



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>

July 15, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:00 PM
2. **ROLL CALL:** All members of the Council were present, with the exception of Councilman Alexander, thereby constituting a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the July 15th meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by City Tim Young
6. **PRESENTATIONS:** Reverend Dr. William Bryant
 - 6.I. Proclamation Recognizing and Honoring The William Bryant Blues Band.

Mayor Hallman read a proclamation into the record recognizing and honoring The William Bryant Blues Band for their performance at the City's first Juneteenth event. Dr. Bryant provided remarks and expressed his gratitude to the City and staff for the honor.
7. **PUBLIC HEARING:**
 - 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for ATL Lounge & Restaurant, LLC, located at 856 Virginia Ave, Hapeville, GA 30354.

Staff Comments: City Manager Tim Young stated that two months prior, the same location was brought before Council for an alcohol permit, which failed due to the lack of an affirmative vote. However, he noted that circumstances have since changed—the business is now under different management, a new name, and different ownership, all of which have been properly filed with the state. Given these changes, staff did not find any grounds to prevent the application from moving forward for Council's consideration. He added that there is context to the situation that merits Council's attention and further discussion.

Applicant Comments: Mr. Tory Turner, owner of ATL Lounge and Restaurant, LLC, addressed the governing body, sharing the background of his business acquisition and plans for the establishment. He explained that he purchased the business from Mr. Patel in February for \$100,000, after having known him for over 15 years. Initially, he believed all licenses would transfer as part of the ownership change. However, upon attending a meeting with Mr. Patel,

he discovered that several necessary licenses were not in place, leaving him misinformed about the true status of the business.

Since taking over, Mr. Turner stated that he removed the previous staff and has invested over \$80,000 in renovations, including installing a new air conditioning unit. He noted his longstanding connection to the area and emphasized his intent to bring a high-quality dining experience to the community through a luxury-style restaurant. He concluded by offering to share photos of the renovations and reiterated his commitment to elevating the establishment's offerings.

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

MOTION: Councilman Reichert made a motion to approve the Alcohol Beverage License Request for ATL Lounge & Restaurant, LLC, located at 856 Virginia Ave, Hapeville, GA 30354 with the condition that, within three months of the business opening, the City conduct an audit of the applicant's receipts, a site visit, and a review of the business's social media presence; Alderman Rast provided a second. *Councilman Adams abstained from voting, stating that he was uncertain about what information presented was accurate as of the current day.* **The motion carried with a vote of 2-0.**

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 the June 17, 2025, Mayor and Council Meeting Minutes.
- 9.II. Consideration and Action to Approve June 17, 2025, Executive Session Meeting Minutes.
- 9.III. Consideration and Action to Approve a Resolution Supporting Amicus Brief in Chang v. Milton Certiorari Appeal. - **Resolution 2025-07**

MOTION: Councilman Reichert motioned to approve the consent agenda; Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

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

11. **NEW BUSINESS:**

- 11.I. Consideration and Action to Approve the Event Request for "Taking the Town Charity Block Party".

MOTION: Alderman Rast motioned to deny the Event Request for "Taking the Town Charity Block Party" but then withdraw his motion.

MOTION: Councilman Reichert made a motion to approve the Event Request for "Taking the Town Charity Block Party" with the condition that the applicant make a substantial effort to notify the surrounding neighborhood near the park—using yard signs, flyers, or similar methods—to ensure residents are not caught by surprise; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

- 11.II. Consideration and Action to Approve the Event Request for "12th Annual Represent Yourself 5K Walk/Run".

MOTION: Councilman Adams made a motion to approve the Event Request for "12th Annual Represent Yourself 5K Walk/Run"; Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

- 11.III. Consideration and Action to Approve Life Safety and Inspection Vault (L.I.V) Contract.

MOTION: Alderman Rast made a motion to approve Life Safety and Inspection Vault (L.I.V) Contract; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

- 11.IV. Consideration and Action To Approve a Resolution Calling for the Imposition of a One-Percent Municipal Option Sales Tax within the City of Hapeville to fund Water and Sewer Projects and Costs by Fulton County. - **Resolution 2025-08**

MOTION: Councilman Reichert made a motion to approve a Resolution Calling for the Imposition of a One-Percent Municipal Option Sales Tax within the City of Hapeville to fund Water and Sewer Projects and Costs by Fulton County (**Resolution 2025-08**); Alderman Rast provided a second. **The motion carried with a vote of 3-0**

- 11.V. Consideration and Action on the Appointment of the Community Housing Team to the Georgia Initiative for Community Housing (GICH) Program.

MOTION: Councilman Adams made a motion to approve the appointment of the Community Housing Team to the Georgia Initiative for Community Housing (GICH) Program.; Alderman Rast provided a second. **The motion carried with a vote of 3-0**

AMEND MOTION: Councilman Adams amended the motion to include himself, Councilman Mark Adams, to service on the GICH Board with forementioned selected board members. Alderman Rast provided a second. **The motion carried with a vote of 3-0**

- 11.VI. Consideration and Action to Amend Ordinance updating Chapter 2. Section 2-5-1, Departments Created, and Chapter 4. Section 4.02, Employment Categories. - Second Reading- **Ordinance 2025-09**

MOTION: Councilman Reichert made a motion to approve Amend Ordinance updating Chapter 2. Section 2-5-1, Departments Created, and Chapter 4. Section 4.02, Employment Categories. (**Ordinance 2025-09**); Councilman Adams provided a second. **The motion carried with a vote of 3-0**

- 11.VII. Discussion 2025 Hapeville Digest Estimates.

DICUSSION: City Manager Tim Young presented the 2025 Hapeville Digest Estimate and provided detailed context surrounding the City's property tax digest and its significance in preparing the annual budget. He emphasized that one of the primary reasons for changing the City's fiscal year was to ensure timely receipt of the County's tax digest, which allows for more accurate and informed financial planning. The digest for 2025 reflects a slight decrease in total residential real property values despite a small increase in the number of homes. Specifically, the average appraised value of residential properties dropped by approximately \$3,500—from \$269,000 to \$265,000—suggesting that assessments were reduced, possibly due to appeals or scheduled revaluations.

Mr. Young shared that the preliminary estimate for property tax billing, based on a 96% collection rate and the prior year's millage, is approximately \$7.8 million. When combined with other major revenue sources—such as Local Option Sales Tax (LOST), hotel/motel taxes, and franchise fees—the City's projected revenue totals approximately \$19 million for FY25. He also explained the rollback rate, noting that a higher millage rate does not automatically mean a tax increase if a property's assessed value decreases. He used simplified examples to clarify the often-confusing relationship between assessments, millage rates, and actual tax bills.

Mayor Hallman and the City Manager also referenced the long-term impact of the closure of the Ford plant, which had served as a major industrial taxpayer. Its loss, coupled with the absence of similar large commercial taxpayers, continues to affect the City's financial landscape. They reiterated that Hapeville operates with lean staffing and limited amenities for elected officials, underscoring the importance of balancing service delivery with available revenues. The Council discussed the need to better educate residents on this topic. Mr. Young committed to offering personal explanations and expressed interest in creating online resources or educational sessions. This presentation served as an initial overview, with final digest figures and budget adjustments expected in August.

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

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

- **Juneteenth Celebration**
 - Expressed appreciation to staff, residents, and participants.
 - Acknowledged Council's support and direction for the inaugural event.
 - Celebrated the success and strong community representation at Hapeville's first Juneteenth.
- **Upcoming Ribbon Cutting**
 - Ribbon cutting ceremony for Atlanta Postal Credit Union.
 - Scheduled for Tuesday at 10:00 AM at 400 Porsche Drive (South Central side).
 - Open to the public to attend the ceremony; full building tours may not be provided.
- **Gallery Crawl Event**
 - Thanked Main Street Program for organizing and executing the event.
 - Praised community participation despite extreme heat (95+ degrees).
 - Appreciated contributions from city staff and all attendees.
- **West Nile Virus Notice**
 - Fulton County detected positive mosquito samples for West Nile Virus in the area.
 - Spraying occurred over the weekend; testing continues weekly until zero detections are reported.
 - Residents are advised to eliminate standing water to prevent mosquito breeding. No current outbreak or cause for alarm, but continued vigilance is recommended.

13. PUBLIC COMMENTS:

1. Mona Stephen

14. MAYOR AND COUNCIL COMMENTS:

Alderman Rast had no further comments at this time.

Councilman Adams expressed appreciation to everyone who attended and participated in the City's first Juneteenth celebration. He thanked all City staff, specifically acknowledging Sharee and Samantha, for their efforts in organizing the event. He noted that it was a fun-filled and well-attended weekend. Councilman Adams also commended the success of the 5K event, describing it as high energy with great community involvement. He concluded by thanking City staff for their outstanding work and shared his pride in being part of the team.

Councilman Reichert echoed Councilman Adams' sentiments, noting that this has been a "summer of firsts" in Hapeville. He shared that he was genuinely impressed by the Juneteenth celebration, highlighting its quality, flow, and presentation. He thanked Sharee and Samantha for their significant role in organizing the event. He also commended the recent Gallery Crawl, stating it exceeded all expectations with high turnout and great community energy. He described the event's layout and visibility as impressive and humbling, emphasizing the teamwork of city staff, all departments, and residents. Councilman Reichert concluded by connecting these successful events to the broader conversation about the City's millage rate and the importance of continuing to support such meaningful initiatives.

Mayor Hallman concluded the meeting by echoing the sentiments of fellow Councilmembers, praising the success of the Juneteenth celebration and the Gallery Crawl. He noted that despite the weather challenges on Juneteenth, the community turnout was strong, especially with many returning after the storm. He shared his pride in Hapeville's events, particularly when residents from other cities admire and seek to replicate them, such as the butterfly installations. He recounted overhearing a conversation during the Georgia Municipal Association Conference in Savannah where other attendees discussed similar initiatives, affirming Hapeville's role as a creative leader. Mayor Hallman thanked all staff and elected officials who attended the conference, describing it as a valuable learning and benchmarking experience. He closed by expressing how proud he is of the City, its accomplishments, and the outstanding staff who continually elevate Hapeville's profile and community impact.

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; Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

MOTION: Councilman Reichert made a motion to go into executive session at 7:40 PM; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

MOTION: Councilman Reichert made a motion to convene back into regular session at 7:56 PM, Councilman Adams second. **The motion carried with a vote of 3-0.**

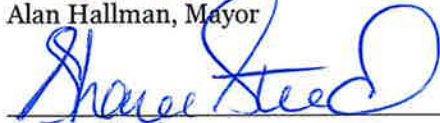
16. **ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

MOTION: Alderman Rast motioned to adjourn at 7:57 PM; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk