



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>

April 15, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:05 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 welcomed all to the April 15th meeting.
4. **PRESENTATIONS:**
 - 4.I. Life-Saving Award, *Presented by Fire Chief Nick Condrey*

At the last City Council meeting, Fire Chief Nick Condrey recognized six members of the Hapeville Fire Department with the Life Saving Award for their heroic response during a critical medical emergency on January 21, 2025. Their advanced medical training, rapid decision-making, and high-quality CPR were instrumental in saving the life of a 40-year-old female who had gone into cardiac arrest after suffering a seizure. The patient later recovered and was discharged from the ICU.

The following personnel were honored with the Life Saving Award:

- Firefighter Michael Johnson
- Firefighter Chris Hansford
- Lieutenant Matthew Brown
- Firefighter Chandara Sam
- Firefighter Robert Shellabarger
- Battalion Chief Mike Donaldson

Chief Condrey praised the team's exceptional dedication, noting that while these professionals do not seek recognition, their efforts deserve to be publicly acknowledged. He also extended appreciation to all members of Hapeville's public safety departments, including fire, police, EMS, public works, and telecommunications, emphasizing the collaborative effort required in such life-saving operations.

- 4.II. 2025 Main Street Update, *Presented by Main Street and Grants Coordinator Nikki Cales*

Main Street and Grants Coordinator Nikki Cales presented an update to the Mayor and Council on the Hapeville Main Street Program. She reported on recent accomplishments and outlined upcoming initiatives aligned with the National Main Street Approach, which emphasizes Economic Vitality, Design, Organization, and Promotion.

5. **PUBLIC HEARING:** There were no public hearing items at this meeting.
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 April 1, 2025, Mayor and Council Meeting Minutes.
 - 7.II. Consideration and Action to Approve April 1, 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 3-0**, with Alderman Rast abstained his vote due to his absence from the April 1st meeting.
8. **OLD BUSINESS:** There were no old business items at this meeting.
9. **NEW BUSINESS:**
 - 9.I. Consideration and Action to enter into an agreement with the state of Georgia for the Bright from the Start Summer Food Service Program, and to nominate Ashley Moody as Delegated Principal, and acceptance by Ashley Moody of this position as Principal.

MOTION: Alderman Rast motioned to approve entering into an agreement with the state of Georgia for the Bright from the Start Summer Food Service Program, and to nominate Ashley Moody as Delegated Principal, and acceptance by Ashley Moody of this position as Principal; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**
 - 9.II. Consideration and Action to Approve Arbor Day Resolution. **Resolution 2025-04**

MOTION: Councilman Alexander motioned to approve the Arbor Day Resolution (**Resolution 2025-04**); Councilman Adams provided a second. **The motion carried with a vote of 4-0.**
 - 9.III. Consideration and Action to Approve Georgia Cities Week Resolution. **Resolution 2025-05**

MOTION: Alderman Rast motioned to approve the Georgia Cities Week Resolution (**Resolution 2025-05**); Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**
 - 9.IV. Consideration and Action to approve American Ramp Company for an amount not to exceed \$165,000 for the design and construction of a bicycle pump track in John Lewis Park.

MOTION: Alderman Rast motioned to approve the American Ramp Company for an amount not to exceed \$165,000 for the design and construction of a bicycle pump track in John Lewis Park; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**
10. **CITY MANAGER REPORTS:** City Manager Tim Young provided updates on several matters.
 - The audit for the bridge- fiscal period (July 1 to September 30) is nearing completion. The City is currently finalizing management reports and anticipates presenting the audit to Council next month.
 - The City's hotel/motel tax collection company has initiated audits of several hotel properties covering the past three years. Notification letters have been sent and received, with audit work expected to begin in May.
 - The audits will help verify the accuracy of reported collections, with particular attention to the classification of non-taxable revenue.
 - Mr. Young emphasized that this is part of a broader ongoing effort to clarify and enforce what revenue is taxable, ensuring proper remittance to the City.
 - He noted the success of recent community events, including the "Spin the District" criterium race and the final screening of this season's Southern Circuit Film Series, both held the Friday April 11th, 2025.
 - Upcoming events include the City's Easter Eggstravaganza on Friday, April 18th from 6:30 PM to 8:30 PM, followed by Opening Day for youth baseball on Saturday, April 19th, which will feature a parade at 10:00 AM, a ceremony at 11:00 AM, and the first pitch at 12:00 PM.
11. **PUBLIC COMMENTS:**

1. Kelsi Roy
2. Melvin Traynum
3. Charlotte Rentz
4. Howanda Walker
5. Ben Martinez

12. MAYOR AND COUNCIL COMMENTS:

Councilman Reichert expressed appreciation for the comments shared during the meeting, particularly acknowledging the Main Street Board and Life-Saving Award presentation. He also thanked the residents in attendance and expressed gratitude for their input.

Councilman Adams thanked the public for their participation in local government, emphasizing the value of community input and feedback. He also shared that he enjoyed attending Friday's film series event and extended special thanks and birthday wishes to Ms. Charlotte for her assistance and support.

Alderman Rast echoed remarks for both Councilmen, expressing appreciation for the growth and progress of the Main Street Board. He acknowledged the Board's ups and downs over the years but noted its current success. Alderman Rast extended sincere thanks to Ms. Charlotte for her longstanding dedication and commended Nikki for her excellent presentation and continued efforts.

Councilman Alexander reflected on the impactful firefighter lifesaving presentation earlier in the meeting, noting how meaningful it was to hear the story behind the statistics typically provided in the Green Sheets. She commended both public safety departments—Fire and Police—acknowledging their new leadership and expressing confidence in their ability to keep the community safe. She praised their professionalism and dedication. Additionally, she requested further clarification from Mayor Hallman regarding a previous message he sent about hotels potentially losing revenue due to block bookings.

Mayor Hallman deferred to City Manager Tim Young to respond. Mr. Young explained that when the block booking program began—particularly involving Hilton and Extended Stay America (ESA)—the Atlanta Airport District, which tracks hotel bookings and performance, observed that Delta negotiated aggressively on pricing. As a result, hotel ownership, which recently changed hands, accepted lower rates in exchange for guaranteed ongoing revenue. This was a strategic business decision, but it came at the cost of reduced average room rates and diminished income from conference bookings, as well as food and beverage services. Mr. Young noted that with the change in ownership, it is likely the new owners will re-evaluate these agreements to determine whether and how to continue them moving forward.

Mayor Hallman expressed appreciation for the conclusion of the 15th year of the Southern Circuit Film Series. He noted that, due to uncertainties in federal funding, the future of the program is unclear. However, ongoing conversations are being held with a former South Arts representative to explore the possibility of a smaller, locally sponsored film series. He commented on the success of the recent Spin the District event, acknowledging the large turnout and its positive impact on promoting Hapeville and the Tri-Cities area. He also addressed concerns raised by residents regarding parking, lack of notification, and trespassing, assuring that city staff would work with event organizers to improve logistics as the event evolves.

Mayor Hallman praised the Main Street Board and staff for their increased presence and outreach, especially through social media, noting that their efforts have helped promote local initiatives and inform the public about the City's accomplishments. He stated that the Main Street Board has a great story to tell, and the team is doing an excellent job of helping to share it.

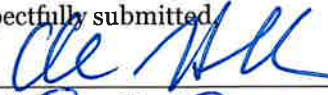
He acknowledged the public comment made earlier regarding residential resources and explained that the City's ability to provide direct social services is limited due to its small size and the absence of a nonprofit organization with substantial financial capacity. Mayor Hallman noted that food and small-scale assistance is currently provided by local organizations, including Family Life Ministries, Hapeville First United Methodist Church, and Mount Zion Methodist Church. He shared his intention to reach out to College Park officials regarding their partnership with Habitat for Humanity to explore similar opportunities for Hapeville. He encouraged residents with urgent or specific needs to contact City Hall, stating that while there may not be a large fund available, the City can often connect individuals to assistance on a case-by-case basis. He acknowledged the ongoing economic challenges and emphasized the City's commitment to supporting its residents however possible.

He concluded by thanking everyone for attending and reaffirmed the City's dedication to meeting the needs of its community.

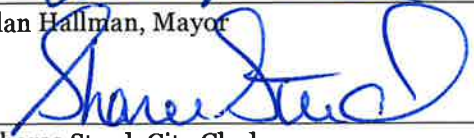
13. **EXECUTIVE SESSION:** An Executive Session was not held during this meeting.
14. **ADJOURN:**

MOTION: Councilman Adams motioned to adjourn at 7:16 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk