



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>

September 1, 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:

7. PUBLIC HEARING:

- 7.I. Consideration and Action to Approve a Text Amendment to the Code of Ordinances for the Tree Preservation Ordinance - Second Reading

Background:

Consideration of an amendment to the Code of Ordinances, including Article 29 (Tree Conservation), Division 3 (Tree Replacement and Protection), Section 93-29-7 (Preservation, Replacement, and Removal of Landmark Trees), and Division 4 (Implementation, Enforcement, and Penalties), Section 93-29-13 (Tree Preservation Trust Fund), for the purpose of updating the Tree Conservation Ordinance, including revisions to enforcement provisions and penalties associated with unauthorized tree removal.

The Planning Commission considered this item on May 12, 2026, and recommended approval. Staff supports this recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Tree Ordinance with LMP edits August 25 2026
 2. Planners Report Landmark Tree Fine Cap
 3. Legal Ad Affidavit - Tree Preservation Ordinance_Text Amendment
 4. Minutes - 05-12-2026_draft
- 7.II. Consideration and Action to Approve a Text Amendment to the Code of Ordinances for Regulations Related to Vape Shops - Second Reading

Background:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions, and Application of Regulations), Section 93-1-2 (Definitions), and Article 3.2 (Conditional Uses), Section 93-3.2-6 (Special Use Permit Criteria and Standards), for the purpose of establishing regulations for vape shops.

The Planning Commission considered this item on June 25, 2026, and recommended approval with changes. Staff supports this recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Amended Ordinance for Chapter 93 Zoning; Vape Shop 7.13.26 LCR
2. Planners Report Vape Shop June 2026 Revised with PC comments
3. Legal Ad Affidavit - Vape Shops Ordinance_Text Amendment
4. Minutes - 06-25-2026_draft

7.III. Consideration on the 2026-2027 Budget Ordinance– First Reading

Background:

The City of Hapeville advertised the public hearing in the Fulton County Neighbor newspaper on August 26, 2026, and is expected to advertise on September 9, 2026 for the 2nd reading. 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.

Operational inflows are budgeted at \$22.3M. Inflows include transfers of \$500K from the Enterprise Fund. No supplements from fund balance are planned. The anticipated revenues consist primarily of real and personal property taxes, local option sales taxes, proceeds from loans, and hotel/motel taxes. Total tax receipts are tentatively projected to increase by 2M over Fiscal Year 2026.

In Fiscal Year 2026, a salary freeze was in place to help meet and balance the year. This 2026-2027 budget does not include freezes to wages. Budgeted salaries reflect increases in each department. Other key highlights are as follows

- 1320 – City Manager – \$405K – 2026 Bond Debt Service Payments
- 3510 – Fire –Expected delivery of the Fire Ladder Truck, \$1.9M offset by the corresponding financing Loan Proceeds
- 7400 – Planning & Zoning – \$120K – Includes Consulting fees for the 2027 Comprehensive Plan Update
- 7520 – Economic Development – \$143K – Includes Personnel Cost Increase – (\$63K) – including adding one Additional Head Count, Added Grant Consultant & Econ Dev Consultant – (\$43K)
- 9100 – Other Financing Uses/Transfers – \$90K – Includes GF Transfers to Trade & Tourism for Budget Shortfall

The City normally expects to advise of a target millage rate along with the fiscal year budget. Fulton County has experienced delays in completing its annual digest with no target completion date given. This budget does anticipate an increase in millage to meet operational expenses. The rate is yet to be determined. Finance expects to revisit FY27 budget mid-year as is normal practice.

The proposed 2027 budget is our best initial 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 is requesting Mayor & Council to consider submitted budget for first read comments and recommendations.

Staff Comments:

Public Comments:

Supporting Document(s):

1. FY26-27 Proposed Annual Budget Adoption Requests Summary_(All Funds)_(Exhibit A)_CM 09-01-2026-Upd
2. City of Hapeville FY26-27 Proposed Budget Adoption Requests Summary & Details - Exhibit B
3. City of Hapeville FY26-27 Proposed Annual Operating Budget Book - Exhibit C
4. City of Hapeville_Budget Ordinance - FY26-27_(Exhibit D)_CM 09-01-2026
5. AD575221

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 July 18, 2026, Mayor and Council Retreat Minutes.

Supporting Document(s):

1. 07182026 Minutes with Report

- 9.II. Consideration and Action to Approve August 18, 2026, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. Drafted Minutes 08182026

- 9.III. Consideration and Action to Approve August 18, 2026, Executive Session Meeting Minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to accept a \$52,500 grant from the Georgia Recreation and Parks Association through the Georgia Department of Education.

Background:

The Hapeville Recreation Department was awarded a \$52,500 grant through the Georgia Recreation and Parks Association's Building Opportunities in Out-of-School Time (BOOST) Grant Program for the 2025–2026 afterschool and summer programs. The BOOST Grant Program is designed to maximize out-of-school time opportunities by addressing learning loss and supporting children's academic, social, and developmental needs. Funding from this grant will allow the Recreation Department to enhance programming through additional staffing, educational field trips, in-house learning experiences, and the purchase of supplies and materials that promote Science, Technology, Engineering, Arts, and Mathematics (STEAM) education.

This is a non-matching reimbursement grant.

Supporting Document(s):

1. BOOST MOU 2026-2027
2. 2026-2027 Conflict of Interest

- 11.II. Consideration and Action to approve a \$3 dollar sewer increase effective November of 2026 and a \$3 sewer increase in November of 2027.

Background:

The City of Hapeville sewer flow is discharged to the City of Atlanta system for treatment and disposal. Therefore, the City of Hapeville shares the operation & maintenance costs of Atlanta's sewer system. These capital costs and necessary improvements to our aging infrastructure, necessitate an increase in our sewer rates. City staff and our engineers reviewed our current sewer rates and neighboring cities' rates and discovered that our rates are significantly lower than they should be. We have not had a sewer rate increase since 2014 and this increase would be split over a two-year period starting with a \$3 dollar increase in November 2026 and another \$3 dollar increase in 2027.

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.