



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

CHASE STELL
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>

March 17, 2026 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chase Stell

3. WELCOME:

4. PRESENTATIONS:

4.I. **Key to the City** – Presented to Hapeville Elementary School.

5. PUBLIC HEARING:

5.I. Consideration of the Fiscal 2026 Mid-Year Budget Amendment.- First Reading

Background:

Fiscal Year 2025-2026 budget was adopted on September 16, 2025. This adopted budget called for \$19.5M in General Fund expenditures with revenues listed as \$19.5M with no supplement by an apportionment from City Fund Balance.

As of March 17, 2026, Operational inflows are projected to be \$18.9M, a net decrease of \$646K from the original adopted budget of \$19.5M. The net decrease in operational inflows primarily consists of the following:

- Real and Personal Property Taxes – \$540K Decrease
- Building Permits – \$250K Decrease – Due to Reduction in Building Construction – Only 2 Major Construction Projects – Solis and Dogwood

Details of net decreases in projected revenues are included in your package.

A review of the City's expenditures and budget realignment has allowed finance to project an overall net decrease in General Fund expenditures of \$646K from \$19.5M to \$18.9M. Explanations of projected net budget decrease by department are listed below and included in your package.

- 1320 – City Manager – Includes increase of \$71K in Worker's COMP & Liability Insurance Cost
- 3510 – Fire Department – Includes increase \$76K in Personnel Cost / Over-time
- 4100 – Public Works – Includes decrease of \$450K in Technical Inspections Cost (Less Building Projects)

Details of net decreases in projected expenditures are included in your package.

Staff is requesting your consideration to approve FY2025-2026 amended budget requests.

The updated 2025-2026 amended budget will be uploaded to the City's Website after Mayor and Council Approval.

Staff Comments:

Public Comments:

Supporting Document(s):

1. FY25-26 Proposed Mid-Year Budget Adjustment Requests Summary_(All Funds)_(Exhibit A)_CM 03-17-2026
2. FY25-26 Proposed Mid-Year Budget Adjustment Requests Summary & Details_(All Funds)_(Exhibit B)_CM 03-17-2026
3. FY25-26 Proposed Mid-Year Budget Adj-Pie Chart of GF Exp by Function-All Depts_(Exhibit C)_CM 03-17-2026
4. City of Hapeville_Mid-Year Budget Ordinance - FY2025-2026-(CM 03-17-2026) 1st Reading

6. 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.

7. CONSENT AGENDA:

- 7.I. Consideration and Action to Approve February 17, 2026, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 02172026 Minutes

- 7.II. Consideration and Action to Approve March 3, 2026, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 03032026 Drafted Minutes

8. OLD BUSINESS:

- 8.I. Consideration and Action to Approve the Board Appointments Ordinance.

Background:

On March 3rd, staff hosted a meet-and-greet event to provide potential board members an opportunity to meet City staff and Council and gain a better understanding of the roles and responsibilities of the various boards and commissions. Following this event, interested individuals submitted applications for consideration.

Included in the agenda packet are applications submitted for Council's review from individuals seeking appointment to the Hapeville Development Authority, Planning Commission, Design Review Committee, and Board of Appeals.

Staff requests that Council consider the nomination and appointment of qualified applicants to fill the current vacancies on these boards and commissions.

Supporting Document(s):

1. Board Appointments Vacancies Chart
2. Redacted Board Applications
3. Board Appointment Ordinance

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve the Event Request for "Keep Momma Moving" Walk-a-Thon/Health Fair.

Background:

The MOM Foundation, Inc., a 501(c)(3) nonprofit organization that supports and uplifts women ages 69 and older, is requesting approval to host the 9th Annual "Keep Momma Moving" Walk-A-Thon and Health Fair at Jess T. Lucas Y-Teen Park on Saturday, August 1, 2026, from 9:00 AM - 1:00 PM (set-up at 7:00 AM).

The event encourages seniors to stay active and socially connected. Activities will include a self-paced walk, music from a DJ, lunch, door prizes, and informational tables from healthcare organizations. Security will be present, and organizers will clean the park following the event.

Supporting Document(s):

1. Event Request Form
2. Mama Copeland banner 1
3. Mom Foundation banner 2

- 9.II. Discussion of Current Water & Sewer Rates and Recommendations for Future Rate Actions

Background:

Public Works has engaged Keck & Wood to study our current Water & Sewer Rates to determine whether the current rate system is capable of meeting our current and future infrastructure needs. They have also explored alternatives to capture additional revenue, which would make the Water & Sewer Enterprise Fund sustainable moving forward.

Supporting Document(s):

1. Water & Sewer Rates
2. Water Projects

10. CITY MANAGER REPORTS:

11. 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.

12. MAYOR AND COUNCIL COMMENTS:

- 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).*

14. 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.