



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>

March 18, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:12 PM
2. **ROLL CALL:** All members of the Council were present, thereby constituting a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman formally welcomed everyone in attendance to the March 18th meeting.

AMEND AGENDA:

MOTION: Councilman Adams motioned to amend the agenda to add Item 4.I. (Hapeville Police Department Promotions and Acknowledgments) Councilman Alexander seconded the motion. **The motion carried with a vote of 4-0.**

4. PRESENTATIONS:

- 4.I. Hapeville Police Department Promotions and Acknowledgments.

Police Chief Bruce Hedley praised the Hapeville Police Department, expressing strong confidence in the professionalism, skill, and dedication of the officers. He emphasized that the city is fortunate to have a team that not only upholds high standards but also genuinely cares for the community and responds to every call with compassion and commitment. Chief Hedley highlighted the importance of teamwork in maintaining departmental excellence and noted recent internal promotions and recognitions that strengthen leadership and operational efficiency.

5. PUBLIC HEARING:

- 5.I. Consideration and Action to Approve the FY2024-2025 Budget Amendment – Second Reading- **Ordinance 2025-08**

Staff Comments: Staff provided no additional comments for this item.

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

MOTION: Councilman Adams motioned to approve the FY2024-2025 Budget Amendment (**Ordinance 2025-08**); Councilman Alexander seconded the motion. **The motion carried with a vote of 4-0.**

- 5.II. Consideration and Action on a Conditional Use Permit to Operate a Day Care Center at 3409 Dogwood Drive.

Staff Comments: City Planner Dr. Lynn Patterson stated that the item had been tabled back in November, and the applicant had worked very hard on the project, which was appreciated. Dr. Patterson noted that meetings had taken place with fire and police departments to discuss the layout. She pointed out that a new site plan was included in the packets, which addressed all comments and accounted for a two-way traffic flow. Upon reviewing the survey, the planning team discovered that the property line had a bit more width than initially anticipated, which was a positive development.

The updated plan included a two-way entrance and exit leading to the rear of the property, along with a cul-de-sac that would facilitate turnarounds. Additionally, there was a T-shaped layout halfway behind the property, ensuring that all exits appeared to be safe for children coming in and out. Dr. Patterson mentioned that the front of the building no longer featured parking but instead had a one-way exit onto Dogwood, which she deemed a significant improvement. This arrangement allowed for a right turn when exiting the building, leading directly in front of it before merging onto Dogwood, enhancing safety. She emphasized the collaborative effort with the applicant, noting that both police and fire departments had expressed their support for the site plan. Dr. Patterson concluded by stating that the conditional use permit met all necessary criteria and would be a positive addition to the city.

Applicant Comments: Ms. Jeresha White, owner of the property, along with her daughter Janiah Burke, thanked the Council for the opportunity to present their updated plans. She introduced their architect and acknowledged the collaborative efforts with Dr. Patterson to refine the proposal. Ms. White expressed appreciation for the additional time granted by the Council to address previous concerns and conveyed optimism about the outcome. She emphasized their commitment to being a positive asset to the Hapeville community and contributing to its continued growth.

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

MOTION: Councilman Adams motioned to approve a Conditional Use Permit to Operate a Day Care Center at 3409 Dogwood Drive; Councilman Reichert seconded the motion. **The motion carried with a vote of 4-0.**

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 March 4, 2025, Mayor and Council meeting minutes.
7.II. Consideration and Action on Renewal of Government Tax Services, LLC for assistance in collections of delinquent real property taxes.

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

8. **OLD BUSINESS:**

- 8.I. Consideration and Action to Approve the Board Appointments Ordinance. **-Ordinance 2025-07**

MOTION: Councilman Adams motioned to approve the Board Appointments Ordinance (**Ordinance 2025-07**); Councilman Alexander seconded the motion. **The motion carried with a vote of 4-0.**

9. **NEW BUSINESS:**

- 9.I. Discussion on T SPLOST funding and future projects.

DICUSSION: Community Service Director Lee Sudduth reported that the T-SPLOST fund is currently in good standing, with \$3 million available for projects, though the program's continued success depends on the economy. He emphasized the importance of beginning work

on priority projects, even as the City awaits the possibility of a future T-SPLOST III, which would require voter approval. Mr. Sudduth identified sidewalk and paving improvements as key priorities, highlighting the deteriorated condition of the North Central sidewalk between Chick-fil-A and Sam Hape Plaza. He also noted that the King Arnold streetscape project estimate has increased to \$3 million. To make the most of the available funds, Mr. Sudduth suggested a targeted approach to sidewalk repairs, especially in commercial areas and spots affected by tree root damage, to improve ADA compliance.

He further highlighted the need for signage updates, particularly on narrow streets where signs are frequently damaged. Once bids are secured, remaining funds can be allocated to additional paving, signage, or traffic signal improvements.

Councilman Adams remarked that he appreciates the idea of investing in the commercial aspects of the streetscape. However, he emphasized his desire for a greater focus on enhancing the neighborhoods. He expressed concern about the current state of walkability, noting that many sidewalks are in poor condition, with sharp drops and other hazards present. He stressed the importance of replacing these sidewalks and urged for a commitment to investing in neighborhood improvements.

Following the discussion, Council agreed that the available T-SPLOST funding may be appropriately allocated toward sidewalks, signage, and traffic signals. Mr. Sudduth reiterated the urgency of moving forward with spending to address the City's most pressing infrastructure needs.

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

- 9.II. Approval and Authorization to Sign Contract for Photobooth Installation on North Central Avenue.

MOTION: Councilman Alexander motioned to approve and authorize to Sign Contract for Photobooth Installation on North Central Avenue; Councilman Adams seconded the motion.
The motion carried with a vote of 4-0.

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

- **Butterfly Parade & Festival:**
 - The Butterfly Parade and Festival will take place on Saturday March 28th.
 - The festival begins at 5:00 p.m.
 - Parade steps off at 8:10 p.m.
 - Parade attire is encouraged.
 - A watch party at the Print Maker Studio and an after-party at the Corner Tavern.
- **Ribbon Cutting Event:**
 - Scheduled for Tuesday, the 25th at 3:00 p.m.
 - Location: WM Events, 280 Mount Zion Road.
- **Southern Circuit Film Series:**
 - Next screening of "*The World is Not My Own*" to be held at Christ Church Friday March 28th.
- **Audit Update:**
 - The audit for the three-month fiscal period is underway and progressing on schedule.
 - The City received an extension for the audit, which is standard due to the short audit period and overlapping audit cycles.
- **Media Feature:**
 - Citizens are encouraged to tune in to 91.1 FM WABE for a replay of Mayor Alan Hallman's interview with Rose Scott on *A Closer Look*.
 - The discussion focused on the Hotel/Motel Tax, Delta, and legislative efforts to close a loophole to improve revenue collection and reduce pressure on taxpayers.
 - The interview is also available for download online.

11. **PUBLIC COMMENTS:**

1. Melvin Traynum
2. Sherry Cranford
3. Jabel Hawkins
4. Jabril Pernell

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Reichert thanked the staff and the Mayor for their work on the hotel motel tax issue, clarifying that there is no issue with Delta Airlines, which is a valued partner. He noted that Delta is taking advantage of a legal loophole that negatively affects the city's finances and called for a solution, whether it be repealing the loophole or finding a compromise for compensation. Councilman Reichert also praised the staff and legal team for their preparation and the well-executed radio broadcast that represented the city's position effectively, concluding with thanks to Mayor Hallman.

Councilman Adams echoed Councilman Reichert's sentiments, expressing gratitude to Legal, Mr. Young, Mayor Hallman, and the staff for their work on the Delta situation. He voiced hope for a timely resolution. Additionally, he encouraged everyone to visit and view the new John Lewis Park signage, noting that he plans to see it in person that evening and that it looks impressive in pictures.

Alderman Rast extended congratulations to all the police officers who received their well-deserved promotions. He expressed appreciation for Chief Hedley and his efforts in revitalizing the promotion program, which had experienced setbacks in recent years. He commended both the police and fire departments for their great work.

Councilman Alexander echoed Alderman Rast's congratulations to all recently promoted members of the police department and commended Chief Hedley for his leadership. She shared her admiration for the newly installed sign, noting that while the pictures were impressive, seeing it in person was even more impactful. She extended her appreciation to Mr. Sudduth and the Community Services team for their prompt and exceptional work on the project, emphasizing the sign's beauty and significance to the community.

Mayor Hallman resonated with the Council's comments regarding the hotel-motel tax matter, acknowledging that the proposed bill addressing the issue did not make it through the legislative crossover deadline. He shared that he and City Manager Young have a meeting scheduled with Delta at the end of the month and expressed optimism that the discussion would be productive and potentially lead to a favorable resolution, despite the obstacles encountered.

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: Alderman Rast 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 7:09 PM; Councilman Reichert provided a second. **Motion carried 4-0.**

MOTION: Councilman Alexander made a motion to convene back into regular session at 7:27 PM; Councilman Reichert seconded. **Motion carried 4-0.**

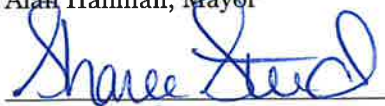
14. **ADJOURN:**

MOTION: Councilman Alexander motioned to adjourn at 7:28 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk