



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 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>

October 21, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:03 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 October 21st meeting.
4. **PRESENTATIONS:**
 - 4.I. Recognition of Lieutenant James E. Carroll III in Honor of His Retirement and Years of Dedicated Service.

Mayor Hallman and Police Chief Headley honored Lieutenant James Carroll upon his retirement, recognizing his dedicated service since 1998. Captain Mark Bradberry shared a personal tribute, highlighting Carroll's commitment, leadership, and unwavering service to the Hapeville community. Lieutenant Carroll will continue to serve as a reserve officer, focusing on school safety.

A bell-ringing ceremony was conducted by Sergeant Cushing to formally honor Carroll's retirement. Lieutenant Carroll delivered emotional remarks, thanking his family, colleagues, and community, expressing his love for the city and his ongoing commitment.
5. **PUBLIC HEARING:**
 - 5.I. Consideration on FY2024-2025 Budget Amendment – First Reading

Staff Comments: City Manager Tim Young addressed the Mayor and Council, stating that the City had a good financial year, which was both necessary and timely. He emphasized the importance of maintaining momentum in financial improvement, noting that based on guidance from financial advisors, the City should aim for a fund balance of approximately \$3 to \$4 million. At the end of the previous three-month period, the City's fund balance was likely near or below zero. He reiterated that the gains made this year were crucial and that the City needs a few more years of steady growth to stabilize. Mr. Young concluded by expressing optimism that, with approximately two more years of continued improvement, Hapeville's financial trajectory would level out and reach sustainable stability.

Councilman Reichert inquired about the City's fund balance target and how the current surplus affects progress toward that goal. Finance Director Randy Brewer responded that the

surplus added nearly \$1 million, which is a significant step forward. He reiterated that the goal is to maintain a fund balance equivalent to three to four months of operating expenses.

City Manager Tim Young added further context, noting that even after the audit, the City will likely remain approximately \$2.5 million below the target. He emphasized that while this year's positive performance—bolstered by an unexpected windfall from personal property tax—was encouraging, sustained efforts over several years will be needed to reach the desired fund balance. He estimated that at the current pace, it could take five more years of disciplined budgeting and saving to achieve full financial stability. Despite this, he confirmed that the City is not in poor financial health, and the current surplus is a meaningful improvement.

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

- **No action was taken;** this stood as the first reading.

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 October 7, 2025, Mayor and Council Meeting Minutes.
- 7.II. Consideration and Action to Approve the Street Closure Request for Halloween Trick-or-Treating on Oakdale Road.
- 7.III. Consideration and Action to Approve Temporary One-Way Roadways for Halloween Trick-or-Treating.
- 7.IV. Consideration and Action to Approve the Street Closure for Hapeville Elementary Annual Fall Festival.

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.

AMEND AGENDA:

MOTION: Alderman Rast made a motion to amend the agenda to add the “Consideration and Action to Approve the 2026 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc. and authorization for Mayor Hallman to execute all related documents pending legal review.” under section 9; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

9. **NEW BUSINESS:**

- 9.I. Consideration and Action to Approve the 2026 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc. and authorization for Mayor Hallman to execute all related documents pending legal review.

MOTION: Councilman Reichert motioned to approve the 2026 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc. and authorization for Mayor Hallman to execute all related documents pending legal review; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- ~~9-I.~~ 9.II. Consideration and Action to Approve the Event Request and Road Closure for the Delta x Team USA 5K Run.

MOTION: Alderman Rast motioned to approve the Event Request and Road Closure for the Delta x Team USA 5K Run; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- ~~9-II.~~ 9.III. Consideration and Action to Approve the Memorandum of Understanding (MOU) with St. John's the Evangelist to use Hoyt Smith as the Emergency Evacuation Location.

MOTION: Councilman Alexander motioned to approve the Memorandum of Understanding (MOU) with St. John's the Evangelist to use Hoyt Smith as the Emergency Evacuation Location; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

9.III. 9.IV. Consideration and Action to Approve One-Time Holiday Pay to Employees.

MOTION: Councilman Adams motioned to approve the One-Time Holiday Pay to Employees; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

9.IV. 9.V. Discussion on Pet Waste Disposal.

The Mayor and Council discussed increasing issues related to pet waste in public areas and potential strategies for mitigation and enforcement. Council expressed support for expanding educational signage across neighborhoods and parks, emphasizing the inclusion of ordinance references and fine amounts directly on the signs. The proposed fine increase to \$1,000 was discussed, and staff was directed to work with the City Attorney to explore necessary ordinance amendments. Council requested that signage be distributed equitably throughout all city neighborhoods. Public comments supported educational outreach efforts and recommended regular mail reminders or postcards to increase awareness, especially for newer residents. The use of surveillance for enforcement was discouraged. Mayor Hallman requested that the fine structure be included for review in upcoming ordinance updates.

10. **CITY MANAGER REPORTS:** City Manager Tim Young provided a brief update to the Mayor and Council. He noted that the City has completed the annual audit process and budget preparation, and staff is now transitioning to audit prep for the upcoming fiscal year. He thanked staff for their work on recent events and noted the final youth football games would be held this weekend. Public Works is beginning preparations for the Thanksgiving and holiday season. He also reminded the public that the next City Council meeting is scheduled for November 18th, and Election Day is November 4th. He encouraged everyone to exercise their right to vote and extended good luck to all candidates.

11. **PUBLIC COMMENTS:**

1. Jacquie Smyth
2. Melvin Traynum

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander expressed enthusiasm regarding the planned street closures for Halloween, noting that such efforts promote walkability and restore the communal feel that had been reduced in recent years due to trunk-or-treat events. She emphasized the value of children and families being out on foot, engaging with the neighborhood. Councilman Alexander also inquired about the return of the Christmas Lights Map for the upcoming season. Recreation Director Tod Nichols confirmed that the map would be returning this year.

Alderman Rast echoed the sentiments shared by Councilman Alexander regarding the street closures for Halloween. He noted that last year was the first implementation of one-way street modifications during the holiday, including on his own street, which experiences significant foot traffic. He commended Sergeant Cushing and the officers who monitored the area, stating that the effort worked very well and contributed to a safe environment for trick-or-treaters. Alderman Rast expressed appreciation for the initiative and anticipated similar success this year.

Councilman Adams thanked everyone for attending the meeting and expressed appreciation for those who participated in the recent candidate forum. He noted that while the forum was organized quickly, the turnout was strong, and the discussions were informative. He extended his thanks to both attendees and participants for supporting civic engagement ahead of the upcoming election.

Councilman Reichert congratulated Lieutenant James Carroll on his retirement. He praised the recent Chili Cookoff held in the Art Alley, describing it as an excellent event with an intimate feel and great weather. He commended city staff for their coordination and effort, emphasizing how Hapeville hosts successful events nearly every weekend during this season. He also recognized the improved social media presence for city events, which has significantly increased in recent years. Councilman Reichert encouraged the community to attend the upcoming Día de los Muertos event, calling it one of the city's most unique and authentic celebrations.

Mayor Hallman thanked everyone for attending the meeting and congratulated Lieutenant Carroll. He praised the city's firefighters and officers who have retired and are returning to serve in reserve capacities, noting their contributions feedback help ease the workload of others and preserve institutional knowledge. He remarked on the success of the recent Chili Cook-Off and noted the positive response to the art crawl that brought in visitors from across the area. He acknowledged that while many appreciated the new location of the Chili Cook-Off, there were also mixed reactions. Mayor Hallman closed by expressing pride in the city and appreciation for all attendees.

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: Alderman Rast made a motion to go into executive session at 6:35 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

MOTION: Councilman Alexander made a motion to go into recess; 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 7:18 PM, Councilman Alexander 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 Alexander motioned to adjourn at 7:18 PM; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk