



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

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:16 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 June 17th meeting.
4. **PRESENTATIONS:**
 - 4.I. Audit Presentation Background Writeup for FY 2024-2025 Bridge Period Audit, *presented by Partner at Mauldin & Jenkins, Josh Carroll.*

Mr. Josh Carroll, Partner at Mauldin & Jenkins, presented the audit results for the City's short fiscal period ending September 30, 2024. This transitional three-month audit followed the City's fiscal year change, and Mr. Carroll cautioned that the financial data from this period is not comparable to full-year figures. The City received a clean, unmodified opinion, with no audit adjustments, control issues, or compliance concerns. Mr. Carroll praised the City's staff for their cooperation and accurate reporting. He noted the adoption of GASB 101, which required the City to record sick leave as a liability. The impact was minimal and did not affect the general fund. Mr. Carroll acknowledged a dip in the City's general fund reserves below GFOA's recommended levels, attributing it to the end of COVID-related funding and increased operational costs—a trend common among many local governments. He expects improvement in future audits as full-year revenues are realized.

He concluded by highlighting Mauldin & Jenkins' additional services, including operational and cybersecurity reviews and free CPE training, and thanked the City for its continued partnership.
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.

Staff Comments: City Manager Tim Young informed the governing body that he had no additional comments and confirmed that FunTapas, LLC has completed all required

steps in the alcohol license process. He stated there is no reason to issue an unfavorable recommendation.

Applicant Comments: FunTapas Partner Juan Criollo stated that he has been a Hapeville resident since 2021 and spent over a year and a half searching for the right location to establish FunTapas. He explained that the restaurant introduces a new dining concept centered around small plates and aims to offer a unique experience compared to traditional establishments. Mr. Criollo also mentioned plans to incorporate entertainment and expressed hope for the restaurant's success.

Public Comments: There were no public comments made during this public hearing item.

MOTION: Councilman Adams made a motion to approve Alcohol Beverage License Request for FunTapas, located at 3365 Dogwood Drive, Hapeville, GA 30354; Councilman Alexander provided a second. **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 June 3, 2025, Mayor and Council Meeting Minutes.

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

MOTION: Councilman Reichert motioned to approve the consent agenda; Alderman Rast provided a second; *Councilman Alexander abstained from voting due to her absence at the June 3rd meeting.* **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 Sign Letter of Intent for the Georgia Initiative for Community Housing (GICH) Program

MOTION: Alderman Rast motioned to approve to Sign Letter of Intent for the Georgia Initiative for Community Housing (GICH) Program; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

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

DISCUSSION: Human Resource Director Stacie Johnston was present to address any questions or concerns from the Council. No additional commentary was provided by the Council, apart from Councilman Reichert, who expressed support for the proposed changes and noted that the City's current forms and letterhead reflect the simplified structure. He asked that the appearance of the new organization to be reconsidered and consistently reflected across all official communications.

This item stood as the first reading, and no action was taken.

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

- The City is gearing up for several upcoming events before the next Council meeting on July 15th.
 - On Thursday June 19th, Hapeville's first Juneteenth Celebration will take place this Thursday afternoon, with activities centered at the Depot, Christ Church, and Jess Lucas Park. The event will feature educational components, cultural amenities, and entertainment for all.

- On Sunday, June 22nd, the Dreamer 5K Race will begin at 8:00 AM in Jess Lucas Park. Registration is still open, and residents are encouraged to run, walk, or participate however they choose.
- On Thursday, June 26th at 7:00 PM, the main Street Board will host a celebration of the Arts District at the Atlanta Printmakers Studio, highlighting the newly installed sign and community arts design.
- On Friday, July 11th will mark the final Movie Night of the season.
- While the City had hoped to host a July 4th fireworks show this year, vendor reliability issues led to a decision to postpone. Planning is already underway for a show in July 2026.
- Residents should expect to receive their property assessments from Fulton County in the mail over the weekend.

11. PUBLIC COMMENTS:

1. Melvin Traynum

12. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander had no additional commentary at this time.

Alderman Rast had no additional commentary at this time.

Councilman Adams stated that he had nothing further to add, as everything had already been said. However, he requested a formal rollout or ribbon-cutting ceremony to highlight FunTapas. **Councilman Reichert** expressed his appreciation to staff involved in organizing the City's first-ever Juneteenth celebration. He shared that although he will be in Savannah attending the GMA Conference and unable to attend in person, he is proud of the event's offerings and has shared the details with others. He thanked the team for their efforts in planning, publicizing, and bringing the event together, noting how meaningful it is—especially as someone who works with third graders and teaches them about the full extent of history.

Mayor Hallman noted that he, along with Alderman Rast, Councilman Reichert, City Manager Tim Young, and City Clerk Sharee Steed, would be attending the upcoming Georgia Municipal Association (GMA) Conference in Savannah. He shared that the City has received a unique honor this year, as three elected officials—himself, Alderman Rast, and Councilman Reichert—will perform the National Anthem at the opening session on Sunday. Although Councilman Adams was initially part of the group, he will be unable to join due to a scheduling conflict with the Dreamer 5K Race. Mayor Hallman emphasized the value of attending the GMA Conference. He highlighted that beyond the formal sessions, the informal networking and conversations with fellow elected officials often provide meaningful insights. He concluded by expressing his appreciation and looking forward to the experience, despite the expected heat and humidity in Savannah.

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; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Alexander made a motion to go into executive session at 6:47 PM; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Reichert made a motion to convene back into regular session at 7:17 PM, Councilman Alexander second. **The motion carried with a vote of 4-0.**

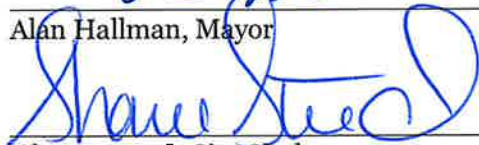
14. **ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

MOTION: Councilman Alexander motioned to adjourn at 7:18 PM; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk