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.

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

August 19, 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 August 19th meeting.
4. **PRESENTATIONS:** There was no presentation item(s) listed on this agenda.
5. **PUBLIC HEARING:** There was no public hearing item(s) listed on this agenda.
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 August 5, 2025, Mayor and Council Meeting Minutes.

7.II. Consideration and Action to Approve August 5, 2025, Executive Session Meeting Minutes.

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

8. **OLD BUSINESS:** There were no old business items at this meeting.
9. **NEW BUSINESS:**

9.I. Discussion of Departmental Budgets and Presentations.

DISCUSSION: City Manager Tim Young opened the departmental budget presentations by acknowledging the Council's ongoing focus on finances. He reported that at the August 5th meeting, the City had faced a $140,000 gap between expenditure and revenues. Since then, staff have conducted additional review and reallocation of funds, resulting in a revised projection. With the salary freeze still in place, the City was showing a balanced budget with an estimated surplus of approximately $70,000, achieved without drawing on fund balance. He noted this figure could fluctuate as final adjustments were made but expressed confidence in the progress. Mr. Young emphasized that the purpose of the session was to allow each department head to present their budgets, services, goals, and challenges, using the same approach as in prior years.

The Departments that presented to the Governing Body included Police, Fire, Public Works, Recreation, Human Resources, Economic Development/Planning and Zoning, the Office of the City Clerk, the Depot Museum, Finance, and Financial Customer Service. Key themes across these presentations included recruitment and retention, with Police, Fire, and HR stressing the high costs of turnover and the need for structured pay systems to remain competitive. Departments also highlighted aging facilities and equipment, such as the Fire Department's need for new apparatus, the Recreation Department's aging vehicles, and concerns about the stadium. Additionally, Public Works noted its ongoing paving and ADA compliance work.

Technology and modernization were also discussed. Finance, Customer Service, and the City Clerk reported efforts to integrate systems for occupational tax permits, alcohol licensing, and short-term rental tracking. The City Manager emphasized the importance of balancing existing legacy systems while transitioning to new software. Departments also reported on community engagement, including expanded recreation programming and events, museum exhibits, economic development projects, and training preparations by the Clerk's office.

Mayor and Council commended staff for their transparency and reaffirmed priorities of investing in employees, upgrading facilities and equipment, and modernizing technology to maintain Hapeville's high standard of community service.

No action was taken; this was a discussion item only.

9.II. Discussion on Short-Term Rentals.

DISCUSSION: City Manager Tim Young updated the Council on the City's short-term rental (STR) program, as requested by Councilman Adams. The City's STR program had been in place for three years. At the time of the meeting, 19 properties were registered, comprising 16 owner-occupied and 3 second homes. An additional 21 unregistered properties had been identified, including 10 owned by City residents and 10 by non-residents. Notices and citations had already been issued to some of these owners, including a $1,000 citation to an Atlanta-based operator who failed to comply.

Mr. Young explained that while the City uses Granicus software to monitor STR activity, it has not always been reliable and requires regular follow-up by staff. He noted that other cities faced similar challenges, as platforms such as Airbnb rely heavily on self-reporting by property owners.

He further reported that court backlogs, which had previously delayed enforcement, had been reduced from more than six months to approximately three months. This improvement allowed citations to move more quickly through the system, strengthening enforcement efforts. Council expressed concern about compliance and enforcement delays, and Mr. Young emphasized that prosecution of non-compliant owners would be pursued more aggressively moving forward.

No action was taken; this was a discussion item only.

10. **CITY MANAGER REPORTS:** City Manager Tim Young reminded Council that the September meetings would serve as the formal budget meetings and public hearings, unless adjustments to timing were recommended by the Finance Director. He stated that staff had already reviewed the budget in considerable detail during the work sessions, and he encouraged Councilmembers to send any additional questions to him or his team prior to the hearings so that responses could be prepared in advance.

11. **PUBLIC COMMENTS:** There were no public comments during this meeting.

12. **MAYOR AND COUNCIL COMMENTS:**
Councilman Reichert thanked all in attendance.
Councilman Adams had no further comments.
Alderman Rast had no further comments.
Councilman Alexander had no further comments.
Mayor Hallman reported the passing of Mr. Gene Norton, who was just three weeks shy of his 97th birthday. Mayor Hallman shared that Mr. Norton had attended elementary school with his mother and had passed away following complications from a injury sustained a few years earlier. Services for

Mr. Norton were scheduled for Thursday August 21st at the Baptist Church, with visitation at noon and the funeral service at 1:00 p.m. Mayor Hallman asked everyone to keep the Norton family in their thoughts and prayers.

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

MOTION: Alderman Rast made a motion to go into executive session at 9:13 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 9:56 PM, Councilman Alexander second. **The motion carried with a vote of 4-0.**

EXECUTIVE SESSION ITEM:

13.I. Consideration and Action to Approve of the settlement agreement in the matter of *Hog's Back, LLC vs. City of Hapeville*, in substantial form, and that the City will receive a minimum payment of $100,000.

MOTION: Alderman Rast made a motion to approve the settlement agreement in the matter of *Hog's Back, LLC vs. City of Hapeville*, in substantial form, and that the City will receive a minimum payment of $100,000.; Councilman Alexander provided a 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 Reichert motioned to adjourn at 9:56 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed

Sharee Steed, City Clerk