



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>

October 7, 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 Honoring the Hapeville Service League for 75 Years of Service to the Community.

Supporting Document(s):

1. Proclamation Hapeville Service League 2025

6.II. Recognition of Newly Certified Firefighters.

6.III. Consideration and Action to Surplus Captain Mark Bradberry's Weapon, Badge, and Retiree ID Card.

Background:

Customarily, when an officer retires from the police department, the department presents the retiree with their service weapon, badge, and a retiree ID Card. On Thursday, October 2, 2025, Captain Mark Bradberry retired from the City of Hapeville Police Department. The City Manager requests the Mayor and City Council declare the Glock 17mm handgun, serial number BGYM725 that Captain Mark Bradberry carried on duty, his issued department uniform badge and a Retiree ID card surplus city property, and allow City Officials present the items to Captain Mark Bradberry in recognition of his service to The City of Hapeville.

6.IV. Recognition of Captain Mark Bradberry in Honor of His Retirement and Years of Dedicated Service.

7. PUBLIC HEARING:

7.I. Consideration and Action to Approve the set 2025 Millage Rate at 17.509 Mills.

Background:

The City of Hapeville has received its 2025 approved tax digest from the Fulton County Tax

Commissioner. Gross Assessments for Real, Personal, and Public Utility properties in 2025 are \$589,509,661 lower than the 2024 value of \$631,679,460, an approximately 6.7% decrease.

The City of Hapeville is proposing no changes to the current millage rate. The proposed millage rate supports the fiscal 2026 budget at 17.509 mills.

Staff Comments:

Public Comments:

Supporting Document(s):

1. 2024 Digest Value Mill
2. AD508950
3. Ad Tax Digest for City of Hapeville 2025

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 September 16, 2025, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. Drafted Minutes 09162025

- 9.II. Consideration and Action to Approve September 16, 2025, Executive Session Meeting Minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve a Resolution Amending the Special Tax District to Include New Structures.

Background:

The Special Tax District in City was originally established in 2014. The ordinance specifically identified commercial structures of four stories and above, with the understanding that as new developments were added, funds from the district could be allocated toward specialized equipment needed for hazardous high-rise firefighting. Over the last 11 years, the City has incurred significant development of taller buildings. Per our Fire Department recommendations, the City needs specialized Fire equipment to optimally and safely service structures 3 stories and higher.

City staff recommends the following amendment to include commercial structures that are three stories or more, specifically those that exceed the reach of standard ground ladders. This change is necessary to ensure that the fire department can maintain and operate an aerial apparatus essential for safe and effective response in these buildings.

This amendment would add 14 commercial properties to the Special Tax District

Supporting Document(s):

1. Resolution - Amend Special Tax District Map LCR 10-1-25
2. 2025-10-03 - 251050 Hapeville Updated Parcel Map

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.



**PROCLAMATION RECOGNIZING THE HAPEVILLE SERVICE LEAGUE
ON ITS 75TH ANNIVERSARY**

WHEREAS: The Hapeville Service League has been a premier service organization in the City of Hapeville, Georgia, since its founding in the year 1950; and

WHEREAS: A group of extraordinary women came together to establish what was originally known as the Junior Service League, with a mission to serve the community through volunteerism in a wide range of service-oriented roles—making a significant and lasting impact on the City and its residents; and


WHEREAS: In 1962, the organization adopted the name Hapeville Service League, under which it continues to thrive and serve as a cornerstone of civic engagement and compassion in our city


WHEREAS: Over the course of 75 years, League members have dedicated thousands of hours to community projects and city functions. In the current year alone, members have generously contributed more than 5,000 volunteer hours in support of various civic initiatives; and

WHEREAS: The League has continually given back to the community in meaningful ways, including educational support—such as awarding a \$1000 scholarship to a deserving high school graduate from 1980-2019 and Educational Scholarships to elementary teachers 2020 - present; and

WHEREAS: September 20, 2025, marks the 75th Anniversary of the Hapeville Service League—a momentous milestone that reflects a legacy of service, leadership, and unwavering commitment to the betterment of Hapeville; and

THEREFORE, BE IT RESOLVED that the members of this City Council formally do hereby recognize the Hapeville Service League in honor of its 75th Anniversary. We are immensely proud to recognize the league’s members for the numerous ways they lend their talents to enrich and enhance the fabric of our City:

By: 
Alan Hallman, Mayor

Attest: 
Sharee N. Steed, City Clerk

2024 Digest - Fulton County Municipalities Value of 1 Mill

Municipality	Gross Digest	1 Mill
Mountan Park	52,806,720	52,807
Palmetto	506,676,395	506,676
Chattahoochee Hills	517,191,824	517,192
Hapeville	628,932,070	628,932
College Park	1,076,260,824	1,076,261
East Point	2,297,805,300	2,297,805
Union City	2,542,282,704	2,542,283
Fairburn	3,036,061,500	3,036,062
Milton	5,184,385,217	5,184,385
South Fulton	7,818,892,968	7,818,893
Johns Creek	8,297,250,358	8,297,250
Alpharetta	8,907,568,541	8,907,569
Roswell	9,087,408,305	9,087,408
Sandy Springs	12,600,088,055	12,600,088
Atlanta	53,392,083,369	53,392,083

Represents the 2024 total gross digest for each municipality and the corresponding value of a mill 1/1000 of a dollar.

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ORDER CONFIRMATION

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Acct #: 243567

Ad #: 508950

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 09/24/2025 Stop: 09/24/2025

Times Ord: 1 Times Run: ***

LEGLV 1.00 X 2.72 Words: 200

Total LEGLV 2.72

Class: 9000 MISCELLANEOUS LEGALS

Rate: LEGL Cost: 40.00

Affidavits: 1

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Contact: TONYA HUTSON
Phone: (404)669-2120
Fax#:
Email: thutson@hapeville.org
Agency:

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SFUL A 95 S 09/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

.

**FN8253
gpn14
REVISED: NOTICE OF
PUBLIC HEARING**

The FY 2025 -2026 Budget is scheduled to be adopted with no millage rate increase. The proposed millage rate to support the budget will be 17.509 mills. Pursuant to the requirements of OCGA 48-5-32, the City of Hapeville hereby publishes the following presentation of the estimated current years Tax Digest and the history of the Tax Digest and Levy for the past five years.

The Mayor and Council will hold public hearing on **October 7, 2025, at 6:00 p.m.**

All concerned citizens are invited to the Public Hearing held at the Municipal Court Complex, 700 Doug Davis Drive, Hapeville, GA.
9:24ep

TAX DIGEST FOR CITY OF HAPEVILLE 2025

Pursuant to the requirements of O.C.G.A.48-5-32, the Mayor and Council of the City of Hapeville announce that the millage rate will be set at 6:00 PM on October 7,2025 located at the Hapeville Municipal Court ,700 Doug Davis Drive, Hapeville. GA 30354, and hereby publishes the following presentation of the current year's tax digest and levy along with the tax digest and levy for the past five years.

	2020	2021	2022	2023	2024	ESTIMATED 2025
Real & Personal	413,647,400	405,914,510	463,454,310	492,129,760	589,722,570	534,892,140
Public Utilities *	37,538,572	55,194,879	28,856,478	42,743,757	38,583,690	44,931,761
Motor Vehicles	1,281,810	934,410	746,640	688,770	625,810	544,210
Mobile Home					-	-
Gross Digest	452,467,782	462,043,799	493,057,428	535,562,287	628,932,070	580,368,111
Less M&O Exemption	(11,827,920)	(13,816,080)	(3,243,280)	(7,211,520)	(27,531,000)	(5,009,320)
Net M&O Digest	440,639,862	448,227,719	489,814,148	528,350,767	601,401,070	575,358,791
Gross M&O Millage	20.69	20.44	21.09	19.92	21.83	22.15
Less Rollbacks	4.69	4.71	5.36	4.71	4.32	4.64
Net M&O Millage	16.00	15.729	15.729	15.209	17.509	17.509
Net Taxes Levied	7,050,237.79	7,050,173.79	7,704,286.73	8,035,686.82	10,529,931.33	10,073,957.07
Net Tax \$ Increase	145,469.69	(64.00)	654,112.94	331,400.08	2,494,244.52	(455,974.26)
Net Tax % Increase	2.11%	0.00%	9.28%	4.30%	31.04%	-4.33%

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PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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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>

September 16, 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 September 16th meeting.
4. **PRESENTATIONS:**
 - 4.I. Recognition of Karen Dinsmore and Presentation of Memorial Badge Honoring her late husband, a Former Hapeville Police Captain Micheal E. Brown.

Mayor Hallman recognized Karen Dinsmore, the widow of former Hapeville Police Officer Captain Michael E. Brown and presented her with his service badge. Mayor Hallman shared that Captain Brown began his law enforcement career with the Hapeville Police Department in 1973 after serving in the U.S. Marine Corps and briefly working for the Clayton County Sheriff's Department. He was described as a model community officer who embodied the principles of community policing, working night shifts, serving as a firearms instructor, and providing care as a certified EMT. Captain Brown retired in 1995 as a Captain. Mrs. Dinsmore is assembling a memorial collection and has requested his badge for inclusion. The mayor commended Captain Brown's service and legacy in the city.

AMEND AGENDA:

MOTION: Councilman Adams made a motion to amend the agenda to add the "Recognition of the KWG Pumas Soccer Team for winning the Championship Title in the U19 Division of the Alabama Cup." under section 4; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- 4.II. Recognition of the KWG Pumas Soccer Team for winning the Championship Title in the U19 Division of the Alabama Cup.

Recreation Director, Tod Nichols recognized the KWG Pumas, a youth soccer team based in Hapeville, for their recent achievement. The team traveled to Alabama to compete in the Alabama Cup, a three-day state tournament held from August 15–18, 2025. Upon their return, the team was celebrated for winning the Championship Title in the U19 Division. Mr. Nichols congratulated the players, coaches, and families for their hard work, dedication, and representation of the City of Hapeville.

5. PUBLIC HEARING:

- 5.I. Consideration and Action to Approve the 2025-2026 Budget Ordinance - Second Reading **Ordinance 2025-10**

Staff Comments: City Manager, Tim Young informed Mayor and Council that the city has received the actual billing file for Fiscal Year 2025, and staff is currently reviewing it.

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

MOTION: Alderman Rast made a motion to approve the 2025-2026 Budget Ordinance (**Ordinance 2025-10**); Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

TABLED AGENDA ITEM:

- ~~5.II. Consideration and Action to Approve the set 2025 Millage Rate at 17.509 Mills. – Removed~~

Public Comments: Although this agenda item was tabled due to publication, Mayor Hallman allowed public comment(s) to proceed. No public comments were made during the public hearing.

MOTION: Alderman Rast made a motion to table Agenda Item 5.II. and move it to the October 7, 2025, meeting agenda; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 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 September 2, 2025, Mayor and Council Meeting Minutes.
7.II. Consideration and Action to Approve September 2, 2025, Executive Session Meeting Minutes.

MOTION: Councilman Alexander motioned to approve the consent agenda; Councilman Reichert 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. Consideration and action to approve Contract for Services Agreement Between Fulton County and City of Hapeville.

MOTION: Councilman Reichert made a motion to approve Contract for Services Agreement Between Fulton County and City of Hapeville; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 10. CITY MANAGER REPORTS:** City Manager, Tim Young announced that Commissioner Mo Ivory would be hosting a Town Hall at the Academy Theatre at 6:30 PM. Although Staff notified the Commissioner's office of a conflict with the Council meeting, the event schedule remained unchanged. Mr. Young encouraged residents to attend if interested.

Mr. Young also shared that the Atlanta Regional Commission (ARC) will hold a listening session on Wednesday, September 24th, from 2:00 PM to 3:00 PM at the Hapeville Library. The session seeks input—particularly from seniors—on future services for the region. The City has notified neighborhoods and will post the event information to the website and social media.

He reminded everyone of upcoming community events:

- **Happy Days Festival** on Friday and Saturday, September 19th-20th, featuring *Spectrum with Darwin and Friends* on Friday and *Hot Candy* with other special guests on Saturday (7:00–10:00 PM both nights).

- **Next Art Crawl** scheduled for Saturday, October 4th, following a successful event in July. He concluded by expressing optimism for improved weather conditions and encouraged continued community participation.

11. PUBLIC COMMENTS:

1. Denise Turner

12. MAYOR AND COUNCIL COMMENTS:

Councilman Reichert had no additional comments.

Councilman Adams shared that after nearly 12 years of living in Hapeville, he recently experienced his first instance of a package being taken from his property. He praised the Hapeville Police Department, stating he believes they are the best elite police force in the state—if not the country. He noted that officers were able to recover the stolen package within minutes and expressed his deep appreciation for their swift and effective response.

Alderman Rast had no additional comments.

Councilman Alexander had no additional comments.

Mayor Hallman thanked everyone for attending the meeting and extended congratulations to Recreation Director, Tod Nichols and the KWG Pumas Soccer Team. He encouraged the public to come out and enjoy the upcoming Happy Days festival, assuring all that it is always a great time for the community.

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

CITY OF HAPEVILLE

STATE OF GEORGIA

RESOLUTION NO. _____

A RESOLUTION TO AMEND CHAPTER 17 (FINANCE AND TAXATION) ARTICLE 4 (PROPERTY AND SANITARY TAXES) SECTION 7 (HOTEL/MOTEL/HIGH-RISE STRUCTURES SPECIAL TAX DISTRICT) OF THE CODE OF ORDINANCES OF THE CITY OF HAPEVILLE, GEORGIA; TO AUTHORIZE THE MAYOR TO EXECUTE THIS RESOLUTION AND ANY DOCUMENTS IN SUPPORT OF THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Hapeville, Georgia (“City”) is the Mayor and Council thereof; and

WHEREAS, the City of Hapeville is empowered and authorized by the Constitution of the State of Georgia to create special tax districts within the City; and

WHEREAS, the City desires to amend the City’s hotel/motel/high-rise structures special tax district to include and encompass all structures and related personal property that are not exempt from ad valorem taxation that are subject to the special tax district assessment, to update and replace the existing “Hotel/Motel/High-Rise Structures Special District Map” with Exhibit “A” attached hereto; and

WHEREAS, the City of Hapeville created a special tax district to fund operating and capital costs requirements related to provision of fire services for hotels, motels, and high-rise structures as allowed pursuant to Article IX, Section II, Paragraph VI of the Georgia Constitution of 1983; and

WHEREAS, Amendment contained herein is necessary to provide for the recovery of extraordinary costs associated with providing fire protection services to certain high-rise structures in the City; and

WHEREAS, the Mayor and Council desire to amend the City’s hotel/motel/high rise structures special tax district and incorporate the “Hotel/Motel/High-Rise Structures Special District Map” attached hereto as Exhibit “A” to benefit the health, safety and welfare of the citizens and visitors to the City of Hapeville.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE:

1. **Amend and Replace Exhibit “A” of Ordinance 2014-13.** The City Council hereby certifies that there is a desire and need to update Exhibit “A” attached to Hapeville City Ordinance Number 2014-13 with the “Hotel/Motel/High-Rise Structures Special District Map”

attached to this Resolution as Exhibit "A". Exhibit "A" of this resolution shall amend Hapeville Ordinance Number 2014-13 and be incorporated therein such as to reflect the special tax district within the City of Hapeville known as the "Hotel/Motel/High-Rise Structures Tax District".

2. **Recordation.** The City Clerk is hereby directed to record this Resolution, declaration, certification, and/or accompanying exhibit(s) in the official minutes of the City.

3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unconstitutional, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution. It is the intention of Mayor and Council that each sentence, paragraph, clause or phrase of this Resolution shall be mutually dependent and severable from any other portion of this Resolution to the greatest extent allowed by law.

4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

5. **Effective Date.** This Resolution shall take effect immediately.

RESOLVED this _____ day of _____, 2025.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

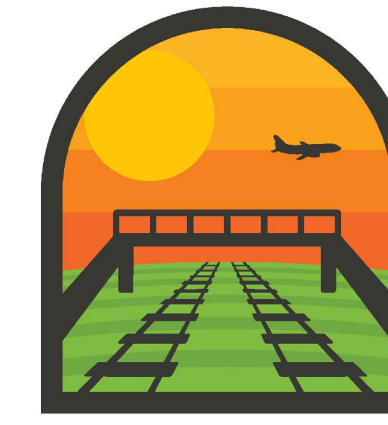
Sharee Steed
City Clerk

APPROVED AS TO FORM:

Lajuana C. Ransaw
City Attorney

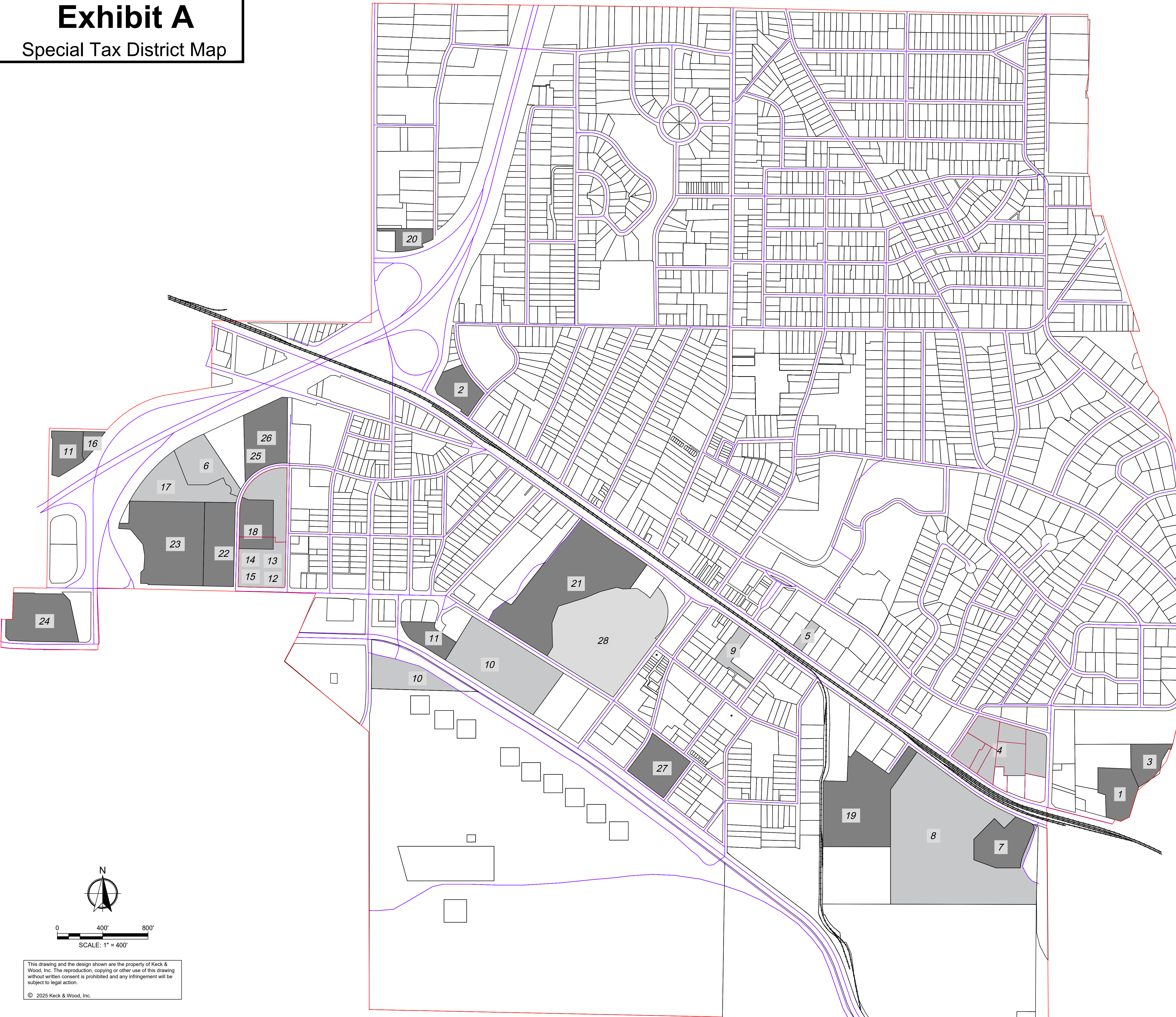
Exhibit A

Special Tax District Map



Hapeville

georgia



Special Tax District Map

MAP ID	Address	Name	Floors
1	301 N. Central Ave.	Best Western	11
2	845 N. Central Ave.	Inn City States	8
3	235 N. Central Ave.	Holiday Inn Express	5
4	397 N. Central Ave.	Signal	4
5	535 N. Central Ave.	Jackson Building	2
6	3399 International Blvd.	Sonesta Select	4
7	2 Porsche Ave.	Kimpton-Overland Hotel	7
8	200 Porsche Ave.	Porsche Parking Deck	4
9	600 S. Central Ave.	Regions Bank	3
10	760 Doug Davis Dr.	Delta Reliability Center	3
11	1 Clay Place	Lisa Ragan Holdings	5
12	1001 Virginia Ave.	VCI Properties	3
13	1003 Virginia Ave.	VCI Properties	3
14	1005 Virginia Ave.	VCI Properties	3
15	1007 Virginia Ave.	VCI Properties	3
16	3424 Norman Berry Dr.	Town Place Suites	7
17	3401 International Blvd.	Residence Inn	2
18	3450 International Blvd.	Embassy Suites	7
19	400 Porsche Ave.	Atlanta Postal Credit Union	5
20	3118 Sylvan Rd.	Life Storage (Formerly The Mark Inn)	5
21	700 S. Central Ave.	Delta Reservations	5
22	1025 Virginia Ave.	Wells Fargo	5
23	1031 Virginia Ave.	Delta Credit Union	17
24	1200 Virginia Ave.	LaQuinta Inn & Suites (Formerly Motel Six)	6
25	3420 International Blvd	Staybridge Suites	7
26	1001 International Blvd.	Old AIC Building	12
27	3640 S. Fulton Ave.	Atlantic Aerotropolis	5
28	3579 Atlanta Ave.	Wells Fargo	4

LEGEND

- City Limits
- Roads
- Parcel
- Rail Road
- 5+ Floors
- 1-4 Floors
- Original Parcel

Keck+Wood
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