



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

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:07 PM
2. **ROLL CALL:** All members of the Council were present, with the exemption of Councilman Stell thereby constituting a quorum.
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.

Mayor Hallman recognized Hapeville Elementary School for its academic achievements, including a CCRPI score of 81.9 and its designation as a *U.S. News & World Report* Best Elementary School for 2026. He presented Hapeville Elementary Principal Dr. Padgett with the Key to the City plaque.
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 expenditure 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 are 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.

DISCUSSION: The Mayor presented the first reading of the budget amendment reflecting a projected decrease of \$646,000 in both revenues and expenditures.

Finance Director Randy Brewer was present, and no additional staff comments were provided. No public comments were received.

- This item was presented for discussion only. **No action was taken, and it stands as the first reading.**

6. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda item(s) at this meeting.

7. **CONSENT AGENDA:**

- 7.I. Consideration and Action to Approve February 17, 2026, Mayor and Council Meeting Minutes.
- 7.II. Consideration and Action to Approve March 3, 2026, Mayor and Council Meeting Minutes.

MOTION: Councilman Adams motioned to approve the consent agenda with a correction to the March 3rd Minutes to reflect the absence of Councilman Reichert; Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

8. **OLD BUSINESS:**

- 8.I. Consideration and Action to Approve the Board Appointments Ordinance. (**Ordinance 2026-02**)

MOTION: Alderman Rast motioned to reappointment *Cliff Thomas, Lucille Dolan, Miller Radford* to the **Planning Commission Board**; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

MOTION: Councilman Adams motioned to appoint *Lauren Grier* the **Design Review Committee**; Alderman Rast provided a second. **The motion carried with a vote of 3-0.**

MOTION: Councilman Adams motioned to appoint *Mineka Arnold* the **Hapeville Development Authority and Development Authority of the City of Hapeville**; Councilman Reichert provided a second. **The motion carried with a vote of 3-0.**

MOTION: Councilman Reichert motioned to appoint *Simon Hardt* the **Board of Appeals**; Councilman Adams provided a second. **The motion carried with a vote of 3-0.**

MOTION: Councilman Adams motioned to approve the Board Appointments Ordinance (**Ordinance 2026-02**); Councilman Reichert provided a second. **The motion carried with a vote of 3-0.**

9. **NEW BUSINESS:**

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

MOTION: Councilman Adams motioned to approve the Event Request for "Keep Momma Moving" Walk-a-Thon/Health Fair; Councilman Reichert provided a second. **The motion carried with a vote of 3-0.**

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.

DISCUSSION: Public Works Director Lee Sudduth and consultant Lauren Harkins from Keck & Wood presented findings from a rate study. Key points included:

- Hapeville currently has relatively low water and sewer rates compared to surrounding jurisdictions.
- The City purchases water from the City of Atlanta and has absorbed several past rate increases.
- Future rate increases from Atlanta and aging infrastructure needs are expected to impact costs.

Two primary options were presented:

1. **Restructuring the tiered rate system** to charge higher usage entirely at the higher rate tier, aligning with common practices.
2. **Increasing multi-dwelling (commercial) rates** to better reflect usage and bring rates closer to regional averages.

It was noted that most residential users, particularly those using lower amounts of water, would not be significantly impacted. The proposed changes would primarily affect high-volume users and commercial properties.

Council discussed the possibility of implementing assistance for seniors or residents with homestead exemptions, potentially through sanitation or sewer adjustments rather than water rates due to cost constraints tied to Atlanta's pricing.

Staff indicated that formal recommendations would be brought back at a future meeting, with potential implementation targeted for January 2027 to allow adequate notice for businesses.

- This was a discussion item only- ***No action was taken.***

10. **CITY MANAGER REPORTS:** City Manager, Tim Young provided updates on upcoming events and city operations, including:

- An upcoming 80s-themed community event hosted at the Recreation Gym on Friday, March 20th.
- The Butterfly Parade hosted on Saturday, March 21st.
- Hapeville Day at the Capitol hosted by State Representative Kim Scofield on Wednesday, March 25th.

He also reported that revenue collections are currently below projections, and staff are working to refine forecasting models. He noted that new developments, including the Solis apartments, will begin contributing tax revenue in the following fiscal year once fully operational.

11. **PUBLIC COMMENTS:** There were no public comments during this meeting.

12. **MAYOR AND COUNCIL COMMENTS:**

Alderman Rast stated he had no additional comments.

Councilman Adams thanked residents for attending and participating in local government. He also noted he would be unable to attend the upcoming Butterfly Parade due to prior commitments.

Councilman Reichert expressed appreciation for the continued sidewalk improvements throughout the city and noted positive feedback received from residents. He also commended staff on the enhanced quality and engagement of the city's social media presence, particularly highlighting its effectiveness in reaching residents and promoting city initiatives. He further suggested that the city consider offering workshops or bringing in a consultant to assist local

businesses in utilizing social media more effectively. He explained that many small businesses lack the knowledge or confidence to use these platforms and could benefit from guidance to better promote their services and engage with the community.

Mayor Hallman shared that he recently spoke at the Council for Quality Growth and highlighted the city's progress and projects. He commended staff for creating a strong and engaging presentation and noted that Hapeville is receiving positive recognition from other agencies and communities. He emphasized that the city's success is due to an engaged council and dedicated staff working collaboratively and expressing pride in the city's accomplishments and reputation.


13. **EXECUTIVE SESSION:** An executive session meeting was not conducted at this meeting.
14. **ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

Councilman Adams motioned to adjourn at 6:48 PM; Councilman Reichert provided a second. **The motion carried with a vote of 3-0.**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk