



#### **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>

May 19, 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 National Police Week — May 10–16, 2026.

**Supporting Document(s):**

1. Proclamation Honoring National Police Week

4.II. Proclamation Honoring National EMS Week — May 18–24, 2026.

**Supporting Document(s):**

1. Proclamation Recognizing EMS Week 2026

**5. PUBLIC HEARING:**

**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 April 21, 2026, Mayor and Council Meeting Minutes.

**Supporting Document(s):**

1. 04212026 Drafted Minutes

7.II. Consideration and Action to Approve May 5, 2026, Mayor and Council Meeting Minutes.

**Supporting Document(s):**

1. 05052026 Drafted Minutes

7.III. Consideration and Action to Approve May 5, 2026, Executive Session Minutes.

**8. OLD BUSINESS:**

**9. NEW BUSINESS:**

- 9.I. Consideration and Action to Approve a Change Order in an Amount not to Exceed \$240,000 for the T SPLOST Citywide Sidewalk Replacement Project.

**Background:**

Initial engineered plans for this project primarily identified ADA ramp replacements and large sections of damaged sidewalk for replacement. During construction, staff and citizens identified numerous individual sidewalk panels that were not in the initial plans and needed replacing. The contractor fixed the newly identified panels while they were working on those streets and they still have more panels and ramps to replace. A change order is necessary to accommodate the increase in concrete quantities in order to finish out all the identified problem areas. A final adjusting change order will be initiated upon completion of the project. The original contract price was \$626,196.25. There is currently an available balance of approximately \$4.3 million in the T SPLOST account.

- 9.II. Consideration and Action to Approve a Resolution Authorizing Submittal of an Initial Project List to Fulton County for a Potential T SPLOST III Renewal In November of this Year.

**Background:**

Fulton County voters will have an opportunity to decide on a renewal of the Transportation Special Local Option Sales Tax (T Splost II) to fund transportation-related projects through 2032. As part of this T SPLOST III process, cities in Fulton County are required to submit an initial project list to Fulton County by May 31st, 2026.

**Supporting Document(s):**

1. T SPLOST PROJECT LIST

- 9.III. Discussion of Potentially Obtaining a Boundary Survey of the Hapeville Elementary School Stadium Complex.

**Background:**

An inquiry was made regarding the ownership of several parcels of property that contain Hapeville Elementary, the former track and stadium once used by Fulton County Public Schools. With that council inquired what it might it take to obtain the management or ownership of the Hapeville Elementary School Stadium and Field. One of the first steps in this process is determining the exact boundary lines of the stadium and field. Smith Welch Webb and White have helped the City reach out to consulting firms with expertise in land surveys. In the packet this evening are cost estimates from two companies, ranging from \$16,600 to \$29,500. Staff requests council discuss whether this project is of sufficient interest and value for the City to proceed with the project.

**Supporting Document(s):**

1. North Fulton Ave & King Arnold St.- Boundary
2. Quotation - S04588

**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.



# PROCLAMATION HONORING NATIONAL POLICE WEEK

## MAY 10<sup>th</sup> – 16<sup>th</sup>, 2026

**WHEREAS:** National Police Week 2026 is recognized to honor the service and sacrifice of law enforcement officers who have been killed in the line of duty while protecting our communities and safeguarding our democracy; and

**WHEREAS:** There are approximately 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Hapeville Police Department; and

**WHEREAS:** Since the first recorded death in 1786, more than 26,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

**WHEREAS:** The names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

**WHEREAS:** 363 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial, including 109 officers from 2025 and 165 officers who died in previous year; and

**WHEREAS:** The service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund’s 38th Annual Candlelight Vigil on the evening of May 13, 2026; and

**WHEREAS:** The Candlelight Vigil is part of National Police Week, which takes place this year on May 13th; and

**WHEREAS:** May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families, and U.S. flags should be flown at half-staff; and

**WHEREAS:** The members of the police department of the City of Hapeville play an essential role in safeguarding the rights and freedoms of the citizens of our community; and

**WHEREAS:** It is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

**WHEREAS:** The men and women of the police department of the City of Hapeville unceasingly provide a vital public service;

**THEREFORE, BE IT RESOLVED,** that the City of Hapeville formally designates May 10-16, 2026, as Police Week in Hapeville, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

By: \_\_\_\_\_  
Alan Hallman, Mayor

Attest: \_\_\_\_\_  
Sharee N. Steed, City Clerk



## PROCLAMATION RECOGNIZING EMERGENCY MEDICAL SERVICES WEEK

**WHEREAS:** Emergency Medical Services is a vital public service essential to the health and safety of our community; and

**WHEREAS:** Members of Emergency Medical Services (EMS) teams are prepared to provide lifesaving care to those in need 24 hours a day, seven days a week; and

**WHEREAS:** Timely access to quality emergency care significantly improves the survival and recovery rates of individuals experiencing sudden illness or injury; and

**WHEREAS:** EMS professionals have expanded their role by offering vital out-of-hospital services such as preventive care, follow-up treatment, and access to telemedicine; and


**WHEREAS:** The Emergency Medical Services system is comprised of First Responders, Emergency Medical Technicians, Paramedics, Emergency Medical Dispatchers, Firefighters, Police Officers, Educators, Administrators, Pre-Hospital Nurses, Emergency Nurses, Emergency Physicians, Trained Members of the Public, and other out-of-hospital medical care providers; and

**WHEREAS:** EMS providers—both career and volunteer—dedicate thousands of hours to specialized training and continuing education to develop and maintain their lifesaving skills; and

**WHEREAS:** it is fitting to recognize and celebrate the dedication, commitment, and service of these professionals by designating a week in their honor;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the City of Hapeville do hereby proclaim the week of **May 17–23, 2026**, as: **EMERGENCY MEDICAL SERVICES WEEK** with the national theme, **“Improving Outcomes, Together,”** we encourage the community to observe this week with appropriate programs, ceremonies, and activities to recognize and honor the contributions of our EMS professionals.

By:   
Alan Hallman, Mayor

Attest:   
Sharee N. Steed, City Clerk



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**ALAN HALLMAN**  
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**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>

April 21, 2026 6:00 PM

### **MINUTES**

1. **CALL TO ORDER:** by Mayor Hallman at 6:06 PM
2. **ROLL CALL:** All members of the Council were present thereby constituting a quorum. Councilman Adams, arrived shortly after the meeting began at 6:08 PM.

- Alan Hallman
- Mike Rast
- Brett Reichert
- Mark Adams
- Chase Stell

3. **WELCOME:** Mayor Hallman welcomed all to the April 21<sup>st</sup> meeting.

#### **AMEND AGENDA:**

**MOTION:** Alderman Rast made motion to amend the agenda by switching Presentation Items 4.1 and 4.2; Councilman Stell provided a second. **The motion carried with a vote of 3-0.**

4. **PRESENTATIONS:**

- 4.I. **Announcement of Promotion:** Deputy Police Chief, Justin McGinnis - Presented by Chief Bruce Hedley.

Police Chief, Bruce Hedley announced the promotion of Justin McGinnis to Deputy Chief of Police. Chief Hedley stated that Deputy Chief McGinnis has served with the Hapeville Police Department since 2004 and has advanced through the ranks from police officer to deputy chief. He highlighted Deputy Chief McGinnis' extensive experience in patrol, investigations, hiring and backgrounds, internal affairs, professional standards, accreditation, and certification. Chief Hedley noted that Deputy Chief McGinnis recently completed the Georgia Association of Chiefs of Police Executive Training Program and will oversee daily operations of the department.

Deputy Chief McGinnis thanked Chief Hedley for his leadership and expressed appreciation for the opportunity to continue serving the City.

- 4.II. **Georgia Association of Chiefs of Police Certification Presentation-** Presented by Guest Speaker Chief Bruce Carlisle, Toccoa Police Department.

Chief Bruce Carlisle presented the Hapeville Police Department with certification recognition through the Georgia Association of Chiefs of Police. Chief Carlisle explained the significance of certification and noted that only approximately 15 percent of Georgia law enforcement agencies currently hold certification status. He commended Chief Hedley, Deputy Chief McGinnis, and the department staff for completing the certification process in 19 months. The department received a plaque recognizing the achievement, and Deputy Chief McGinnis was recognized for his role as certification manager.

4.III. Proclamation Recognizing the Month of April as Safe Digging Month.

Mayor Hallman presented a proclamation recognizing April 2026 as Safe Digging Month in the City of Hapeville. Representatives from the Georgia Department of Transportation accepted the proclamation. Mayor Hallman noted that the initiative has special significance to Hapeville due to the 1968 daycare explosion caused by a natural gas leak resulting from damage to underground infrastructure. The proclamation encouraged residents and contractors to contact 811 before beginning excavation activities.

4.IV. Mauldin & Jenkins, September 30, 2025, Audit Results.

Representative Josh Carrol from Mauldin & Jenkins presented the City's September 30, 2025 audit results. The auditors reported that the City received an unmodified, or clean, audit opinion with no findings or management comments. The auditors noted that the City's finance department maintains strong accounting practices and that no audit adjustments were required. Discussion was also held regarding general fund balance trends and the impacts of the City's fiscal year change.

5. **PUBLIC HEARING:** There were no public hearings item(s) during this meeting.

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 April 7, 2026, Mayor and Council Meeting minutes.

**MOTION:** Councilman Reichert made a motion to approve the consent agenda items; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

8. **OLD BUSINESS:** There were no old business item(s) at this meeting.

9. **NEW BUSINESS:**

9.I. Consideration and Action on Financing Bank and Financing Terms for Financing Vehicles / Equipment for the Fire, Police, and Code Enforcement Departments.

**MOTION:** Councilman Adams motioned to approve Regions Equipment Finance Corporation as the financing Bank and Financing Terms for Financing Vehicles / Equipment for the Fire, Police, and Code Enforcement Departments; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

9.II. Consideration and Action to approve an agreement between Fulton County and the City of Hapeville in the amount of \$120,000 for CDBG grant funds.

**MOTION:** Councilman Reichert motioned to approve an agreement between Fulton County and the City of Hapeville in the amount of \$120,000 for CDBG grant funds; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

10. **CITY MANAGER REPORTS:** City Manager, Tim Young congratulated the Police Department on achieving certification and commended staff for their work in securing a clean audit. He also recognized the Recreation and Public Works Departments for the successful Opening Day event held on April 18. Additionally, City Manager Young announced upcoming Georgia Cities Week activities, scheduled for April 20–24, including Coffee with the Chiefs, Earth Day planter giveaways, Touch-a-Truck events at local schools, and the Employee Appreciation Luncheon and kickball game.

11. **PUBLIC COMMENTS:** There were no public comment(s) during this meeting.

12. **MAYOR AND COUNCIL COMMENTS:**

**Councilman Stell** thanked Recreation staff for a successful Opening Day event and noted his participation in throwing the ceremonial first pitch. He also commended Public Works Director, Lee Sudduth and staff for their quick response to a water leak issue and announced continued Community Garden Day events on the last Saturday of each month.

**Alderman Rast** reminded residents of the upcoming Community Yard Sale scheduled for the weekend on Saturday April 25.

**Councilman Adams** thanked Recreation staff for Opening Day and recognized the Finance Department and City Manager for another clean audit.

**Councilman Reichert** echoed previous comments, congratulated the young singer who performed the National Anthem at Opening Day, and praised Public Works staff for their responsiveness to

community concerns. He stated that the level of accessibility and customer service provided by City staff reflects positively on the City of Hapeville.

**Mayor Hallman** commended City staff for their dedication and responsiveness, congratulated the Police Department on its accreditation achievement, and congratulated Deputy Chief McGinnis on his promotion. He also expressed appreciation for the Recreation Department and all City staff who contributed to the success of community events and City operations.

- 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).*

**MOTION:** Councilman Adams made a motion to go into recess; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

**MOTION:** Alderman Rast made a motion to go into executive session at 6:52 PM; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

**MOTION:** Councilman Adams made a motion to convene back into regular session at 7:19 PM, Alderman Rast second. **The motion carried with a vote of 4-0.**

**EXECUTIVE SESSION ITEM:**

- 13.I. Consideration and Action to Approve a Resolution Exercising the Purchase Option for the M&X Building, Previously Approved by Council, and Authorizing the Mayor and City Manager as Signatories for the Closing Documents.

**MOTION:** Alderman Rast made a motion to approve Resolution Exercising the Purchase Option for the M&X Building, Previously Approved by Council, and Authorizing the Mayor and City Manager as Signatories for the Closing Documents; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

- 14. ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

Councilman Reichert motioned to adjourn at 7:20 PM; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

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Alan Hallman, Mayor

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Sharee Steed, City Clerk



**CIVILITY PLEDGE**

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**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

**MINUTES**

1. **CALL TO ORDER:** by Mayor Hallman at 6:03 PM.
2. **ROLL CALL:** All members of the Council were present, thereby constituting a quorum.
  - Alan Hallman
  - Mike Rast
  - Brett Reichert
  - Mark Adams
  - Chase Stell
3. **WELCOME:** Mayor Hallman welcomed all to the May 5<sup>th</sup> meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Pastor Vondre Hopkins
6. **PRESENTATIONS:**

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

Mayor Hallman presented a proclamation recognizing May 3–9, 2026, as Professional Municipal Clerks Week. The Mayor highlighted the important role municipal clerks play in local government administration, including handling open records requests, licensing, and public information responsibilities. The proclamation recognized City Clerk Sharee Steed-Gamble for her dedication and service to the City of Hapeville.

- 6.II. Legislative Update 2026.

City Attorney Lajuana Ransaw presented an overview of legislation from the 2026 Georgia Legislative Session that may impact municipalities. Discussion included legislation related to agricultural regulations, homestead exemptions, school safety, tax appeals, construction permitting, police department dissolution procedures, homelessness enforcement, and transportation-related matters. Particular attention was given to proposed legislation concerning the elimination or reduction of property taxes and bills that could expose municipalities to liability related to homelessness enforcement.

- 6.III. 2026 - 2027 Insurance Update.

Representative John Beckett from Gallagher Insurance presented the City's 2026–2027 insurance renewal update. He reported that the City's insurance premium renewal came in below projected estimates despite market increases driven by liability claims trends. Mr. Beckett noted that the Hapeville Police Department's recent state certification contributed to a reduction in law enforcement liability rates. The City's overall risk management practices were commended.

7. **PUBLIC HEARING:** There were no public hearings item(s) during this meeting.

**8. QUESTIONS ON AGENDA ITEMS:**

1. Charlotte Rentz

**AMEND AGENDA:**

**MOTION:** Alderman Rast made motion to amend the agenda to remove item 9.1. *Consideration and Action to Approve April 21, 2026, Mayor and Council Meeting Minutes* from the agenda; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

**9. CONSENT AGENDA:**

- 9.I. ~~Consideration and Action to Approve April 21, 2026, Mayor and Council Meeting Minutes.~~ - **Removed**
- 9.II. Consideration and Action to Approve April 21, 2026, Executive Session Meeting Minutes.

**MOTION:** Alderman Rast motioned to approve the consent agenda; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

**10. OLD BUSINESS:** There were no old business item(s) at this meeting.

**11. NEW BUSINESS:**

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

**MOTION:** Councilman Adams motioned to approve the Event Request for "12th Annual Represent Yourself 5K Walk/Run"; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

- 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.

**MOTION:** Councilman Reichert motioned 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.; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

- 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. **Resolution 2026-04**

**MOTION:** Councilman Adams motioned to approve 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 (**Resolution 2026-04**); Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

- 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. **Resolution 2026-05**

**MOTION:** Alderman Rast motioned to approve appointing And Authorizing Special Counsel To Represent The City Of Hapeville To Achieve A Service Delivery Strategy ("SDS") Agreement (**Resolution 2026-05**); Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

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

Mayor and Council discussed current TSPLOST II projects and future transportation projects eligible for funding through the proposed TSPLOST III referendum. Public Works Director reviewed ongoing sidewalk and streetscape improvements and discussed possible future projects, including paving, traffic signal upgrades, pedestrian connectivity, parking improvements, and additional sidewalk infrastructure.

12. **CITY MANAGER REPORTS:** City Manager Tim Young reported that the City had completed the acquisition of the building located at 3469 Dearborn Street. He explained that the facility will primarily house City administrative staff, allowing the current City Hall administrative space to be repurposed for improvements to Fire Station No. 1 and expanded fire department living quarters and administrative operations.
13. **PUBLIC COMMENTS:** There were no public comments during this meeting.
14. **MAYOR AND COUNCIL COMMENTS:**  
**Councilman Reichert** thanked City staff for their continued dedication and hard work in making Hapeville a better place to live.  
**Councilman Adams** thanked residents for attending the meeting and participating in local government.  
**Alderman Rast** stated he had no additional comments.  
**Councilman Stell** commented on proposed state legislation related to homelessness enforcement and expressed appreciation that House Bill 295 did not pass during the legislative session. He encouraged residents to remain engaged with state legislators regarding issues impacting municipalities. Councilman Stell also welcomed a guest visiting from Washington, D.C. to attend the meeting.  
**Mayor Hallman** echoed the Council's appreciation for City staff and highlighted the success of the City's Opening Day parade and recreation activities. He discussed the recent acquisition of the building located at 3469 Dearborn Street, explaining that the property was acquired through a negotiated purchase agreement and not through eminent domain. Mayor Hallman stated that the primary purpose of the acquisition is to improve working and living conditions for the City's firefighters while also addressing space limitations for City administrative staff.
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).*

**MOTION:** Councilman Adams made a motion to go into recess; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

**MOTION:** Alderman Rast made a motion to go into executive session at 7:08 PM; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

**MOTION:** Councilman Stell made a motion to convene back into regular session at 7:37 PM, Alderman Rast second. **The motion carried with a vote of 4-0.**

16. **ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

Councilman Adams motioned to adjourn at 7:37 PM; Councilman Stell provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

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Alan Hallman, Mayor

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Sharee Steed, City Clerk



## HAPEVILLE T SPLOST III POTENTIAL PROJECT LIST

### Tier I

#### **Paving, Road Imp. (Maint. & Safety)**

Est. \$4,000,000

Life expectancy for an asphalt road is 15 to 20 years depending on several factors. The LMIG program and the most recent T Splost program have been the main funding sources for paving of roads in Hapeville for the last 10 years. These transportation funds would allow a significant amount of asphalt resurfacing, striping and other road improvements to take place and improve our road conditions.

#### **Sidewalks/N. Central Rear Alleyway (Ped. Imp.)**

Est. \$2,000,000

Behind the 600-block of the N. Central Business District there are currently no sidewalks or hard-surfaced areas for vehicles or pedestrians to travel. These funds would allow for the creation of a multi-use path for pedestrians and

vehicles and create connectivity to the 500-block alley way. Funds would also allow for more sidewalk & path installations throughout the City.

**Traffic & Street Signage (Operation & Safety)** Est. \$74,848

With over 400 signs there are not a lot of grant funds available for replacement and maintenance. The transportation funds would allow us to update our traffic signs in the City.

**Total Tier I (up to 85%) \$ 6,074,848**

**Tier II**

**Traffic Signals (Operation & Safety)** Est. \$ 1,072,032

With 7 City owned traffic signals, replacement and upgrades of these signals can be very expensive. The transportation funds would allow us to update our traffic signals with the new LED signal heads and replace the old signal cabinets.

**Total Tier II (86-100%) \$ 1,072,032**

**TOTAL BASE 5-year Projection is \$ 7,146,880**

## **SUMMARY**

The above list is composed of several potential projects and some rough cost estimates for these projects. Tier I and II projects are based on 100% revenue projections. Project amounts may increase or decrease depending on several factors such as engineering, surveying and other indirect costs.



- 📍 LAND USE PLANNING
- 🔧 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

**ATLANTA** | 770.914.9394  
**TALLAHASSEE** | 850.222.5678  
 moorebass.com

**North Fulton Ave & King Arnold St.  
 City of Hapeville, Georgia  
 CONTRACT FOR PROFESSIONAL SERVICES**

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THIS AGREEMENT is made and entered into between Moore Bass Consulting, Inc. (Consultant), whose mailing address is 1350 Keys Ferry Court, McDonough, Georgia 30253 and City of Hapeville (Client) whose mailing address is 3468 North Fulton Avenue Hapeville, GA 30354 and is effective as of the last date of signature by either party.

**WITNESSETH:**

**WHEREAS**, Client desires to retain Consultant to provide professional consulting, engineering, survey and related services to assist Client in the development of Client’s Project described below.

**WHEREAS**, Consultant desires to furnish professional consulting, engineering, survey and related services to assist Client in developing Client’s Project described below.

**NOW, THEREFORE**, in consideration of the mutual promises herein, Consultant and Client agree as follows:

**I. Description of Project.** Client’s project is identified as follows:

Name:	<u>North Fulton Ave &amp; King Arnold St.</u>
Property Location:	<u>City of Hapeville, Georgia</u>
Tax/Parcel ID:	<u>14 009500090073, 14 0095 LL0131, 14 0095 LL0016</u>

**II. Scope of Services.**

**Task 1 - Boundary Survey (+/- 30 Acres) Lump Sum \$29,500.00**

The scope of the work includes:

- Establishment of survey control traversing the subject property and field location of existing property monumentation and pertinent features to identify boundary lines.
- Research public land records, tax assessor and transportation departments to show encumbrances and title issues that may be apparent through the latest recorded information. It is the client’s responsibility to provide a legal title search to the surveyor for assurance of title rights.
- Analysis and evaluation of field located data and preparation of a boundary survey plat in accordance with Chapter 180-7; Technical Standards for Property Surveys in Georgia.
- Any missing property corner will be set.

**III. Exclusions / Assumed Conditions.** Unless otherwise stated in the project scope, the following items are not included in the basic scope of services but can be provided as part of an additional services contract.

- 1) Recording of plat is not included.
- 2) ALTA / NSPS land title survey is not included.
- 3) Topographic survey not included.
- 4) Sub-contracting underground utility location is not included.

- 5) Post-construction as-built surveys or certifications are not included.
- 6) Tree location Survey is not included.
- 7) Environmental/Biological services are not included.
- 8) Application and permit fees are not included.
- 9) All other tasks not specifically outlined above are not included as a part of this contract.

**IV. Proposed Fees.** The work described above will be performed on a lump sum basis with monthly progress billings based on the Consultant's estimate of the percentage of work complete.

**V. Payment.** Client shall pay to Consultant the compensation set forth in the Contract for Professional Services within ten (10) calendar days after receipt of Consultant's invoice for services rendered.

In addition to payment for Basic Services provided in the Contract for Professional Services and for any Additional Services as agreed by the parties, Client shall be responsible for payment of reimbursable expenses. Reimbursable expenses include cost of reproduction of reports, drawings, specifications, bidding documents and similar reproductive costs, telephone and facsimile charges, courier services, travel and other project related expenses. Consultant shall be reimbursed in an amount equal to the actual expenses incurred and allocated to the Project multiplied by the factor of 1.20.

If Client fails to make payment due Consultant for services and expenses within thirty (30) calendar days after the date of Consultant's invoice, the balance due amount will accrue interest at 18%. Client agrees to promptly review Consultant's invoices upon receipt and to notify Consultant in writing of any disputed amounts within 15 days of the date of the invoice. If notice of dispute is not received within said 15-day period, the invoice shall be deemed undisputed, due and payable. In the event of a disputed or contested billing, only the disputed portion may be withheld from payment. Upon Consultant's receipt of a written notice detailing a dispute or contest of any billing, no interest will accrue on any contested portion of the billing for a period of 90 days or until the dispute is resolved, whichever comes first.

If Client fails to pay an undisputed invoice or the undisputed portion of any invoice within forty-five (45) days of the date of said invoice, Consultant may discontinue services being provided pursuant to this Contract and any other Contracts between Consultant and Client. Consultant will notify client in writing via certified mail within 5 days of the action taken due to non-payment of invoices.

Client shall be responsible for the payment of all fees and permit fees required by governmental or regulatory authorities.

**VI. Termination.** This Contract may be terminated at any time, with or without cause, by Consultant or Client upon providing written notice to the other party. In the event the Contract is terminated by either party, Consultant shall be compensated for all professional services provided up to the effective date of termination, plus all the reimbursable expenses incurred by Consultant.

**VII. Limitation of Liability.** To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, partners, employees, and agents, and any of them, to Client and anyone claiming by, through or under Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty express or implied of Consultant or Consultant's officers, directors, partners, employees, and agents or any of them, shall not exceed the total compensation received by Consultant under this Contract for Professional Services.

**VIII. Dispute Resolution.** The parties agree that any claim, dispute or controversy arising out of or relating to this Contract or the breach thereof, shall first be submitted to non-binding mediation. In the event any claim, dispute or controversy between the parties is not resolved through mediation, and the matter becomes the subject of litigation between the parties, the parties agree that the Contract shall be governed by the laws of the state of the Project without giving effect to its conflict of laws principles. The parties waive any applicable right to trial of the matter by jury. In any litigation arising out of this Contract, the prevailing party shall be entitled to its attorney's fees and costs incurred in prosecuting or defending the action, including appeals.

The remedies provided herewith are intended to be supplemental in nature. The exercise of any right or remedy herein shall not preclude the exercise of any other right or remedy available to Consultant under applicable law, specifically including, but not limited to, any right to file a lien against the Project property.

**IX. Ownership of Work Product.** All original work product including original documents, electronic files, tracings, field notes, calculations and the like prepared by Consultant in connection with this Contract in whatever form, shall be and remain the exclusive property of the Consultant. Consultant assumes no responsibility or liability for any third-party use of or reliance on Consultant's findings, opinions, conclusions, recommendations, designs or other work product.

In accepting and utilizing any drawings, data or other work product prepared in connection with this Contract on any form of electronic media generated and provided by Consultant, Client covenants and agrees that all such work product shall be and remain the exclusive property of the Consultant and that Consultant shall retain all common law, statutory law and other rights, including copyright privileges therein.

Client agrees not to use any work product, in whole or in part, for any purpose or project other than in connection with the Project identified in the Contract for Professional Services. In addition, Client waives all claims against the Consultant resulting in any way from any unauthorized changes or reuse of the work product in any manner other than for the Project, or by any party other than Consultant.

Client agrees to the fullest extent permitted by law to indemnify and hold Consultant harmless from any damage, expense, liability or cost, including reasonable attorney fees, cost of defense and appeals, arising from any changes made to the work product by anyone other than Consultant or resulting from other unauthorized use of such work product.

**X. Employee Non-Solicitation.** During the Project and for a period of one year after the completion or termination of the Project, Client will not directly or indirectly solicit, employ or retain in any capacity, or directly or indirectly offer to employ or retain in any capacity, any personnel of Consultant who are working or have worked on the Project.

If you are in agreement with the terms of this contract, please execute the agreement by signing below and returning one copy for our files.

This agreement shall be null and void if not executed within 30 days from the date listed above, unless otherwise indicated by the Consultant.

In the event that Client does not provide a Notice to Proceed within ninety (90) days of the execution of this Agreement, the Consultant reserves the right to update and adjust the proposed fees to reflect any changes in costs, market conditions, or other relevant factors. The adjusted fees shall be


communicated to the Client in writing, and the Client shall have thirty (30) days from the date of receipt of the updated fees to either accept the adjustments or terminate this Agreement.

Signature of this document will be considered a Contract for Professional Services by City of Hapeville. By my signature below, I, Tim Young, representing City of Hapeville, agree to the terms of this contract. I also acknowledge that I have authority to execute this agreement on behalf of City of Hapeville.

**CLIENT**

**MOORE BASS CONSULTING, INC.**

\_\_\_\_\_  
Tim Young  
On behalf of City of Hapeville

  
\_\_\_\_\_  
Rob Debien, RLS  
On behalf of Moore Bass Consulting, Inc.

\_\_\_\_\_  
Title

\_\_\_\_\_  
Shareholder  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
April 16, 2026  
Date

City of Hapeville  
 3468 N Fulton Ave  
 Attn: Tim Young, City Manager  
 Atlanta GA 30354-1466  
 United States

## Quotation # S04588

**Quotation Date:**  
 12/18/2025

**Expiration:**  
 01/17/2026

**Salesperson:**  
 Josh Hammock

Description	Quantity	Unit Taxes Price	Amount
<i>Parcel Number: 14 0095 LL0131</i> <i>King Arnold St</i> <i>Hapeville, GA</i> <i>Fulton Co</i>			
Boundary Survey	1.00	7,500.00	\$ 7,500.00
- Process carried out to determine property lines and define true property corners of a parcel of land described in a deed, which will be provided on a plat. It also indicates the extent of any easements or encroachments and may show the limitations imposed on the property by state or local regulations.			
<i>Parcel Number: 14 009500090073</i> <i>3440 North Fulton Ave</i> <i>Hapeville, GA</i> <i>Fulton Co</i>			
Boundary Survey	1.00	6,750.00	\$ 6,750.00
- Process carried out to determine property lines and define true property corners of a parcel of land described in a deed, which will be provided on a plat. It also indicates the extent of any easements or encroachments and may show the limitations imposed on the property by state or local regulations.			
<i>Parcel Number: 14 0095 LL0016</i> <i>King Arnold St</i> <i>Hapeville, GA</i> <i>Fulton Co</i>			

- Boundary Survey	1.00	2,350.00	\$ 2,350.00
- Process carried out to determine property lines and define true property corners of a parcel of land described in a deed, which will be provided on a plat. It also indicates the extent of any easements or encroachments and may show the limitations imposed on the property by state or local regulations.	Units		
<b>Total</b>			<b>\$ 16,600.00</b>

25% Deposit

Optional product pricing based on acceptance of products listed above. Alternate pricing options can be obtained by contacting our office by replying to this email or calling us at 770-957-4614.

Deposit is NON-Refundable. Balance Due Upon Completion Before Plat is Released.

\* While Ironstone Consulting & Design strives to meet our estimated completion date factors outside of our control (weather) may impact our schedule. By accepting this proposal you agree to the following: Our survey crews must be able to safely access all areas of your property to include fenced areas, backyards, pools, etc.... Please ensure all gates are unlocked and pets are secure. In some cases we may need to access your neighbor's property to locate their boundary pins. If possible, please inform your neighbors a survey crew will be working on your property and may require access to their property. Acceptance of this Proposal is a Legal and Binding Contract with Ironstone Consulting & Design for Services Rendered.

We request that a credit / debit card be kept on file. In the event that we cannot reach you for final payment of services, we will take payment from the card on file. Thank you for your understanding!

Pricing is valid 30 days from date of proposal.