



#### **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>

June 16, 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. Fulton County Dispatch Services - A Proposal

**Background:**

Staff requested a presentation from Fulton County Emergency Services regarding its E911 and dispatch service offerings. As part of the City's ongoing review of internal processes, procedures, and operational responsibilities, staff is evaluating the potential option of outsourcing dispatch services to Fulton County. Chris Sweigart, Director of the Fulton County Emergency Services Department, will present information regarding the department's services and capabilities.

**Supporting Document(s):**

1. Hapeville\_Emergency\_Dispatch\_Services\_Proposal\_Fulton\_County\_DEC\_Chris\_Sweigart  
6-8-26

**5. PUBLIC HEARING:**

5.I. Consideration of a Text Amendment to the Code of Ordinances for Special Event Facilities (Event Centers) - First Read

**Background:**

Consideration of an amendment to the Code of Ordinances, including Article 1 (Title, Definitions and Application of Regulations), Section 93-1-2 (Definitions); Article 3.2 (Conditional Uses), Section 93-3.2-6 (Special Use Permit Criteria and Standards); Article 22.1 (Dimensional Requirements), Section 93-22.1-1 (Chart of Dimensional Requirements); and Article 28 (A-D Zone – Arts District Overlay), Section 93-28-7.3 (Cultural and Entertainment Uses), for the purpose of establishing definitions and regulations for special event facilities and event centers, including applicable special use permit criteria and standards.

The Planning Commission considered this item on March 10, 2026, and recommended approval. Staff supports this recommendation.

Staff Comments:  
Public Comments:

**Supporting Document(s):**

1. Ordinance - Special Event Facility\_06-16-2026
2. Planner's Report - Event Facility\_March 2026
3. Minutes - 03-10-2026
4. Legal Ad - Event Facility Text Amendment\_AD554101

**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 June 2, 2026, Mayor and Council Meeting Minutes.

**Supporting Document(s):**

1. 06022026 Drafted Minutes

- 7.II. Consideration and Action to Approve June 2, 2026, Executive Session Minutes.

**8. OLD BUSINESS:**

**9. NEW BUSINESS:**

- 9.I. Consideration and Action to Approve the Event Request for "Taking the Town Charity Block Party".

**Background:**

The T3 Charity Block Party is a family-friendly community event benefiting Hope Atlanta, an organization dedicated to preventing and ending homelessness through housing assistance and supportive services. The event will feature live entertainment, food trucks, local vendors, interactive activities, and community engagement while raising funds and awareness for an important cause. The event is scheduled for Saturday, August 15, 2026, from 2:00 PM to 8:00 PM, and will take place in the grassy area of Cofield Park and at the organizer's adjacent residence near the Scout Hut.

This event was successfully held last year on the same weekend and in the same location, with traffic flowing smoothly between the Scout Hut and Gordon Circle. Activities for both children and adults, including a bounce house, games, and snow cones, were hosted without issue. No temporary street closures are being requested, as the event will remain within the designated areas and will not occupy public roadways.

Both organizers, Mr. Terrance Stephens and his business partner, Mr. Larry Gore, are Hapeville residents. "This is not only about the real estate community, but also about bringing positive attraction to our Hapeville community.

**Supporting Document(s):**

1. Taking the Town Charity Block Party Event Request Form
2. T3 Charity Block Party 2026
3. TTTCBP Flyer
4. IMG\_4342

- 9.II. Consideration and Action Authorizing the Hapeville Development Authority to issue \$6,970,000 in Revenue Bonds for the City to refund the balance of the Series 2014A-1 Bond in the principal amount of \$1,130,000 and to fund General Fund Capital Projects.

**Background:**

Staff is requesting approval of a resolution authorizing the Hapeville Development Authority to issue approximately \$6,970,000 in Revenue Bonds for the City to refund the balance of the Series 2014A-1 Bond in the principal amount of \$1,130,000, and finance several City projects inclusive of the following:

- Acquisition of 3469 Dearborn Plaza and renovating it for use as a new City Hall.
- Renovating the existing City Hall for use as a Fire and Emergency Services facility,
- Upgrading the audio/video capabilities at the Municipal
- Replacing the roof on the “Hoyt Smith Center”
- Renovating Fire Station 2 and
- Updating the Municipal Justice Complex.

The 2026 Bonds will be placed with Regions bank. Authorization by the Council is the first step. Action by the Development Authority is expected by end the week, with subsequent filings for a validation hearing expected in mid-July. Funding is expected on or before July 16<sup>th</sup>, 2026.

**Supporting Document(s):**

1. Timetable Finance Schedule Hapeville Georgia - Revenue Refunding Bond Series 2026
2. Series 2026 Regions Option 1 2026.06.11
3. DRAFT - Authorizing Resolution - 2026 - City of Hapeville GA (2026 Various Purpose Bonds) - 4917-8464-6580 2

9.III. Discussion on Draft Policy on Roosters and Bees.

**Background:**

Hapeville residents often extol the peaceful neighborhoods and quiet enjoyment of their residential properties. Interest in backyard chickens and hobby agriculture has increased in recent years. However, concerns have been raised regarding roosters due to persistent crowing during pre-dawn and daytime hours, particularly in close residential settings. There are currently no ordinances prohibiting roosters, other than addressing them through noise citations. The intent of this proposal is not to prohibit hens for personal use or egg production, but rather to preserve neighborhood peace, safety, and compatibility by allowing hens while prohibiting roosters.

Additionally, while there has not been much attention to beehives, this proposal seeks to proactively open a discussion on their placement in residential areas or beehives within the City.

**Supporting Document(s):**

1. Roosters and Bees

9.IV. Discussion on Draft Policy on Yard Décor Displays.

**Background:**

Hapeville residents enthusiastically decorate their homes and yards in celebration of religious, cultural, seasonal, and national observances throughout the year. These displays contribute positively to neighborhood character, civic pride, and community traditions. At times, however, temporary seasonal displays designed and intended for short-term use remain in place indefinitely. Some residents have expressed concerns regarding neighborhood appearance, maintenance, safety, and consistency of community standards when temporary decorations effectively become permanent outdoor fixtures. There is currently no ordinance that establishes timelines or expectations regarding such yard displays.

The intent of this proposal is not to limit expression, creativity, scale, religious observance, or cultural celebration, but rather to establish reasonable timeframes for the display and removal of seasonal outdoor decorations while preserving neighborhood aesthetics, safety, and residential harmony.

**Supporting Document(s):**

1. Yard Decor Ordinance

**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.