



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

September 15, 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. Proclamation Honoring Chef Kenroy Rose

Supporting Document(s):

1. Proclamation Honoring Chef Kenroy Rose

5. PUBLIC HEARING:

5.I. Consideration on the 2026-2027 Budget Ordinance – Second Reading

Background:

The City of Hapeville advertised the public hearing in the Fulton County Neighbor newspaper on August 26, 2026, and advertised again 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 your consideration to approve FY27 budget requests.

Staff Comments:

Public Comments:

Supporting Document(s):

1. FY26-27 Proposed Annual Budget Adoption Requests Summary_(All Funds)_(Exhibit A)
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)___CM 09-15-2026
4. City of Hapeville_Budget Ordinance - FY26-27_(Exhibit D)
5. AD575221

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 the September 1, 2026, Mayor and Council Meeting Minutes

Supporting Document(s):

1. Drafted Minutes 09012026

8. OLD BUSINESS:

9. NEW BUSINESS:

- 9.I. Consideration and Action on Update to the Education Pay Incentive in the Personnel Handbook

Background:

Staff recommends a clarifying revision to Section 7.14, Education Pay Incentive, on how education incentives are calculated and applied. The proposed language establishes each level of educational advancement earned after hire as a 2.5% salary incentive, clarifies maximum cumulative incentive amounts, and provides examples to support consistent administration. The revision also requires qualifying education to provide job-related or organizational value and maintains existing approval and funding requirements.

Supporting Document(s):

1. 7.14 Education Incentive Pay - Updated Language
 2. 2026 Policy Manual Signature Line - Amendment
- 9.II. Consideration and Action to Authorize the Solicitation and Execution of a Tax Anticipation Note for the City of Hapeville in an Amount Not to Exceed Four Million Dollars at an Interest Rate Not to Exceed 4.51% Per Year

Background:

The City General Fund is in need of short-term funding for the period September through November until the preliminary tax receipts are mailed, received and processed. City preliminary tax bills authorized under the Fulton County Temporary Collection Order should be mailed by the 25th of September with due dates of early to mid-November. Short term funding is

needed to bridge the period between September and the receipt of funds. City staff has contacted Finance Advisors of Piper Sadler to secure options for short-term funding. Regions Bank has provided a rate sheet of taxable short-term loan up to \$4,000,000 at 4.51%, through December 30, 2026. Staff expect to repay the loan by November 30, 2026. Staff requests Council approval to of the term sheet with Regions Bank of up to \$4,000,000 at 4.51% through December 30,2026.

Summary Document(s):

1. City of Hapeville Taxable TAN Term Sheet (001)
2. Hapeville TAN Resolution (2026) Final

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 an 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.