



**SPECIAL-CALLED  
JOINT MEETING WITH HAPEVILLE DEVELOPMENT  
AUTHORITY & DEVELOPMENT AUTHORITY OF THE  
CITY OF HAPEVILLE**

700 Doug Davis Drive  
Hapeville, GA 30354

November 14, 2024 6:30 PM

**MINUTES**

**James Newton**  
Chairman

**John Stalvey**  
Vice Chairman

**Alan Hallman**  
Mayor

**Cory Ellis**  
Board member

**Matt Morrison**  
Board member

**Joy Rinehart**  
Board member

**J. Allen Poole**  
Board member

**Ricky Clark**  
Board member

**Susan Bailey**  
Board member

1. **CALL TO ORDER:** by Vice-Chairman Newton at 6:30PM
2. **ROLL CALL:** All Members of Council were present with the exception of Vice-Chairman Stalvey and Mayor Hallman, which constituted a quorum.
  - James Newton, Chairman
  - John Stalvey, Vice-Chairman
  - Alan Hallman, Mayor
  - Cory Ellis
  - Matt Morrison
  - Joy Rinehart
  - J. Allen Poole
  - Ricky Clark
  - Susan Bailey
3. **WELCOME:** Chairman Newton welcomed everyone to the Special-Called Joint Meeting held on November 14th with the Hapeville Development Authority and the Development Authority of the City of Hapeville.
4. **APPROVAL OF MINUTES:**
  - 4.I. Approval of the April 4<sup>th</sup> Meeting Minutes.
  - 4.II. Approval of May 14<sup>th</sup> Special-Called Joint Meeting with Mayor and Council Minutes.
  - 4.III. Approval of June 6<sup>th</sup> Special-Called Joint Meeting with Mayor and Council Minutes.
  - 4.IV. Approval of June 10<sup>th</sup> Special-Called Meeting Minutes.

**MOTION:** Board Member Bailey made a motion to approve all presented minutes, *with a correction to the April 4th meeting minutes*. Board Member Clark seconded the motion. **The motion carried with a vote of 6-0.**
5. **OLD BUSINESS:** There were no old business items on the agenda.
6. **NEW BUSINESS:**
  - 6.I. Consideration and Action to Approve the Hapeville Development Authority 2025 Meeting Schedule.

**MOTION:** Board Member Bailey made a motion to approve the Hapeville Development Authority 2025 Meeting Schedule, with a *date change from Thursday, July 3rd to Thursday, July 10th, 2025*. Board Member Clark seconded the motion. **The motion carried with a vote of 6-0.**

- 6.II. Consideration and Action to Approve the Development Authority of the City of Hapeville 2025 Meeting Schedule.

**MOTION:** Board Member Bailey made a motion to approve the Development Authority of the City of Hapeville 2025 Meeting Schedule, with a *date change from Thursday, July 3rd to Thursday, July 10th, 2025*. Board Member Poole seconded the motion. **The motion carried with a vote of 6-0.**

7. **FINANCIAL REPORT:**

- 7.I. March-September Financial Reports.

**DISCUSSION:** Finance Director Randy Brewer was invited by Chairman Newton to present the financial reports. He noted that the booklet provided includes March through September data and offered to walk the Board through either the booklet or a supplemental financial source document. Mr. Brewer explained that the Hapeville Development Authority serves as the bonding agent for the City, which allows the City to secure funding for major projects. He highlighted three active bonds: 2014, 2019, and 2022.

He reviewed revenue sources, including interest income, rental income, and cell tower leases. He also explained that while the bond liabilities are on the Authority's books, the City of Hapeville makes the payments, with funds transferred from the General Fund (46.6%) and Water & Sewer (53.4%). To manage payments, the City uses a sinking fund, transferring money monthly to avoid large lump-sum disbursements. Mr. Brewer invited questions and offered to clarify any part of the financials as needed.

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

8. **PUBLIC COMMENTS:** There were no public comments at this meeting.

9. **EXECUTIVE SESSION:** An executive session was not conducted at this meeting.

10. **ADJOURN:**

Board member Bailey made a motion to adjourn at 7:42 PM, Board member Clark provided the second. **Motion carried 6-0.**

Respectfully submitted,

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Chairman, James Newton

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Sharee Steed, City Clerk