



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://hapeville.org/562/Agendas-and-Minutes>

February 18, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:02 PM
2. **ROLL CALL:** All members of the Council were present, except for Councilman Alexander, thereby constituting a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the February 18th meeting.
4. **PRESENTATIONS:**
 - 4.I. ATL Airport District- 2024 Results.

ATL District President, Mercedes Miller provided an update on the organization's efforts to promote tourism and economic development in Hapeville, College Park, and Union City. She highlighted the \$68 million economic impact generated from July to December, with major bookings including Delta Airlines and Chick-fil-A regional meetings. The ATL District, funded entirely by hotel/motel taxes, actively supports Hapeville's events such as the Butterfly Lantern Parade, Southern Circuit Film, Hapeville's Happy Days Festival, and Downtown Live, along with marketing initiatives like billboards, social media, campaigns, and economic data analysis. Mrs. Miller emphasized the ATL District's role in business attraction, providing tourism insights, and aligning with city priorities. She expressed gratitude for ongoing partnerships and committed to returning for a Q3 update to further discuss opportunities for collaboration.

- 4.II. Audit Presentation Background Writeup for FY 2023-2024.

Partner at Mauldin & Jenkins, Josh Carroll presented the results of the city's annual audit to the Mayor and Council, highlighting key financial findings. He emphasized that the audit was conducted in compliance with generally accepted auditing standards and government auditing standards, resulting in a clean, unmodified opinion, meaning the city's financial statements are materially correct as of June 30, 2024. Mr. Carroll reviewed internal controls, compliance with procurement and grant regulations, and overall financial stability, noting that no unusual accounting policies or aggressive estimates were identified.

Mr. Carroll highlighted trends in the general fund balance, which has declined below the Government Finance Officers Association (GFOA) which recommended minimum reserve levels, primarily due to the loss of COVID-related funds and capital expenditure. He

recommended ongoing monitoring through budget reviews and financial reporting to rebuild reserves.

Beyond the audit, Mr. Carroll introduced Mauldin & Jenkins' additional advisory services, including governmental operational assessments and IT/cybersecurity risk evaluations. He also provided updates on future accounting regulations and noted that the firm offers free continuing education opportunities (CPE) for city staff. Mr. Carroll concluded by commending the city's finance team, emphasizing the strong collaboration in completing the audit, and opened the floor for questions from the Council.

5. PUBLIC HEARING:

- 5.I. Consideration and Action to Approve an amendment to the Code of Ordinances to Clarify language for City Exemptions. – Second Reading (**Ordinance(s) 2025-04, 05, 06**)

Staff Comments: Staff had no further comments.

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

MOTION: Councilman Adams motioned to approve an amendment to the Code of Ordinances to Clarify language for City Exemptions (*Ordinance(s) 2025-04, 05, 06*); Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

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

7. CONSENT AGENDA:

- 7.I. Consideration and Action to Approve February 4, 2025, Mayor and Council Meeting Minutes.
- 7.II. Consideration and Action to Approve February 4, 2025, Executive Session Meeting Minutes.
- 7.III. Consideration And Action On The Exchange Club's Request To Use The Concession Stand During Baseball Season.

MOTION: Alderman Rast motioned to approve the consent agenda; Councilman Reichert provided a second. **The motion carried with a vote of 3-0.**

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

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve the Event Request for "Spin the District Hapeville 2025."

MOTION: Councilman Reichert motioned to approve the Event Request for "Spin the District Hapeville 2025."; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

AMEND AGENDA:

MOTION: Councilman Adams motioned amend the agenda and remove item 9.II.; Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

- ~~9.II. Consideration and Action to Approve the Event Request for "GBP + LOVB Film Screening Event."~~

- 9.III. Discussion on AED Devices in City Parks.

DISCUSSION: Deputy Fire Chief, Brock Robertson briefed the Council on Safe Station, a life-saving AED accessibility solution, following an inquiry from Councilman Adams. He highlighted the lack of outdoor AEDs in public spaces and introduced Mr. Tom Sanders from the EMS Superstore to provide details.

Mr. Sanders explained that cardiac arrests affect 350,000 people annually, with survival rates jumping from 10% to 70% if an AED is used within two minutes. He emphasized the need for visible, accessible AEDs, as many are locked away or have expired batteries.

Safe Station, developed in 2016, standardizes indoor and outdoor AED access. The outdoor models (700 & 600) include:

- Automated alerts via SMS, email, or 911 when accessed.
- Four-year cellular monitoring for security and maintenance.
- Loud alarms and remote monitoring for real-time tracking.

Mr. Sanders demonstrated the alarm system, reinforcing the importance of quick emergency response and AED accessibility. The governing body received brochures for further review.

This was a discussion item only; **no action was taken.**

- 9.IV. Consideration and Action to Approve the Event Request for "Dreamers of Achievement 5K."

MOTION: Alderman Rast motioned to approve the Event Request for "Dreamers of Achievement 5K." Councilman Reichert seconded the motion. **The motion carried with a vote of 2-0**, with Councilman Adams abstaining his vote.

- 9.V. Consideration and Action to Accept the Georgia Technical Support Award from the Georgia Forestry Commission for Forest Canopy Mapping Services.

MOTION: Councilman Reichert motioned Accept the Georgia Technical Support Award from the Georgia Forestry Commission for Forest Canopy Mapping Services; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

- 9.VI. Consideration and action to approve the appointment of Thomas Tift to the Community Improvement District (CID).

MOTION: Alderman Rast motioned to approve the appointment of Thomas Tift to the Community Improvement District (CID); Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

- 9.VII. Consideration and Action to Approve the Estimated Rollback Millage Rate.

MOTION: Alderman Rast motioned to approve the Estimated Rollback Millage Rate; Councilman Reichert provided a second. **The motion carried with a vote of 3-0.**

- 9.VIII. Discussion on Proposed Revision to Noise Ordinance.

DISCUSSION: Councilman Adams led the discussion, highlighting ongoing resident concerns about amplified noise levels affecting neighborhoods day and night. He noted that HOA and neighborhood associations have repeatedly voiced their viewpoints and concerns about the impact on quality of life. Councilman Adams emphasized the importance of listening to residents and revisiting the issue for further evaluation to explore potential improvements.

This item was for discussion only; no action was taken. **Staff will review the Mayor and Council's remarks and concerns, develop recommendations, and revisit the topic at a future meeting.**

- 9.IX. Discussion on the Short-Term Rental Ordinance.

DISCUSSION: Councilman Adams raised concerns about the effectiveness of the city's short-term rental ordinance, particularly regarding Airbnb compliance. He noted that the current platform used for tracking rentals does not appear to capture all listings accurately, as online searches show more rentals than are officially registered. Councilman Adams expressed worry with residents policing their neighbors to report unregistered rentals and suggested that the city explore a more effective compliance system to ensure proper enforcement. He urged the governing body to revisit the issue and seek a better platform that improves compliance tracking and enforcement, making the ordinance more practical and livable for the community.

This item was for discussion only; no action was taken. **Staff will review the Mayor and Council's remarks and concerns, develop recommendations, and revisit the topic at a future meeting.**

10. **CITY MANAGER REPORTS:** City Manager, Tim Young provided a brief update on ongoing and upcoming city activities.

- **Three-Month Audit:** The three-month audit is currently in progress, following the completion of the annual audit presented by Mauldin & Jenkins.
- **Southern Circuit Independent Filmmaker Series:** The next screening in the Southern Circuit Independent Filmmaker Series will take place Wednesday February 19th.
- **Upcoming Events:**
 - **Butterfly Lantern Parade** is scheduled for Saturday March 22nd.
 - **Spring Events:** The city will transition into its **spring season** with **Opening Day** and the **2025 Spin the District**, marking the start of a busy and active period for the community.

Mr. Young emphasized that as spring approaches, city events will increase, bringing more activities and engagement opportunities for residents.

11. **PUBLIC COMMENTS:**

1. Melvin Traynum
2. Susan Bailey
3. John Coody
4. Charlotte Rentz

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Reichert thanked attendees for their participation and for sitting through the lengthy meeting.

Councilman Adams echoed the appreciation, highlighting the great discussion and community involvement.

Alderman Rast had no comments at this time.

Mayor Hallman thanked everyone for attending and being an active part of the local city government, expressing appreciation for their time, attendance, and love for the community. He concluded by saying, "God bless you all. Y'all have a great night."

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; Councilman Reichert provided a second. **Motion carried 4-0.**

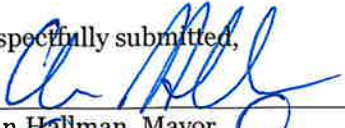
MOTION: Councilman Reichert made a motion to go into executive session at 8:06 PM; Alderman Rast provided a second. **Motion carried 4-0.**

MOTION: Councilman Reichert made a motion to convene back into regular session at 8:51 PM, Councilman Adams second. **Motion carried 4-0.**

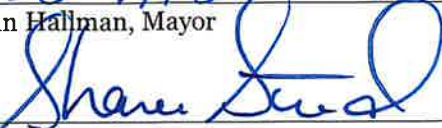
14. **ADJOURN:**

MOTION: Alderman Rast motioned to adjourn at 8:52 PM; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk