



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 the live stream at <https://hapeville.org/562/Agendas-and-Minutes>

February 4, 2025 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 February 4th meeting.
4. **PLEDGE OF ALLEGIANCE:** Led by Eagle Scouts Troop 1906, the Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Rev. Fede Apencena
6. **PRESENTATIONS:**

6.I. Proclamation Recognizing and Honoring Eagle Scout Kye Marrero.

Mayor Hallman presented a proclamation recognizing and honoring Kye Marrero for achieving the prestigious rank of Eagle Scout. This significant milestone highlights Kye's dedication to leadership, service, and community impact. His Eagle Scout project, "Forest of Dreams - Cascade Elementary," demonstrates a commitment to environmental education and sustainability. The proclamation formally acknowledges Kye's accomplishments and the lasting contributions he has made to his community through his service and dedication.

6.II. **Championship Ring Ceremony:** Celebrating the 5-Year-Old Boys Atlanta Youth United League Champions.

Recreation Director, Tod Nichols proudly introduced and presented championship rings to the 5-Year-Old Boys Atlanta Youth United League Champions, celebrating their dedication, teamwork, and outstanding achievement.

6.III. **Championship Ring Ceremony:** Celebrating the Girls Atlanta Youth United Seven-year-old Division Champions and their 5–8-year-old Grand Champions.

Recreation Director, Tod Nichols proudly introduced and presented championship rings to the 7-Year-Old Girls Cheerleading Team, celebrating their remarkable achievements as the Girls Atlanta Youth United Seven-Year-Old Division Champions and 5–8-Year-Old Grand Champions.

7. **PUBLIC HEARING:**

- 7.I. Consideration of an amendment to the Code of Ordinances to Clarify language for City Exemptions. – First Reading

Background:

In July 2019, the Ordinance 2019-16 was signed authorizing the call for a special election, which resulted in House Bill (HB) 612. The bill increased the county homestead exemption, expanded exemptions to seniors 65 and up, and created new opportunities for veterans and the disabled.

- City Homestead exemptions increased from \$10,000 to \$15,000.
- Low-income requirement for aged 65+ was removed and the age exemptions is \$10,000 to \$20,000
- Veterans can now get a \$20,000 exemption, no age requirement. – This was not an option prior to HB 612.
- 100% Disabled can now get a \$20,000 exemption, no age requirement

Staff is requesting an ordinance amendment to change the City ordinances to mirror HB 612.

DISCUSSION: Staff Comments: Human Resource Director, Stacie Johnston stated that she was available to address any questions or concerns from the Council. She further noted that the existing exemptions are already in place and only require formal codification.

Public Comments: No public comments were made regarding this public hearing 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 December 3, 2024, Mayor and Council Meeting Minutes.
- 9.II. Consideration and Action to Approve the January 7, 2025, Mayor and Council Meeting Minutes.
- 9.III. Consideration and Action to Approve the January 7, 2025, Executive Session Meeting Minutes.

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

AMEND AGENDA:

MOTION: Councilman Adams motioned amend the agenda and remove item 10.I; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

10. **OLD BUSINESS:**

- ~~10.I. Discussion of current obstacles and future requirements for Re-Certification of the Norfolk Southern quiet zone in Hapeville.~~

11. **NEW BUSINESS:**

- 11.I. Consideration and Action to Approve A Resolution to Declare the Need for New Public Facilities and for Other Purposes. **(Resolution 2025-02)**

MOTION: Councilman Reichert motioned to approve Approve A Resolution to Declare the Need for New Public Facilities and for Other Purposes. **(Resolution 2025-02)**; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 11.II. Consideration and Action to Approve a CDBG award from the Fulton County Board of Commissioners in the amount of \$84,971 for the construction of a bicycle pump track in John Lewis Memorial Park.

MOTION: Alderman Rast motioned to approve a CDBG award from the Fulton County

Board of Commissioners in the amount of \$84,971 for the construction of a bicycle pump track in John Lewis Memorial Park; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

11.III. Consideration and Action to Approve the Event Request for Delta Scholarship Fund 5k.

MOTION: Councilman Adams motioned to approve the Event Request for Delta Scholarship Fund 5k; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

11.IV. Discussion on HB 581: Provisional Rollback Rate Impact and Implementation.

City Manager, Tim Young, led the discussion on the tax rollback rate, highlighting its complexity and the challenges associated with understanding and calculating it correctly each year. He explained that under House Bill 581, the next step for the city will be to provide the county with an estimate for the rollback rate, which will then be incorporated into the tax assessments received in June. However, there is minimal guidance on how to execute this process, as this is the first year the bill is in effect.

Mr. Young further explained that the rollback rate calculation involves determining the millage rate that would generate the same revenue as the previous year using the updated property values of properties listed in the prior year's digest. This calculation applies to all real property, including residential, commercial, and industrial properties.

When asked for clarification, Mr. Young confirmed that the rollback rate applies to all properties, not just homestead properties. While new property growth is accounted for separately, homestead properties within the city—approximately 900 in total—should have their assessments fixed at 2024 values. Any non-homestead properties will be assessed based on the valuations determined by the Board of Assessors.

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

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

1. **Midyear Budget Review**

- The city is currently working on the **midyear budget**.
- Traditionally, the midyear budget was conducted **six to seven months into the fiscal year**, but with the new fiscal calendar, budget projections are being assessed after the **first quarter through January**.
- The goal is to have the **first reading** of the midyear budget at the **next Council meeting**, but no later than the **first meeting in March**.

2. **Audit for the Three-Month Bridge Period**

- The audit process for the **three-month bridge period** is currently underway.
- The city's auditors, **Mauldin & Jenkins**, will be present at the **next Council meeting** to review the **2023–2024 financial results**.

3. **Estimated Rollback Rate Calculation**

- The city continues to assess the **estimated rollback rate**.
- A detailed **analysis and recommendation** will be presented to the **Council at the next meeting**.

4. **Upcoming Event – Dogwood Grand Opening**

- **Chattabrewchee Southern Brewhouse** is a new business on **Dogwood Drive** and will celebrate its **grand opening this Saturday February 8th at 12:30 PM**.

5. **Film Series Launch**

- The city's **film series** will begin on **February 19th** with a screening of **"Home is a Hotel"**.
- Residents are encouraged to attend and support the event.

6. **Community Promotions – Spread the Glove Campaign**

- A new **"Spread the Glove"** advertisement campaign is underway, promoting local businesses within the community.
- More details are available on the **city website**, and residents are encouraged to explore and support participating businesses.

7. **Upcoming Butterfly Lantern Parade**

- The city is preparing for the **Butterfly Lantern Parade**, scheduled for **Saturday, March 22nd**.

- o More details will be provided as the event approaches.

13. PUBLIC COMMENTS:

1. Lizzy Harris
2. John Coody
3. Charlotte Rentz

14. MAYOR AND COUNCIL COMMENTS:

Councilman Reichert thanked the city staff for their ongoing hard work and dedication. He also expressed enthusiasm for the arrival of spring, recognizing the additional programming and activities that come with the season. Additionally, he extended his appreciation to everyone in attendance for their engagement and participation in local government.

Councilman Adams reiterated Councilman Reichert's statement, expressing appreciation for the community's participation and engagement in local government. He thanked everyone for coming out and actively taking part in the civic process.

Alderman Rast inquired about the Norfolk Southern flat cars stationed downtown for the past two to three months, noting concerns over blocked pedestrian access, especially for those with mobility challenges. City Manager, Tim Young confirmed ongoing discussions with Norfolk Southern's regional representative, who assured us that the issue is being addressed, though resolution may take time. Young emphasized the need for accessible crossings, and the representative is actively working on a solution.

Councilman Alexander expressed agreement with the sentiments shared by the Council.

Mayor Hallman extended a special thank you to city staff for their responsiveness during recent winter weather events. He expressed appreciation for how quickly the city was able to restore mobility after the last snow event. He specifically acknowledged the efforts of the Police Department, Fire Department, and Public Works crews for their hard work and dedication.

Reflecting on the decision to cancel the last Council meeting due to impending weather, Mayor Hallman admitted some initial hesitation but ultimately recognized it was the right call as snow conditions worsened later in the day. He concluded by thanking everyone for their participation in local government, acknowledging the challenges of navigating legislative complexities. He expressed appreciation for the community's engagement and commitment to public service, wishing everyone a wonderful week and offering a blessing to all.

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 Alexander provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to go into executive session at 7:04 PM; Alderman Rast provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 7:39 PM, Councilman Alexander second. **Motion carried 4-0.**

EXECUTIVE SESSION ITEMS:

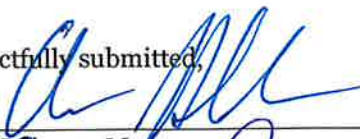
15.I. **MOTION:** Alderman Rast motioned to approve the property rejection (Parcels: 14-0094-0007-092-8, 14-0094-0007-010-0, 14-0094-0007-093-6) and that there is an authorization for Mayor to execute the affidavit as discussed in executive session; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

15.II. **MOTION:** Councilman Alexander motioned to approve a Resolution for settlement, an authorization for insurance counsel not to exceed \$33,000.00 as discussed in executive session; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

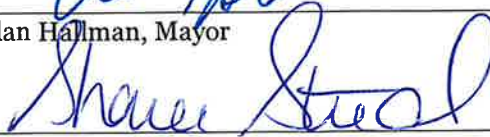
16. ADJOURN:

MOTION: Councilman Adams motioned to adjourn at 7:41 PM; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk
