



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>

September 2, 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 September 2nd meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Reverend Vernon
6. **PRESENTATIONS:**

6.I. Recognition of Promotions within Fire & EMS.

Fire Chief Nick Condrey recognized two recent promotions within the Hapeville Fire Department:

- **Captain Ben Kell** promoted to **Battalion Chief**
- **Lieutenant Brian Thomas** promoted to **Captain**

Chief Condrey acknowledged both men for their outstanding leadership and dedication and recognized their families and fellow staff for their support.

7. **PUBLIC HEARING:**

7.I. Consideration of the 2025-2026 Budget Ordinance - First Reading

Background:

The Fiscal Year 2025-2026 Budget is before Council for hearing and first reading discussion. The General Fund budget includes \$19,516,275 in receipts and \$19,443,660 in expenditures. At the August 5th meeting the City Manager addressed City revenues and millage assumptions. At the August 19th work sessions, Department Directors addressed their departments and key expenditures. The Fiscal 2026 budget reflects no change in the taxing millage rate for the City, remaining at 17.509 mills. In order to balance expenditures with revenues, this budget incorporates a salary freeze at 2025 levels. There are no planned supplements from Fund Balance to meet the budgeted expenditures for FY 2026.

Key purchases and acquisitions incorporated in the budget are:

- 3210 – Police – \$240K – Vehicles Purchase
- 3510 – Fire - \$210K Vehicles and Equipment
- 7450 – Code Enforcement – \$74K – Vehicle Purchase

As has been noted before, the economics of the City have shifted with a relative reduction in Hotel Motel tax collections over the past 3 years. The estimated impact of foregone revenues to the General Fund is over \$750,000 annually. Operational decisions reflect this constraint.

The City advertised the public hearing in the Fulton County Neighbor newspaper on August 27, 2025, and is expected to advertise again on September 10, 2025. A copy of the draft budget has been posted to the City's website, along with a physical copy of the detailed budget is on display at City Hall for Public Viewing.

Budgets and forecasts are active working documents. The Finance team and City staff use the most current information available to create best estimates for the upcoming period. Finance expects to revisit the budget after it receives its final property tax digest and files from Fulton County and will review the budget again each quarter to review and realign revenue and expenditures as the year progresses.

The proposed 2026 budget is our initial best estimate and projection for the next 12 months. As financial positions and actual circumstances change, Finance will continue to review, assess, and request budget amendments.

Staff Comments: Finance Director Randy Brewer presented the proposed Fiscal Year 2026 Budget for its first reading. The General Fund Revenues are projected at \$19,516,275, while expenditures are estimated at \$19,443,660, resulting in a balanced budget with no need for fund balance supplements. The proposed budget maintains the current millage rate of 17.509 mills and includes a salary freeze for the upcoming year. Several key capital purchases were outlined, including \$240,000 for police vehicles, \$210,000 for fire equipment and vehicles, and \$74,000 for a code enforcement vehicle.

During the discussion, Mayor and Council addressed the challenges posed by declining hotel/motel tax revenues and emphasized the need for targeted departmental upgrades, particularly a \$50,000 software upgrade to Tyler Technologies' Incode Version 10 system. Councilmembers also raised interest in exploring future investments in Recreation Department vehicles, the expansion of special tax districts, and creative revenue-generation strategies. Additionally, the body discussed developing educational tools to better inform residents about how millage rates relate to city services. Finance staff will revisit the budget after receiving the final tax digest from Fulton County and will continue making quarterly budget adjustments as needed throughout the fiscal year.

Public Comments: No public comments were made during the hearing.

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

8. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda items at this meeting

9. **CONSENT AGENDA:**

- 9.I. Consideration and Action to Approve August 19, 2025, Mayor and Council meeting minutes.
- 9.II. Consideration and Action to Approve August 19, 2025, Executive Session Meeting Minutes.
- 9.III. Consideration and Action to Approve the Street Closure for Hapeville Elementary's Fall Festival Event.

MOTION: Alderman Rast motioned to approve the consent agenda; Councilman Adams 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 Corbett Group, LLC's bid amount of \$307,667.50 for the Hapeville Annual Contract for Construction and Maintenance of Utilities and authorize Mayor Hallman to sign all Legal Documents pending Legal Review.

MOTION: Councilman Alexander motioned to approve the Corbett Group, LLC's bid amount of \$307,667.50 for the Hapeville Annual Contract for Construction and Maintenance of Utilities and authorize Mayor Hallman to sign all Legal Documents pending Legal Review; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

- 12. CITY MANAGER REPORTS:** City Manager Tim Young briefly acknowledged the extensive budget discussions already held and refrained from further elaboration, simply noting that the City is fortunate to have a finalized budget in place. He expressed enthusiasm about the arrival of autumn and reminded everyone about the upcoming annual Happy Days Festival, scheduled for September 19th and 20th, with more details to be shared at the next Council meeting.

13. PUBLIC COMMENTS:

1. Charotte Rentz

14. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander had no further comments.

Alderman Rast had no further comments.

Councilman Adams thanked all in attendance.

Councilman Reichert had no further comments.

Mayor Hallman thanked everyone for attending the meeting and took a moment to acknowledge the recent passing of Gene Norton, a long-time community member who played a significant role in the history and preservation of Christ Church. He reminded the Council that Mr. Norton originally owned the property where the church sits and had generously donated it to the City. The Mayor shared that the Norton family has reached out, requesting the City consider installing a memorial at the current Christ Church site to honor Mr. Norton's contributions. They suggested a symbolic feature, such as a gaslight, as a tribute. Mayor Hallman expressed his support for recognizing Mr. Norton's legacy and asked the Council to consider potential options for a memorial, emphasizing the lasting value Christ Church brings to the community.

- 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; 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 6:39 PM; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

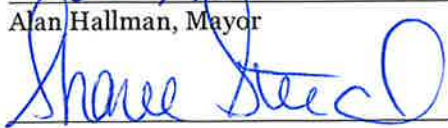
MOTION: Councilman Reichert made a motion to convene back into regular session at 7:11 PM, Councilman Alexander second. **The motion carried with a vote of 4-0.**

- 16. ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn. Councilman Alexander motioned to adjourn at 7:11 PM; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk