



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>

June 17, 2025 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PRESENTATIONS:

- 4.I. Audit Presentation Background Writeup for FY 2024-2025 Bridge Period Audit, *presented by Partner at Mauldin & Jenkins, Josh Carroll.*

Supporting Document(s):

1. FY 24-25 Bridge Audit Presentation

5. PUBLIC HEARING:

- 5.I. Consideration and Action to Approve the Alcohol Beverage License Request for FunTapas, located at 3365 Dogwood Drive, Hapeville, GA 30354.

Background:

FunTapas, LLC has successfully completed all the required steps in the alcohol license application process and is now seeking formal approval from the Mayor and Council. This includes the submission and review of all necessary documentation, completion of departmental inspections and reports, and fulfillment of the public notice and advertising requirements.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. FunTapas LLC Alcohol Beverage License Application- Amend_Redacted
2. Menu - FunTapas
3. City Planner's Report
4. Fire Inspection Report
5. AFF487177

6. QUESTIONS ON AGENDA ITEMS:

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

7. CONSENT AGENDA:

7.I. Consideration and Action to Approve the June 3, 2025, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 06032025 Drafted Minutes

7.II. Consideration and Action to Approve June 3, 2025, Executive Session Meeting Minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

9.I. Consideration and Action to Sign Letter of Intent for the Georgia Initiative for Community Housing (GICH) Program

Background:

Following the completion of the 2019 Housing Profile—developed in partnership with the Atlanta Regional Commission (ARC)—the ARC recommended that the City participate in the Georgia Initiative for Community Housing (GICH) program.

GICH is a three-year program designed to help communities enhance quality of life and economic vitality through locally-driven housing and revitalization strategies. The program provides technical assistance, expert-led training, cross-community collaboration, and access to best practices, resources, and funding opportunities for housing and community development.

Through facilitated retreats and hands-on support, participating teams identify housing needs, outline objectives, and address potential challenges. Past participants have successfully revitalized distressed neighborhoods, removed abandoned or dilapidated structures, launched rehabilitation programs, and secured CHIP grants.

Participation in GICH services is free of charge. However, accepted communities are responsible for covering travel and lodging expenses for team members attending the biannual retreats and related events.

Supporting Document(s):

1. GICH Support Letter 2025

9.II. Consideration to Amend Ordinance updating Chapter 2. Section 2-5-1, Departments Created, and Chapter 4. Section 4.02, Employment Categories. - First Reading

Background:

The City has contracted for an outside review and rewrite of the Personnel Policy Manual. There will be several modifications suggested over the next few months. In reviewing the current Ordinance, it became clear that City operations have developed more active departments than were written into the ordinance many years ago. Several departments currently operating were not separately defined in the previous iteration. As a result, certain department heads lack formal recognition within the ordinance as the designated leaders of their respective departments.

Staff therefore recommends updating Chapter 2, Section 2-5-1 "Departments Created" and Chapter 4, Section 4.02 "Employment Categories" to more accurately align documented departments with current operational functions. This update will also include renaming the Community Services Director to Public Works Director to reflect the scope and responsibilities of the position.

Supporting Document(s):

1. Ordinance Update - Departments and Heads

10. CITY MANAGER REPORTS:

11. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

12. MAYOR AND COUNCIL COMMENTS:

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).*

14. ADJOURN:

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.