



**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>

November 18, 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. PLEDGE OF ALLEGIANCE:**

**5. INVOCATION:**

**6. PRESENTATIONS:**

6.I. Proclamation Recognizing Adam Garvin On Achieving The Rank Of Eagle Scout.

**Supporting Document(s):**

1. Proclamation Recognizing Adam Garvin On Achieving The Rank Of Eagle Scout

6.II. Introduction of Newly Promoted Division Chief / Fire Marshal Jenny Brown.

**7. PUBLIC HEARING:**

7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Chilo's Taquería LLC, located at 897 Virginia Ave, Hapeville, GA 30354.

**Background:**

Chilo's Taquería LLC has successfully completed all required steps in the alcohol license application process. All departmental reviews have been submitted and indicate no outstanding issues. Public advertising requirements have also been fulfilled in accordance with City regulations. The applicant now seeks final approval from Council to be granted an alcohol license for their establishment.

Staff Comments:

Applicant Comments:

Public Comments:

**Supporting Document(s):**

1. Chilo's Alcohol Application\_Redacted
2. Menu
3. City Planner's Report
4. Fire Marshal Report
5. Code Enforcement Report
6. AD519316\_Redacted

- 7.II. Consideration and Action of a Special Use Permit for this installation of a drive through at 438 Porsche Avenue.

**Background:**

Nishant Suthar is requesting approval of a Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this request at its meeting on October 14, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

**Supporting Document(s):**

1. Application - 438 Porsche Avenue\_SUP\_Redacted
2. Plans - 438 Porsche Avenue\_SUP
3. Planner's Report - 438 Porsche Avenue\_SUP\_Drive-Through
4. Engineer's Report - 438 Porsche Avenue\_SUP
5. Minutes - 10-14-2025\_draft
6. Legal Ad - 11-18-2025\_438 Porsche Avenue\_SUP\_513803

- 7.III. Consideration and Action for a Special Use Permit to operate a storage facility at 3118 Sylvan Road.

**Background:**

Taffinay Fowler of Mini Mall Storage is requesting a Special Use Permit to operate a storage facility at 3118 Sylvan Road, Hapeville, Georgia 30354, Parcel Identification Number 14 0099-0004-1205. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Section 93-14-6 (Uses requiring a special use permit) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this request at its meeting on October 14, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

**Supporting Document(s):**

1. Application - 3118 Sylvan Road\_CUP\_StorageFacility\_Redacted
2. Plans - 3118 Sylvan Road\_CUP\_MiniMallStorage
3. Planners Report - 3118 Sylvan Rd\_SUP Mini Mall
4. Arborist Report - 3118 Sylvan Road\_Landscape Plan
5. Minutes - 10-14-2025\_draft
6. Legal Ad - 11-18-2025\_3118 Sylvan Road\_SUP\_AD508912

- 7.IV. Consideration and Action to Approve the FY2024-2025 Budget Amendment – Second Reading

**Background:**

Fiscal Year 2024-2025 initial budget was adopted on September 17, 2024. This adopted budget called for \$18.5M in General Fund revenues and expenditures with no funding supplements from fund balance. This City amended the budget on March 18, 2025, with General Fund expenditures of \$20.08M and General Fund revenues listed as \$20.08.

As of October 21, 2025, to provide our most recent budget update for audit purposes, we project operational inflows at \$21.3, which is a \$1.2M increase from the previously approved budget of \$20.08. The increased inflows consist of higher than projected collections in:

- Real Property Taxes – \$315K
- Public Utilities – \$101K
- Local Option Sales Taxes (LOST) – \$200K
- Occupational Taxes – (Business Licenses) – 109K
- Building Permits – \$81K
- Hotel/Motel Taxes – 113K

A review of the City's expenditures and budget realignment allows Finance to project an overall increase in General Fund uses of \$1.25M from \$20.08M to \$21.3M, including 998K being added to Fund Balance. Explanations of projected budget increase requests by department are listed below.

Primary drivers of the increased uses are:

- City Manager – Increase in Liability Insurance - Georgia Interlocal (GIRMA)-(\$141K) and Increase Funding for 2022 Bond Sinking Fund-(\$58K)
- Legal Services – Increase in Legal Fees – (\$207K)
- Fire – Personnel Cost – Filled Vacant Positions – New Hires – (\$272K)
- Highway and Streets – Includes Repairs & Maintenance (Aging Fleet), Supplies, Electricity-(Georgia Power) – (\$210K)
- Fund Balance Additional Funding – (\$998K)

Staff requests consideration of Mayor & Council to approve these FY2024-2025 amended budget requests. The updated 2024-2025 amended budget will be uploaded to the City's Website after Mayor and Council Approval

Staff Comments:

Public Comments:

**Supporting Document(s):**

1. FY24-25\_Proposed Fourth Quarter Budget Adj-Pie Chart of GF Exp by Function-All Depts\_(Exhibit C)\_CM 10-21-2025
  2. FY24-25 Proposed Budget Adjustment Requests Summary\_(All Funds)\_(Exhibit A)\_CM 10-21-2025
  3. FY24-25 Proposed Budget Adjustment Requests Summary & Details\_(All Funds)\_(Exhibit B)\_CM 10-21-2025-Upd
  4. City of Hapeville\_Fourth Quarter Budget Ordinance - FY2024-2025-(CM 10-21-2025)
- 7.V. Consideration of an Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership).

**Background:**

Consideration of an amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership) for the purpose of amending the Code of Ordinances.

The Design Review Committee considered this item on Wednesday, August 20, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

**Supporting Document(s):**

1. Planners Report DRC Membership
2. Sec\_81\_1\_4.\_\_\_\_Design\_Review\_Committee Revision August 2025
3. Architectural Design Ordinance Text Amendment 9.19.25 LCR 4899-0216-9450 v
4. Legal AD509621\_jnl
5. DRC Minutes - 08-20-2025\_final

- 7.VI. Consideration of an Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area).

**Background:**

Consideration of an amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards), Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area) for the purpose of amending the Code of Ordinances.

The Design Review Committee considered this item on Wednesday, August 20, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

**Supporting Document(s):**

1. Planners Report Landscape Materials
2. Ordinance Text Amendment for Sec. 81.1.6 and 81.1.7 LCR 9.19.25 4933-3101-5530 v
3. Legal AD509621\_jnl
4. DRC Minutes - 08-20-2025\_final

**8. 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.

**9. CONSENT AGENDA:**

- 9.I. Consideration and Action to Approve October 21, 2025, Mayor and Council Meeting Minutes.

**Supporting Document(s):**

1. 10212025 Drafted Minutes

- 9.II. Consideration and Action to Approve October 21, 2025, Executive Session Meeting Minutes.

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

- 11.I. Consideration of the Mayor and Council 2026 Meeting Schedule Ordinance. — First Reading.

**Background:**

City staff is requesting that Council approve the Ordinance for the Mayor and Council 2026 meeting schedule.

**Supporting Document(s):**

1. 2026 Mayor and Council Meeting Schedule
2. Amendment to Ordinance for Regular Meetings 2026

- 11.II. Consideration and Action to Approve the 2026 Holiday Schedule.

**Background:**

City staff is requesting that Council approve the 2026 City Holiday calendar for closures.

**Supporting Document(s):**

1. 2026 HOLIDAY SCHEDULE

- 11.III. Consideration and Action to Approve the Airport West CID 2025 Expansion.

**Background:**

The Airport West CID has completed its 2025 Expansion for Fulton County with new consenting property owners. Each city within the district passes a Resolution acknowledging that the CID has met all statutory requirements to finalize the expansion.

**Supporting Document(s):**

1. 2025 AWCID Expansion Packet
2. AWCID Expansion Resolution - Hapeville

- 11.IV. Consideration and Action to Approve a Resolution Supporting an Intergovernmental Agreement with the City of East Point for Purchasing Potable Water.

**Background:**

The City of Hapeville purchases the majority of their water from the City of Atlanta. However, the city retains an agreement with East Point for emergency or supplemental water. While we pull little to no water under normal conditions, the connection does provide us a way to maintain proper pressure if there is a sudden drop in pressure from the Atlanta meters. The current rate is \$3.50 per thousand gallons, and the new rate will be \$3.85 per thousand gallons.

**Supporting Document(s):**

1. INTERGOVERNMENTAL CONTRACT FOR WATER City of Hapeville DRAFT
2. Resolution for IGA between Hapeville and East Point for Water Services 11.12.25

- 11.V. Consideration and Action to Approve a Resolution for making an Application for CDBG Grant Funds.

**Background:**

The City of Hapeville is submitting an application to the Fulton County Department of Community Development for grant funding. This resolution is part of the application process. The City of Hapeville is requesting grant funds for Sensory Playground Equipment and Hill Slides for John Lewis Park.

**Supporting Document(s):**

1. CDBG Application - RESOLUTION - Copy

- 11.VI. Consideration and Action to Approve The Corbett Group Bid Amount of \$626,196.25 for the City Sidewalk Improvement Project and Authorize the Mayor to sign all necessary Documents Pending Legal Review.

**Background:**

On October 14th 2025, the City of Hapeville received bids for the City Sidewalk Improvement Project. This project consists of replacing the section of sidewalk on N. Central Avenue that runs from Chick file to Sam Hape Plaza. The project also includes replacing dilapidated and cracked individual panels of sidewalks throughout the City to provide safer pedestrian travel throughout the City. Funding for this project will come exclusively from T Splost funds. Corbett Group was the low bidder at \$626,196.25 followed by Georgia Highway Cable Barrier LLC at \$643,860.88 and R&B Developer Inc. at \$819,049.25.

**Supporting Document(s):**

1. Bid Recommendation Letter

- 11.VII. Consideration and Action to Approve a Resolution Authorizing the use of Eminent Domain by the City of Hapeville to Acquire Certain Property known as 3469 Dearborn Plaza, Hapeville, Georgia 30354, also known as Tax Parcel Identification Numbers 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539, and for other Purposes.

**Background:**

This item is for official public consideration whether to approve a resolution authorizing the use of eminent domain to acquire the referenced property. All legal requirements precedent to the adoption have been met. The City has been unable to reach a voluntary agreement to acquire the property, however. The purpose for the acquisition would be for public facilities including administrative office space and/or a new fire station.

**Supporting Document(s):**

1. Resolution to Condemn
2. Resolution to Condemn - 3469 Dearborn Plaza - with Exhibits

- 11.VIII. Discussion on Limousine Parking.

**Background:**

City Manager will update council as to progress on addressing limousine and rideshare parking in particular pockets of the City.

**12. CITY MANAGER REPORTS:**

**13. 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.

**14. MAYOR AND COUNCIL COMMENTS:**

**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).*

**16. 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.