



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 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>

May 5, 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. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

6.I. Proclamation 57th Annual Professional Clerk's Week.

Supporting Document(s):

1. Proclamation Honoring For The 57th Annual Professional Municipal Clerks Week
- 6.II. Legislative Update 2026

Background:

The 2026 State congressional session is closed. We have asked our attorneys to provide an update from the session, inclusive of bills that passed, bills that failed, and future congressional directions and legislations to have on our radar for the future.

Supporting Document(s):

1. Legislative Update 2026
- 6.III. 2026 - 2027 Insurance Update.

Background:

A presentation from our liability insurance broker, Gallagher Insurance, to review the 2026-2027 insurance renewal and guidance on the future of the insurance markets.

7. PUBLIC HEARING:

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 April 21, 2026, Mayor and Council Meeting Minutes.

Supporting Document(s):

04212026 Drafted Minutes

- 9.II. Consideration and Action to Approve April 21, 2026, Executive Session Meeting Minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve the Event Request for "12th Annual Represent Yourself 5K Walk/Run".

Background:

This will be the 12th Annual Represent Yourself 5K Walk/Run. The James M. & Erma T. Freemont Foundation is a 501(c)(3) organization. Proceeds from the 5K will benefit scholarships and other educational and financial literacy projects that the foundation provides. The Freemont Foundation has awarded over 110 scholarships since 2014 due to the generosity of community support. Our 5k course will be a USATF certificated course (AJC Peachtree Road Race Official Qualifying event) pending approval. The Foundation is looking to having the race this year on September 27th starting at 9:00 A.M. The race starts and ends at Jess Lucas Park. The event will include a mobile DJ who to provide entertainment for the participants, volunteers and staff. Expectations are for a total of 100–200 people throughout the day. The race will be preceded by a Kids Fun Run for children under the age of 12. The banner will be placed on the S. Central Avenue - facing fence of Jess Lucas Park on September 1st. Staff recommends approval of the event.

Supporting Document(s):

1. Freemont Foundation 5K
2. Hapeville Banner General Edited

- 11.II. Consideration and Action to Enter into an Agreement with the State of Georgia for the Bright from the Start Summer Food Service Program, and to Nominate Ashley Moody as Delegated Principal, and acceptance by Ashley Moody of this position as Principal.

Background:

The Summer Food Service Program (SFSP) is a federally funded, state-administered reimbursement program that provides free, nutritious meals to youth under 18 and adults with disabilities in low-income areas. Through this grant, the Recreation Department offers breakfast and lunch at no cost to children attending summer camp and those residing in the Hapeville area. The Hapeville Recreation Department has participated in this program for over a decade. Last year, the department received over \$12,000 in reimbursement after serving more than 2,800 breakfast and lunch meals over eight weeks. This is a non-matching reimbursement grant.

Supporting Document(s):

1. Del of Authority 2026

- 11.III. Consideration and Action to Approve a Resolution Amending the current Application of Water Rates for High Volume Users and Increasing the Flat Rate for Multi-Dwellings starting in January of 2027.

Background:

A recent review and discussion of our current water rates revealed a need to increase the current Multi-Dwelling Flat Rate of \$14.98 per thousand gallons to \$19.31 per thousand gallons to bring us in line with current rates in the surrounding areas. The review also revealed that the highest volume water users in the city were only being charged the highest tier rate for the last thousand gallons of water used, instead of being charged at the highest tier rate for all the water used, which was the original intent of the water conservation tiered rate structure recommended by the EPD. These changes will primarily affect non-residential water users and

will encourage water conservation for the highest volume users. The rates will go into effect on January 1, 2027.

Supporting Document(s):

1. Resolution for City Water Rate for Multi Family Dwellings -LCR 12.19.22 (03217969-2xA0B3B) (002)

11.IV. Consideration and Action to a Resolution Appointing And Authorizing Special Counsel To Represent The City Of Hapeville To Achieve A Service Delivery Strategy (“SDS”) Agreement

Background:

Every 10 years Georgia Department of Community Affairs (DCA) has counties and their corresponding cities, establish, review, and renew their Service Delivery Strategies (SDS) for services they provide. Cities and counties must complete their SDS agreements and have them filed with DCA in 2026. The City wishes to cooperate with its fellow Cities of Fairburn, South Fulton and Union City in negotiation, mediation, arbitration, and litigation and work jointly with and through Special Counsel, Andy Welch of Smith Welch Webb and White, to achieve an SDS agreement in accordance with the Service Delivery Act, O.C.G.A. 36-70-20 et seq. (“SDS Act”), in accordance with the provisions set forth in your packets this evening. Fees will be allocated by representative City size.

Staff recommends approval of hiring Andy Welch and Smith Welch Webb and White as special council for the Service Delivery Strategy negotiations with Fulton County.

Supporting Document(s):

1. Representation Resolution --Fulton Cities SDS - Hapeville- 04.27.2026
2. City of Hapeville SC Rep for SDS

11.V. Discussion on Current T Splost (II) Projects and Future T Splost (III) Funding.

Background:

This City of Hapeville is currently under construction with T Splost (II) projects and is ready for bidding on another project this summer. This November, another round of T Splost (III) funding will be on Fulton County ballots for voter approval. This referendum would not increase existing sales tax but would extend the current T Splost 0.75% sales tax. If approved by voters, the Local Option Sales Tax would provide the City of Hapeville with approximately \$ 5.9 million dollars in funding for transportation related funding. The City of Hapeville needs to provide a list of future transportation projects to Fulton County by May 31st.

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.