



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>

December 9, 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 December 9th meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Councilman Brett Reichert.

AMEND AGENDA:

MOTION: Councilman Adams made a motion to amend the agenda by adding an item under **Presentations: Ring Ceremony and Recognition of the 5U, 6U, and 8U Football Teams for their championship wins and advancements to the national level.** Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

6. **PRESENTATIONS:**
 - 6.I. Ring Ceremony and Recognition of the 5U, 6U, and 8U Football Teams for their championship wins and advancements to the national level.

Director of Parks and Recreation, Tod Nichols, introduced and recognized the City's championship youth football teams. He called forward the 5U team coached by Juan and the 6U Sting team coached by Hassan, along with their coaching staff and players. Both teams recently secured championship titles.

Mr. Nichols also noted the 8U team had advanced to the National Championships and was currently in Florida competing. Additionally, the 5U and 6U teams are scheduled to travel to Florida to represent Hapeville in their respective national tournaments.

Coach Hassan briefly addressed the Mayor and Council, thanking parents for their continued support throughout the season and commending the players for their hard work and dedication. He acknowledged the team's 6-2 record and highlighted their one-point championship win as a testament to their perseverance.

7. **PUBLIC HEARING:** There were no public hearings item(s) during this meeting.
8. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda items at this meeting.

AMEND AGENDA:

MOTION: Councilman Reichert made a motion to amend the agenda by adding an item under **Consent Agenda: Consideration and Action to accept the \$45,000 grant from the Georgia Recreation Parks Association by way of the Georgia Department of Education;** Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

9. CONSENT AGENDA:

- 9.I. Consideration and Action to accept the \$45,000 grant from the Georgia Recreation Parks Association by way of the Georgia Department of Education.

MOTION: Alderman Rast made a motion 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 the new Butterfly Lantern Parade Route.

MOTION: Alderman Rast made a motion to approve the new Butterfly Lantern Parade Route; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 11.II. Consideration and Action to Approve the Mayor and Council 2026 Meeting Schedule Ordinance. — Second Reading. **Ordinance 2025-14**

MOTION: Councilman Adams made a motion to approve the Mayor and Council 2026 Meeting Schedule (**Ordinance 2025-14**); Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

- 11.III. Consideration and Action to Approve the IGA with Fulton County for the Recreation Football Field.

DISCUSSION: Councilman Reichert opened the discussion by inquiring about the expiration and potential delay of the current IGA. Parks & Recreation Director, Tod Nichols, confirmed the agreement expires December 31st, 2025, and that a delay would not affect programming since events do not begin until summer.

Councilman Reichert expressed concern over potential land ownership discrepancies and the City bearing full responsibility for upgrades and maintenance without compensation from Fulton County. Using Fulton County Assessor maps, he noted that portions of the gym and recreational facilities appear to be built on City property, and he recommended pausing the renewal to explore a renegotiated agreement. He suggested the City consider proposing a land swap for ownership of the stadium in exchange for the land the school currently occupies.

Councilman Adams and Alderman Rast echoed support for renegotiating an agreement that brings more accountability and access to residents. Councilmembers noted that City taxpayers are funding the upkeep of facilities that are not currently accessible to the public.

Councilman Alexander voiced a key concern about the City's long-term investment in the parcel. She emphasized that millions of dollars have been spent on its maintenance and suggested a formal agreement include provisions for **reversion of the property to the City** in the event Fulton County uses the parcel for another purpose in the future. She added that such a clause would satisfy both current operational needs and future ownership protection.

Mayor Hallman supported the idea and suggested the inclusion of a **right of first refusal** clause. He noted the City had previously invested in lighting, fencing, and irrigation systems for the field. He also acknowledged the increasing disconnect between the City and Fulton County as leadership and staff have changed over time.

City Attorney, Lajuana Ransaw, advised that GIS data is not definitive and recommended conducting a formal **survey and title search** to determine legal property boundaries and uncover any easement agreements. She estimated this process could take **60–90 days**.

MOTION: Councilman Reichert made a motion table this item for 90 days pending legal review and property research; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

11.IV. Consideration and Action to Approve the Delta Memorial Easement Agreement.

MOTION: Councilman Adams made a motion to approve the Delta Memorial Easement Agreement; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

11.V. Consideration and Action on Lease of the Fulton County Health Building, 3444 Claire Drive.

MOTION: Alderman Rast made a motion to approve the Lease of the Fulton County Health Building, 3444 Claire Drive; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

12. **CITY MANAGER REPORTS:** There was no City Manager Report at this meeting due to the absence of City Manager Tim Young, who was under the weather.

13. **PUBLIC COMMENTS:**

1. Charlotte Rentz
2. Christan Baker
3. Bobby Wilson

14. **MAYOR AND COUNCIL COMMENTS:**

Mayor Hallman opened Council comments by recognizing that this meeting marked Councilman Chloe Alexander's final official Council meeting. He commended her for eight years of dedicated service, noting her historic achievement as the first African American woman elected to office in Hapeville. He praised her leadership, advocacy for the arts, and selfless commitment to the city, calling her a trailblazer who left a lasting impact.

Councilman Adams echoed the Mayor's sentiments, reflecting on their shared start in office and acknowledging Alexander's thoughtful, unbiased approach to governance. He praised her for always prioritizing the good of the city, bringing objective ideas to the table, and serving with humility and professionalism.

Councilman Reichert added his appreciation, highlighting Alexander's intelligence, leadership, and meaningful contributions, particularly her role in the community garden. He closed his comments with a heartfelt original poem in tribute to her service.

Alderman Rast reflected on the friendship and mutual respect developed over their time on Council, expressing appreciation for her insights and community spirit. He also recognized her engagement with the local school community and wished her and her family continued success.

Councilman Alexander then shared her own emotional farewell, expressing deep gratitude to her fellow Council members, city staff, and residents. She dispelled misconceptions she had heard before serving and praised the honesty, professionalism, and collaboration of the Council and staff. While acknowledging her personal reasons for stepping down, she emphasized that her decision was made with the city's best interest in mind and expressed confidence in her successor. She thanked her colleagues for their friendship and support and noted she would miss the day-to-day interactions but would remain an active presence in the community.

Mayor Hallman concluded the remarks by reiterating the city's appreciation for Councilman Alexander's contributions, emphasizing the strength and unity of the current team, and wishing everyone a happy holiday season.

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 4-0.**

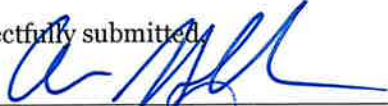
MOTION: Councilman Alexander made a motion to go into executive session at 7:12 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Alexander made a motion to convene back into regular session at 7:24 PM, Councilman Reichert second. **The motion carried with a vote of 4-0.**

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

MOTION: Councilman Alexander motioned to adjourn at 7:25 PM; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk