



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 REGULAR 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>

May 6, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:04 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 May 6th meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Rev. Federico Apencena

AMEND AGENDA:

MOTION: Councilman Reichert made a motion to amend the agenda to add “**The Layover Club**” presentation under section 6; Alderman Rast provided a second. **Motion carried 4-0.**

6. PRESENTATIONS:

6.I. The Layover Club Presentation.

Alex Calle, Founder of The Layover Club (TLC), presented a proposal to establish a membership-based lodging facility in Hapeville for airline professionals. TLC offers affordable, amenity-rich accommodations—including sleeping pods, shuttle service, laundry, and workspaces—designed specifically for pilots, flight attendants, and other aviation workers.

He explained that TLC serves as a legal, cost-effective alternative to crash pads, hotels, and Airbnbs, with a successful prototype already operating in Los Angeles. Calle expressed enthusiasm for launching TLC’s first full-scale site in Hapeville due to its proximity to the airport and vibrant community, and proposed repurposing a small multifamily building to house the facility.

~~6.I.~~ 6.II. Gallagher 2025 Insurance Renewal

John Beckett, Account Executive of Gallagher, presented the City’s insurance renewal for the term of May 1, 2025, through May 1, 2026. He provided a detailed overview of each line of coverage through the City’s participation in the GIRMA placement program, along with ancillary coverage that completes the insurance portfolio. Mr. Beckett noted that the City’s program has been in place for approximately seven to eight years and is reviewed annually to ensure adequate rates, limits, and deductibles.

He addressed industry-wide challenges contributing to premium increases, such as climate change and increased litigation (referred to as “social inflation”), which have led to larger claims and higher settlement payouts. While recent tort reform legislation in Georgia—Bills 68 and 69—is a positive development, he explained that any resulting cost control benefits will likely take several years to materialize.

Mr. Beckett noted that the City experienced a 12% rate increase, which is below the average 15–20% increases seen across most municipalities. He also stated that although the City initially forecasted a premium close to \$750,000, the final renewal amount came in under budget at approximately \$666,000. He concluded by inviting questions from the Council.

7. PUBLIC HEARING:

- 7.I. Consideration and Action Approve the Alcohol Beverage License Request for Ace Package Store, located at 409 N. Central Ave, Hapeville, GA 30354.

Staff Comments: City Manager Tim Young noted that the agenda item involved an ownership change for an existing business that already holds a valid license. He stated there were no additional comments or concerns from staff.

Applicant Comments: The applicant had no remarks or comments at this time.

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

MOTION: Alderman Rast made a motion to approve the Alcohol Beverage License Request for Ace Package Store, located at 409 N. Central Ave, Hapeville, GA 30354; Councilman Alexander provided a second. **Motion carried 4-0.**

- 7.II. Consideration and Action to Approve the Alcohol Beverage License Request for Shubh Shloka LLC. **DBA:** ATL Hookah Lounge & Vape, located at 856 Virginia Ave, Hapeville, GA 30354.

* Mayor Hallman noted for the record that he typically does not vote on matters unless there is a tie. However, because the business in question is a client of his company, Crown Security, he will abstain from voting. If a vote is required, he will still abstain and will also refrain from participating in any discussion related to the matter.

Staff Comments: City Manager Tim Young stated he does not support recommending approval of the alcohol license application. He noted that the proposed location already houses a licensed package store, and adding another license within the same building is not standard practice in Hapeville. Concerns raised by staff include inadequate parking, poor lighting, and overall safety issues. Mr. Young referenced several criteria in the City ordinance that allow for denial, including the impact on public health, safety, and welfare. He emphasized that while the decision rests with Council, staff does not recommend approval.

City Planner Dr. Lynn Patterson noted that there are currently no zoning limitations specific to vape shops or lounges. She initially received an inquiry from ATL Hookah Lounge & Vape regarding alcohol service. Dr. Patterson explained that in order to do so, they would need to operate as a restaurant. She added that historically, the intent of the City’s alcohol ordinance has been to prioritize alcohol as secondary to food service, not to permit standalone bars. From a zoning standpoint, restaurants are permitted, but the key question becomes whether the establishment functions as a true restaurant. This determination involves discretion and may require further Council discussion.

Applicant Comments: Mr. Ashish Patel, owner of the establishment, addressed several questions and concerns raised by the Council. He provided background on the business operations and clarified points related to their current use and food menu.

In addition, Mr. Patel invited his manager, Mr. Tori Turner, to speak on his behalf and respond to further concerns. Mr. Turner offered additional insight into day-to-day operations and steps the establishment is taking to comply with city requirements and expectations.

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

MOTION: Councilman Alexander made a motion to approve the Alcohol Beverage License Request for Shubh Shloka LLC. **DBA:** ATL Hookah Lounge & Vape, located at 856 Virginia Ave, Hapeville, GA 30354; Councilman Adams provided a second. Councilmembers Alexander and Adams voted in favor, while Alderman Rast and Councilman Reichert voted against, **resulting in a 2-2 tie.** Due to the above-mentioned conflict of interest, Mayor Hallman abstained and could not break the tie. **As a tie vote does not constitute a majority, the motion failed.**

8. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda items at this meeting.

9. **CONSENT AGENDA:**

9.I. Consideration and Action to Approve April 15, 2025, Mayor and Council Meeting Minutes.

MOTION: Councilman Adams motioned to approve the consent agenda; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

10. **OLD BUSINESS:** There were no old business items at this meeting.

11. **NEW BUSINESS:**

11.I. Consideration and Action to Approve Gallagher 2025 Insurance Renewal.

MOTION: Alderman Rast motioned to approve the Gallagher 2025 Insurance Renewal; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

11.II. Consideration and Action to Approve the Georgia Power Co. (GPC) Lighting Agreement.

MOTION: Councilman Adams motioned to approve the Georgia Power Co. (GPC) Lighting Agreement; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

11.III. Consideration and Action to Approve IGA with Forrest Park Ambulance Equipment.

MOTION: Alderman Rast motioned to approve the IGA with Forrest Park Ambulance Equipment; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

11.IV. Consideration and Action to Approve a Resolution establishing the Holiday and Vacation Buy-Back Program. **Resolution 2025-06**

MOTION: Councilman Alexander motioned to approve the Resolution establishing the Holiday and Vacation Buy-Back Program (**Resolution 2025-06**); Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

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

- **Ribbon Cutting:**

- A successful ribbon cutting ceremony was held at 3400 Dogwood for Co-Creative Arts.

- **Georgia Cities Week:**

- The City hosted a well-attended and productive week of events including Earth Day celebration, Purple Heart sign unveiling, Touch-a-Truck and Lunch in the Park

- **Public Works Updates:**

- Currently refreshing street signs, starting with stop signs.
- Traffic signs will be updated next.

- **Audit Status:**

- The audit for the short fiscal period is nearly complete. The final report is expected before the next meeting. A presentation will be scheduled once results are available.

- **FY Budget Preparation:**

- Budget planning has begun for October 2025 fiscal year.

- Staff is collecting cost estimates for projects and personnel.
- These figures will be compared to upcoming digest numbers due next month.

13. PUBLIC COMMENTS:

1. Bernard Rusty
2. Susan Bailey
3. Melvin Traynum

14. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander expressed her appreciation for being present and commented on the pleasant, mild weather.

Alderman Rast had no further comments at this time.

Councilman Adams inquired about Hapeville's recent recertification as a Tree City USA, asking what the designation entails. He also questioned how it supports the City's Tree Bank and what measures are being taken to address the issue of large trees falling within the community.

- Mayor Hallman responded by acknowledging the irony that the City was recertified as a Tree City USA just days after losing nine trees in the most recent storm. He explained that while the designation reflects the City's commitment to maintaining a healthy tree canopy, much of the aging tree stock is on private property, which limits the City's ability to intervene directly. He emphasized the importance of the City remaining attentive to trees on public property, noting that staff has been proactive in identifying and addressing potential hazards, including the removal of problem trees in City parks.

Councilman Reichert inquired about a single-family home on Elkins Street, which Police Chief Hedley addressed. He went on to thank all City staff, noting that when a small city hosts a 5K race—especially in a city only two miles wide—it becomes a significant undertaking, particularly from a public safety and notification standpoint. Although he was unable to attend the 5K event held the last Saturday, he acknowledged hearing it was well attended. Councilman Reichert stated he plans to follow up with the event organizer regarding items that were left behind and suggested that future permitting may need to include provisions to address such post-event responsibilities.

Mayor Hallman expressed his gratitude to City staff for their efforts in organizing Georgia Cities Week, noting it was a meaningful celebration and a great opportunity for civic participation. He extended special thanks to State Representative Kim Schofield for her leadership in securing the City's designation as a Purple Heart City. He also reflected on the successful sign unveiling at the corner of Loop Road and Airline Avenue, which took place earlier in the week, and thanked all who attended. Mayor Hallman reminded everyone of the upcoming Memorial Day service scheduled for 10:00 a.m. at the Recreation Center. In closing, he thanked City staff for their ongoing hard work and expressed appreciation to the citizens for attending and engaging with local government, acknowledging that while decisions are sometimes difficult, they are made with the community's best interest in mind.

15. 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; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Reichert made a motion to go into executive session at 7:36PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 8:22 PM, Councilman Alexander second. **The motion carried with a vote of 4-0.**

EXECUTIVE SESSION ITEM:

- 15.I.** Consideration and Action for the city of Hapeville to enter and purchase option agreement with a purchase of property at 3469 Dearborn Plaza for the sum of \$2.185 million.

MOTION: Councilman Reichert made a motion for the city of Hapeville to enter and purchase option agreement with a purchase of property at 3469 Dearborn Plaza for the sum of \$2.185 million; Alderman provided a second. **The motion carried with a vote of 4-0.**

- 15.II. Consideration and Action to enter into the Intergovernmental Agreement (IGA) for the transfer of real property located at 3266 Dogwood Drive, Hapeville, Fulton County, Georgia. The agreement is between the City of Hapeville and the Hapeville Development Authority, with the proceeds from any potential sale to be 90% of rent or sale proceeds.

MOTION: Councilman Adams made a motion to enter into the Intergovernmental Agreement (IGA) for the transfer of real property located at 3266 Dogwood Drive, Hapeville, Fulton County, Georgia. The agreement is between the City of Hapeville and the Hapeville Development Authority, with the proceeds from any potential sale to be 90% of rent or sale proceeds; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

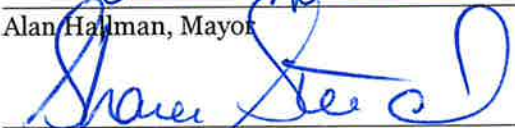
16. **ADJOURN:**

MOTION: Councilman Adams motioned to adjourn at 8:24 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk