schedule Ordinance. - Second Reading. **Ordinance 2024-18**

MOTION: Councilman Adams motioned to approve the Mayor and Council 2025 Meeting Schedule Ordinance (**Ordinance 2024-18**); Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 11.II. Consideration and Action to Approve temporary traffic on College Street, between Perkins & S. Fulton, for the First Baptist Church Hapeville's Live Nativity & Christmas Market.

MOTION: Councilman Alexander motioned to approve temporary traffic on College Street, between Perkins & S. Fulton, for the First Baptist Church Hapeville's Live Nativity & Christmas Market; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 11.III. Consideration and Action to Approve the expansion of Airport West Community Improvement District (CID).

MOTION: Alderman Rast motioned to approve the expansion of Airport West Community Improvement District (CID); Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

12. **CITY MANAGER REPORTS:** City Manager, Tim Young provided an update to the Mayor and Council on several key items and upcoming activities as the City approaches the holiday season.
1. **Audit Status**
Mr. Young reported that all materials for the June 30, 2024 audit, including transmittals and engagement letters, have been submitted to the auditors. The city expects to receive the completed audit by the end of December.
 2. **Tax Collections**
Over 90% of real and personal property taxes have been collected, following the due date last week. Mr. Young noted the positive progress in collections.
 3. **Holiday Events and Initiatives**
Several events and initiatives were highlighted to engage the community during the holiday season:
 - **Residential Neighborhood Decoration Competition – "Light Up the Holidays"**
Residents can register their decorated homes to be included on the competition map. The registration deadline is Friday, December 6th, with voting running from December 13 through December 31st.
 - **Main Street Business Decoration Contest – "Slay the Holidays"**
Businesses in the Main Street area are participating in a decoration competition that runs through December 20th.
 - **Free Art Hapeville Event**
Scheduled for Saturday, December 7th, from 4:30 PM to 7:00 PM in Arts Alley, this event will feature free art, jazz music, and community engagement.
 - **Rich's Southern Institution Exhibit**
Opening Friday, December 6th, at Christ Church, this exhibit will run through January at the Depot Museum. The event celebrates the history and legacy of Rich's Department Store.
 4. **Holiday Luncheon and Trash Pickup Schedule**
 - The City's annual staff holiday luncheon is scheduled for December 13th.
 - Mr. Young reminded residents of the City's trash pickup policy during the holidays. If the holiday falls on a weekday, trash will be collected the following business day. For example, if the scheduled pickup day is Friday, it will be moved to the following Monday.

Mr. Young concluded by wishing everyone a happy holiday season and encouraged participation in the City's holiday events.

13. **PUBLIC COMMENTS:** There were no public comments during this meeting.

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander extended holiday greetings to all, wishing everyone a happy holiday season. Alderman Rast had no comments at this time.

Councilman Adams thanked everyone for attending the meeting and wished everyone happy holidays.

Councilman Reichert echoed the sentiments of his fellow council members and the Mayor, expressing gratitude to staff for their efforts. He encouraged everyone to be mindful of those in need during the cold winter months, suggesting donations of food, jackets, gloves, and blankets, which many may already have at home.

Mayor Hallman expressed gratitude to the city staff for their hard work organizing the recent tree lighting event. He noted the large turnout, possibly the biggest yet, and remarked on the festive atmosphere, highlighting Santa Claus's remarks about Hapeville being his favorite stop. He also thanked the Council for covering for him during the November meeting while he attended out-of-town training.

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 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 7:06PM; Councilman Alexander provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 7:32 PM, Councilman Alexander second. **Motion carried 4-0.**

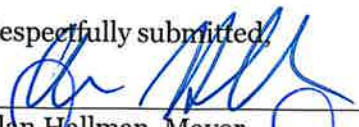
EXECUTIVE SESSION ITEMS:

15.I. **MOTION:** Councilman Alexander motioned to approve an addendum, allowing the City Manager to be eligible for cost-of-living adjustments (COLA); Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

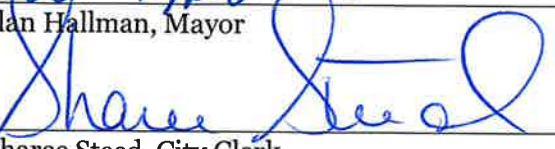
16. ADJOURN:

MOTION: Councilman Reichert motioned to adjourn at 7:37 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk