



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 16th, 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.

Emergency Dispatch Services Proposal



Hapeville
georgia

Presented by

Fulton County Department of Emergency Communications

Director Chris Sweigart



Hapeville
POLICE



Hapeville
FIRE & EMS

Executive summary

A consolidated dispatch partnership built around predictable cost, service continuity and public-safety integration.

\$457,650

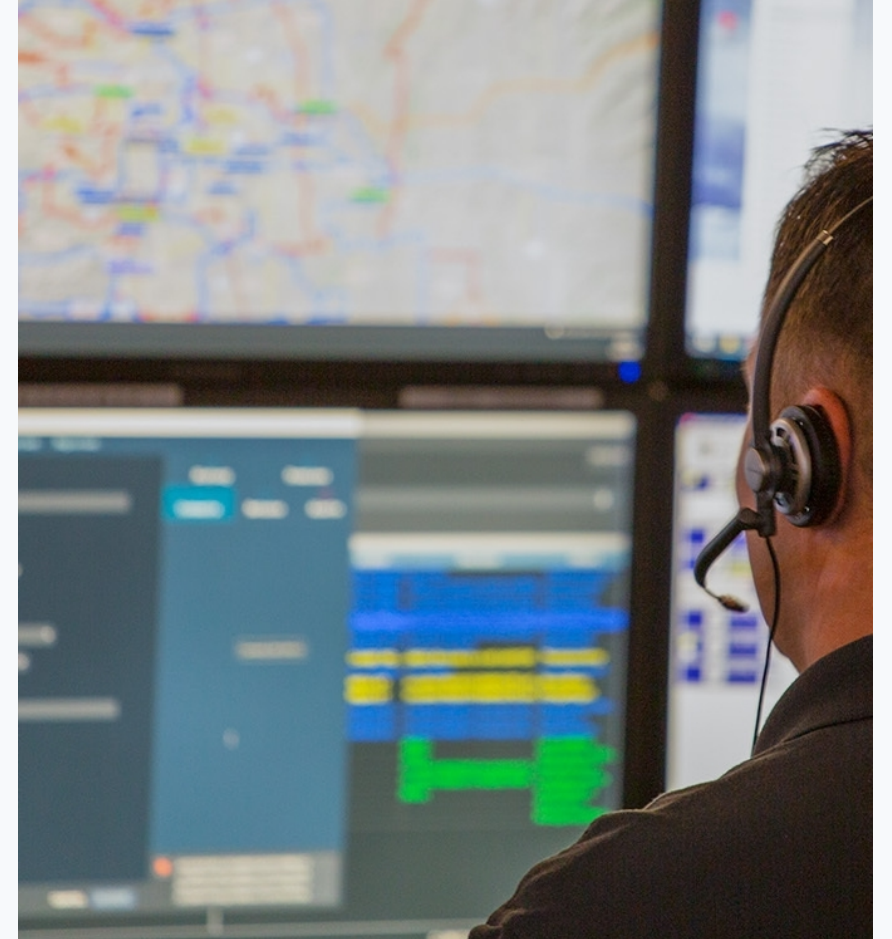
Proposed annual cost to city of Hapeville

The proposal provides professional emergency communications support for Police, shared Fire/EMS, and call-taking responsibilities, supported by CAD, phones, management, reporting, radio system access, and related administrative functions.

Several services are included in the proposed package: alarm monitoring, notification services, GCIC inquiry-only service, tactical radio incident management, and related operational support.

\$642,650

Annual cost including state 911 fees (estimated at \$175k to \$185k)



Why this proposal fits Hapeville

The scope aligns with Hapeville’s public-safety operating environment and community-service expectations.

Hapeville dispatch context

The City’s Emergency Communications Center handles several hundred calls each month and dispatches Fire, Police, EMS, Code Enforcement and Animal Control, while also supporting after-hours emergency callouts for City departments.

Public-safety alignment

Hapeville Police emphasizes cooperative, courteous, fair, impartial and professional service. The Hapeville Fire Department is a career department with a Class 2 ISO rating.

The proposed dispatch model is designed to support those service expectations.



Proposed service scope

A complete operating package from call receipt through radio coordination and support services.

- | | | |
|----|--|--|
| 01 | Police dispatch | Dedicated dispatch support for law-enforcement incidents and officer safety. |
| 02 | Shared Fire/EMS dispatch | Coordinated dispatch and radio support for fire and emergency medical response. |
| 03 | Call-taking | Public-facing 911 and non-emergency intake and incident creation. |
| 04 | CAD / phone / reporting support | Management, CAD, phone systems, reports and administrative infrastructure. Access to Central Square One Solution RMS |
| 05 | After-hours notifications | Included notification services and emergency callout support. |
| 06 | Radio system services | Radio system access, tactical incident support and maintenance. |

Result: a unified dispatch model designed to reduce operational friction and provide Hapeville with a predictable, service-backed annual cost.

Annual investment summary

The 2026 proposal packages dispatch services, administrative support, and operational coordination into one transparent annual cost.

\$457,650

Proposed annual cost to the city



Dispatch services investment: \$457,650

Operational support services: Included

The proposed price provides the City with an annualized, service-based budget number instead of a purely staffing-only view. It combines operational staffing assumptions and administrative support in one proposal.

Key inclusions: alarm monitoring | notification services | GCIC inquiry-only | tactical incident coordination | administrative support

Value to the City

The proposal focuses on continuity, accountability and operational readiness.

Predictable budget

Single annual cost structure with transparent assumptions and documented inclusions.

Professional continuity

Centralized staffing model supports coverage, supervision, and standard operating practices.

Operational integration

Police, Fire/EMS, call-taking, notifications, CAD/phone/reporting and radio support under one service model.

Incident readiness

Tactical radio incident management supports field operations during high-stress events.

Reduced administrative burden

Included management and support services reduce fragmented vendor and back-office workload.

Recommended transition approach

A structured implementation path helps maintain service continuity and stakeholder confidence.



1. Kickoff & governance

Confirm project leads, service scope, reporting cadence and decision authority.



2. Data & systems readiness

Validate CAD, phone, radio, GIS, call queues, alarm data, notification rosters and agency contacts.



3. SOP alignment & training

Finalize dispatch protocols, call-handling procedures, escalation rules and field-user briefings.



4. Go-live & stabilization

Coordinate cutover, monitor performance, resolve issues and conduct post-implementation review.

Suggested decision package

Confirm service scope, approve cost assumptions, agree transition timetable, and authorize contract drafting.

Next steps for City consideration

Move from proposal review to a decision-ready agreement.

Review proposal assumptions

Review service scope and included services.

Hold operational work session

Discuss service levels, reporting requirements, go-live expectations and escalation points.

Finalize agreement

Translate agreed scope, costs and transition milestones into a Inter Governmental Agreement (IGA) services agreement.

Set implementation timeline

Establish kickoff, technical readiness, training and cutover dates.

Decision requested

Authorize development of the final service agreement for 2027 emergency dispatch services at the proposed annual cost of \$457,650.

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 93, ZONING, OF THE CODE OF**
7 **ORDINANCES FOR THE CITY OF HAPEVILLE, GEORGIA; TO CREATE**
8 **DEFINITIONS FOR SPECIAL EVENTS FACILITY, EVENT CENTER, AND EVENT**
9 **VENUE; TO CREATE REGULATIONS REGARDING SPECIAL USE PERMIT**
10 **CRITERIA AND STANDARDS; TO REPEAL ALL CONFLICTING PROVISIONS; TO**
11 **PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

12
13 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
14 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
15 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
16

17 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
18 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
19 the legislative body of the City; and,
20

21 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
22 Mayor and Council by amending such provisions by specific reference to the section number of
23 the City’s Code; and,
24

25 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
26 by ordinance; and,
27

28 **WHEREAS**, the governing authority of the City finds it desirable and in the interest of
29 public safety and the welfare of the citizens of the City to adopt a definition for special events
30 facilities, event centers and event venues, and to adopt criteria and standards for a special use
31 permit and associated criteria for special event facilities, event centers and event venues in the
32 City.
33

34 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
35 **THE CITY OF HAPEVILLE, GEORGIA THAT:**

36
37 **Section One.** The following language shall be added to Chapter. 93 (Zoning), Article 1
38 (Title, Definitions and Application of Regulations, Section 2 (Definitions):
39

40 *“Special events facility, event center, event venue.* A meeting or gathering place for personal
41 social engagements or activities, where people specifically assemble for parties, weddings,
42 wedding receptions, reunions, birthday celebrations, business conferences, or similar
43 activities, in which food and beverages may be served to guests. This includes any portion of
44 a building used for these purposes, even if a different primary use is proposed. The venue
45 itself shall not operate as a restaurant, bar, lounge, nightclub, or similar publicly accessible
46 business. Events must have a limited number of known/invited guests and exclude temporary

47 outdoor events, places of worship, or nonprofit civic association activities. Events open to the
48 public, whether free or ticketed, as well as advertised events, are presumed “open to the public
49 and therefore not allowed”. Special events facilities require a special use permit”.

50
51 **Section Two.** The following language shall be added to Chapter. 93 (Zoning), Article 3
52 (Nonconforming Uses):

53
54 **“Sec. 93-3.2-6-Special use permit criteria and standards.**

55
56 (e) Special event facility, event center, event center, event venues are permitted with a special
57 use permit in the U-V, C-2, C-1, and RMU zoning districts. The following standards must be
58 met for the proposed facility:

59
60 a. Parking

- 61 1. Required parking is one space per three (3) occupants per Fire Marshal.
- 62 2. All required parking must be accommodated on-site in parking spaces that
63 meet City standards (Sec. 93-23 OFF-STREET PARKING AND LOADING),
64 including but not limited to paving striping, landscaping, and maneuverability.
65 All parking lots must be lighted.
- 66 3. Off-site arrangements may be allowed for overflow parking only.
- 67 4. Valet parking may be allowed in addition to the required on-site free self-
68 parking. All valet parking enterprises must obtain an occupational tax permit.

69 b. Exterior space may be utilized provided that there are no adjacent residential properties
70 or residential properties within 100 feet of the special event property lines.

71 c. All outdoor activities must adhere to the City noise regulations and be concluded
72 before 10pm.

73 d. A 10’ evergreen landscaped buffer must be installed on a property line shared with a
74 residential use, and a 6’ opaque wall or fence must be placed within the buffer and the
75 property line.

76 e. When alcohol is served at an event, once security officerr must be present for every 50
77 guests.

78 f. Unless the eventt center has an on-site restaurant with and occupational tax permit for
79 the restaurant and an alcohol permit, alcohol sales may only be provided from a
80 licensed alcoholic beverage caterer (Sec. 5-6-13.-Alcoholic beverage caterers). Food
81 must be provided at all events serving alcohol with the minimum catering charge
82 meeting the 40% food sales requirement.

83 g. The facility must hold all applicable permits from the State of Georgia and Fulton
84 County with regard to food service.

85 h. If the event space occupancy is 25 persons or more the facility must be sprinklered
86 and meet all Fire Safety regulations”.

87
88 **Section Three.** The following language shall replace the existing language in Chapter. 93
89 (Zoning), Article 22.1 (Dimensional Requirements), Section 1 (Chart of Dimensional
90 Requirements), “e.”:

92 “e. One parking space for every three seats in an auditorium, church, theater, or similar
93 establishment that offers live entertainment. One parking space per every three occupants of
94 special event facilities as determined by the Fire Marshall.”

95
96 **Section Four.** The following language shall replace the existing language in Chapter. 93
97 (Zoning), Article 28 (A-D Zone (Arts District Overlay), Section 7.3 (Cultural and Entertainment
98 Uses):

99
100 “(a) Brew pubs, including outdoor seating.

101 (b) Microbreweries, subject to the provisions of Chapter 5, “Alcoholic Beverages, “ and the
102 development standards set forth in section 93-28-12 of this Code.

103 (c) City-sponsored and/or approved outdoor cultural events and performances that feature
104 visual art, music, dance, theater, performance art, science, design or cultural heritage.

105 (d) Live entertainment, provided that all establishments hosting live entertainment shall
106 comply with any and all applicable noise regulations, ordinances of the city, and parking
107 requirements.”

108
109 **Section Five. Codification.** This Ordinance shall be codified in a manner consistent with the
110 laws of the State of Georgia and the City.

111
112 **Section Six. Severability.**

113
114 (a) It is hereby declared to be the intention of the Mayor and Council that all sections,
115 paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment,
116 believed by the Mayor and Council to be fully valid, enforceable and constitutional.

117
118 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
119 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
120 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
121 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
122 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance
123 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
124 Ordinance.

125
126 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
127 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
128 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
129 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
130 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
131 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
132 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
133 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
134 effect.

135
136 **Section Seven. Repeal of Conflicting Ordinances.** All ordinances and parts of ordinances
137 in conflict herewith are hereby expressly repealed.



Department of Planning & Zoning

PLANNER'S REPORT

DATE: March 4, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Proposed Text Amendment for Event Venues/Event Centers

BACKGROUND

After the discussion with the Planning Commission and additional research, the following text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Proposed Text Amendments

Sec. 93-1-2. - Definitions.

Special events facility, event center, event venue. A meeting or gathering place for personal social engagements or activities, where people specifically assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, business conferences, or similar activities, in which food and beverages may be served to guests. This includes any portion of a building used for these purposes, even if a different primary use is proposed. The venue itself shall not operate as a restaurant, bar, lounge, nightclub, or similar publicly accessible business. Events must have a limited number of known/invited guests and exclude temporary outdoor events, places of worship, or nonprofit civic association activities. Events open to the public, whether free or ticketed, as well as advertised events, are presumed "open to the public and therefore not allowed. Special events facilities require a special use permit.

Sec. 93-3.2-6. - Special use permit criteria and standards.

(e) Special event facility, event center, event venues are permitted with a special use permit in the U-V, C-2, C-1, and RMU zoning districts. The following standards must be met for the proposed facility.

- a. Parking
 - 1. Required parking is one space per three (3) occupants per Fire Marshal.
 - 2. All required parking must be accommodated on-site in parking spaces that meet City standards (Sec. 93-23 OFF-STREET PARKING AND LOADING), including but not limited to paving, striping, landscaping, and maneuverability. All parking lots must be lighted.
 - 3. Off-site parking arrangements may be allowed for overflow parking only.
 - 4. Valet parking may be allowed in addition to the required on-site free self-parking. All valet parking enterprises must obtain an occupational tax permit.
- b. Exterior space may be utilized provided that there are no adjacent residential properties or residential properties within 100 feet of the special event facility property lines.

- c. All outdoor activities must adhere to the City noise regulations and be concluded before 10pm.
- d. A 10' evergreen landscaped buffer must be installed on a property line shared with a residential use, and a 6' opaque wall or fence must be placed within the buffer and the property line.
- e. When alcohol is served at an event, one security officer must be present for every 50 guests.
- f. Unless the event center has an on-site restaurant with an occupational tax permit for the restaurant and an alcohol permit, alcohol sales may only be provided from a licensed alcoholic beverage caterer (Sec. 5-6-13. - Alcoholic beverage caterers). Food must be provided at all events serving alcohol with the minimum catering charge meeting the 40% food sales requirement.
- g. The facility must hold all applicable permits from the state of Georgia and Fulton County with regard to food service.
- h. If the event space occupancy is 25 persons or more, the facility must be sprinklered and meet all Fire Safety regulations.



Cliff Thomas, Chairman
 Jeanne Rast, V. Chairman
 Carol Cobb
 G. Leah Davis
 Lucy Dolan
 Miller Radford
 Brittany Williams

**Planning Commission Meeting
 700 Doug Davis Drive
 Hapeville, Georgia 30354**

March 10, 2026 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Cliff Thomas, Chairman
 Jeanne Rast, Vice Chairman
 Carol Cobb
 G. Leah Davis
 Lucy Dolan
 Miller Radford - Absent
 Brittany Williams

3. Approval of Minutes

3.I. Minutes of February 10, 2026

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of February 10, 2026, as submitted. The motion was seconded by Carol Cobb. MOTION CARRIED: 5-0.

Commissioner Leah Davis entered the meeting during discussion of the following item.

4. New Business

4.I. 3558 Elm Street Final Combination Plat (Solis Hapeville)

Background:

Santiago Patino on behalf of Hapeville Multifamily, LLC requested approval of the final combination plat to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing 305 apartments and 8,426 SF of retail space. The properties are zoned RMU, Residential Mixed Use.

Findings:

The final plat is the site of a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There are 5 six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

The parcels are:

Address	Parcel Number	Acres
Tract B		4.302
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50068	0.230
No address	14 0096000 50076	0.460
3648 Elm Street	14 0096000 50175	0.369
3562 Elm Street	14 0096000 50225	0.543
3558 Elm Street	14 0096000 50217	1.269
Tract A		4.500
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 0095000 10030	0.260
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		9.08

Recommendation:

The purpose of this final plat is for consolidation purposes and the issuance of certificates of occupancy for the first phases of the multi-family dwelling units. A final development plat will be submitted prior to the issuance of the final certificates of occupancy, showing all improvements for the tracts to be recorded with the County. Per above, a security bond shall be posted by the applicant/owner in an amount equal to the estimated cost of

installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

The Planning Commission may approve this final consolidation plat and allow for submission of the final development plat to City Staff such that it meets all City Planner and City Engineer's requirements. At that time, the security bond will be released.

Once any outstanding issues identified in the Engineer's report are addressed, the combination plat may be considered approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Discussion:

Commissioner Williams inquired about the status of the plat review. Dr. Patterson explained that the Planning Commission's initial approval was for the preliminary final plat. The applicant is now requesting approval of a final combination plat to consolidate the 18 parcels into two (2) parcels, allowing for leasing of the first building. A subsequent final plat will be submitted to combine all parcels into a single parcel once all improvements have been completed.

Commissioner Dolan asked whether the initial leasing phase would include the commercial spaces. Dr. Patterson confirmed that the first phase of the rental units does include the commercial space along South Central Avenue.

MOTION ITEM: Brittany Williams made a motion to approve the final combination plat request for 3558 Elm Street subject to the deficiencies outlined in the staff reports. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

4.II. Special Event Facilities (Event Center) Text Amendment

Background:

Consideration of a text amendment to Sections 93-1-2 (Definitions) and 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations related to event venues and event centers.

Findings:

After the discussion with the Planning Commission and additional research, a text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Discussion

Commissioner Cobb stated that we stick to what we can control; the main concern is parking and she supports the text amendment, as presented.

Chairman Thomas clarified that the parking requirement is one (1) space per three (3) occupants. City Planner Dr. Lynn Patterson noted that this standard is currently codified and accounts for both staff and patrons.

Public Comments

Charlotte Rentz provided comments regarding the areas identified as potential locations for event center uses.

John Russell, representing Tara Club, expressed support for the Planning Commission’s efforts to address parking concerns and inquired about the availability of properties within Sam Hape Plaza.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the proposed text amendment to the Special Event Facilities ordinance. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

6. Next Meeting Date: April 14, 2026 at 6:00 PM.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:35 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

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ORDER CONFIRMATION

Salesperson: EDDIE PORTER

Printed at 05/05/26 18:55 by eport-tj

Acct #: 243567

Ad #: 554101

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 05/13/2026 Stop: 05/13/2026

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 6.48 Words: 300

Total LEGLV 6.48

Class: 9000 MISCELLANEOUS LEGALS

Rate: LEGL

Cost: 65.00

Affidavits: 1

Ad Descrpt: FN8197 JUNE 16, 2026

Descr Cont: FN8197 GPN14 NOTICE CITY

Given by: ADRIENNE SENTER

P.O. #:

Created: eport 05/05/26 18:51

Last Changed: eport 05/05/26 18:54

Contact: TONYA HUTSON
Phone: (404)669-2120
Fax#:
Email: thutson@hapeville.org
Agency:

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 05/13

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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ORDER CONFIRMATION (CONTINUED)

Salesperson: EDDIE PORTER

Printed at 05/05/26 18:55 by eport-tj

Acct #: 243567

Ad #: 554101

Status: New

**FN8197
gpn14
NOTICE
City of Hapeville**

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, June 16, 2026 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The meeting will be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following:

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.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssteed@hapeville.org or called in at 404-766-3004 **no later than 5:00 p.m. on June 15, 2026.** When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via teleconference/videoconference.

5-13-2026
#554101-EP



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>

June 2, 2026 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:05 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 those in attendance to the June 2nd, Mayor and Council Meeting.
4. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited in unison.
5. **INVOCATION:** Given by Bishop Dier Hopkins.
6. **PRESENTATIONS:** There were no presentation item(s) during this meeting.
7. **PUBLIC HEARING:** There were no public hearings item(s) during this meeting.
8. **QUESTIONS ON AGENDA ITEMS:** There were no questions on agenda item(s) at this meeting.
9. **CONSENT AGENDA:**
 - 9.I. Consideration and Action to Approve May 19, 2026, Mayor and Council Meeting Minutes.
 - 9.II. Consideration and Action to Approve 2026-2027 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc.
10. **MOTION:** Alderman Rast motioned to approve the consent agenda; Councilman Reichert 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. Discussion of Proposed 2026 Employee Handbook.

DISCUSSION: Human Resources Director, Stacie Johnston presented an overview of the proposed Employee Handbook, which represents a comprehensive update and reorganization of the City's 2018 Employee Handbook. Mrs. Johnston explained that the revision process began in 2024 and involved collaboration among Human Resources, department heads, City staff, and legal counsel. The updated handbook is intended to align policies with current City practices, enhance recruitment and retention efforts, improve clarity, and ensure compliance with current employment laws.

Mrs. Johnston highlighted significant revisions, including updates to federal and state employment law requirements, reorganization of policies into a more user-friendly format,

and the addition of a dedicated chapter addressing employee accountability, progressive discipline, and appeal procedures. She also reviewed proposed changes to recruitment and hiring practices, attendance and leave policies, performance evaluations, and employee conduct standards.

The proposed handbook includes several employee retention initiatives, such as revised vacation accrual schedules, expanded leave options, tuition reimbursement opportunities, educational incentives, employee wellness hours, and updates to holiday compensation practices. Additional revisions address military leave, leave donation procedures, workplace safety, drug testing, technology and social media use, records management, and operational procedures.

Mrs. Johnston noted that the revisions are designed to improve employee accountability, provide greater flexibility for departments, support professional development, and maintain compliance with evolving employment regulations. She also discussed the City's transition to Laserfiche records management software and updates related to records retention and document management.

Council members commended Human Resources staff for the extensive work involved in developing the revised handbook and discussed several provisions, including hiring procedures, leave donation administration, executive leave, jury duty compensation, random drug testing, and future policy amendments. Mayor Hallman encouraged Council members to continue reviewing the document and provide feedback prior to final consideration. Staff advised that the handbook would be returned to Mayor and Council for formal adoption following additional review and revisions.

This was a discussion item only- **No action was taken**

12. **CITY MANAGER REPORTS:** City Manager, Tim Young reported that Swimmerman on Main Street is scheduled to hold its grand opening celebration on June 13, 2026. The event will include entertainment, art activities, and a ribbon-cutting ceremony involving Mayor and Council. Mr. Young also announced upcoming FIFA-related activities planned for later in June, including a public viewing event featuring a World Cup match. He noted that department reports had been included in the Council agenda packet and reiterated that the Employee Handbook rewrite would return for future Council consideration
13. **PUBLIC COMMENTS:**
 1. Hunter Tracy
14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Stell announced an upcoming Moreland Park Neighborhood Association meeting and encouraged public participation.

Alderman Rast offered no additional comments.

Councilman Adams encouraged residents to explore the City on foot and shared his appreciation for experiencing Hapeville from a different perspective through running and walking throughout the community. He also highlighted a recent artist residency event held at Jess Lucas Park.

Councilman Reichert thanked City staff and volunteers for organizing the Memorial Day program and encouraged residents to attend the upcoming Juneteenth Festival and 5K event.

Mayor Hallman echoed appreciation for the Memorial Day observance and recognized Public Works staff for the progress being made on the Citywide sidewalk replacement project. He also thanked City employees for their continued efforts supporting community events and City operations throughout the year.
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 7:23 PM; Councilman Reichert 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 7:47 PM, Councilman Stell 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 Stell motioned to adjourn at 7:48 PM; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk

Maria Rodriguez

From: noreply@civicplus.com
Sent: Friday, June 5, 2026 11:45 AM
To: Wayne Stephens; Fabiola Tadeo; Ashley Moody; Sharee Steed; Maria Rodriguez
Subject: Online Form Submittal: Hapeville Event Request Form

WARNING: This email originated from outside your organization. Do not click links or open attachments unless you recognize the sender .< /div>

Hapeville Event Request Form

Contact Information

Please note that approval by the Hapeville Mayor and Council may be required for events that include any of the following:

- More than 75 attendees
- Use of City staff, services, utilities, or the placement of a banner on City property
- Charges for admission or other event activities

After you submit this form, you will be contacted regarding date availability, cost estimates, and, if applicable, a date to go before the Mayor and Council for approval (typically either the 1st or 2nd Tuesday of each month).

Today's Date	6/5/2026
Contact Person	Terrence Dwayne Stephens
Name of Organization	Taking the Town Real Estate Group
Full Mailing Address	██████████
City	Atlanta
State	GA
Zip Code	30354
Telephone #:	██████████

Cell #:	<i>Field not completed.</i>
E-mail Address	Terrence@T3.RealEstate
Event Information	
Name of the Event:	Taking the Town Charity Block Party
Date of the Event:	08-15-2025
Start time:	2:00
End time:	8:00
Arrival Time for Set-Up	12:00
Location of the Event:	Scout Hut
If other was selected, please explain	Scout Hut is check in location, block party is at personal home
How many attendees?	100
Banner:	Yes
If yes, where is the banner to be placed?:	Stand up and welcome banners will be placed in front of Scout Hut for guest check in
Specify dates banner will hang in proposed location:	On date of event
If placing a banner on City property, provide a description of the banner (measurements, color, etc.):	<i>Field not completed.</i>
Upload a pdf version of the banner:	IMG 7770.jpeg
<i>*Banners placed on the Jess Lucas Park fence facing S. Central Avenue must be placed to the left of the telephone pole of Christ Church.</i>	
Will there be alcohol at this event?	No
Will there be a DJ/Music at this event?	No

Additional information about this event:

2nd Annual Charity Block Party hosted by the Taking the Town Real Estate Group. Terrence Stephens is the owner and CEO of T3 Real Estate Group, hosting an end of Summer block party to raise awareness and donations for a local charity. The main party will be hosted at the personal home of Mr Stephens, located on 3034 Gordon Circle. We request to use the Scout Hut location to better create a flow of traffic and have a designated space for guest check in. Last year, we also used this space to host a snow cone and bouncy house station for the kids

City Services

Check all that apply Tables/Chairs

Do you need City Staff to assist you with your event No

If yes, please specify: *Field not completed.*

If requesting road closures, please specify which roads: N/A

Will there be a charge for admission or other event activities? Yes

If yes, please specify: Tickets are sold for the event and for charity donation

Vendor(s)

Will there be food vendors? No

Required to check box I understand that it is the responsibility of the event organizer to ensure that all food vendors obtain a Transient Vendor or Mobile Food permit from the City Clerk.

Will there be any other kinds of vendors? If so, what will they be selling? ATT and Xfinity, Local Body Care Brands, Gilead, etc

Required to check box I understand that it is the responsibility of the event organizer to ensure that all non-food vendors obtain a Transient Vendor permit from the City Clerk.

Liability Insurance

Do you or the organization currently possess liability insurance?

No

Required to check box

I understand that I may be required to provide a certificate of insurance totaling \$1,000,000 General Liability for events that require Mayor and Council approval.

(Section Break)

Road Closure Request

An application for temporary road closure will be needed with the Hapeville Police Department. [Please click here to submit a request.](#)

Email not displaying correctly? [View it in your browser.](#)



T3 Charity Block Party 2026

The T3 Charity Block Party is an electrifying community celebration designed to bring people together for a powerful purpose — raising critical funds and awareness for Hope Atlanta, an organization dedicated to preventing and ending homelessness by providing housing assistance, supportive services, and pathways to long-term stability for individuals and families throughout Metro Atlanta.

This high-energy, family-friendly event blends live entertainment, food trucks, interactive activities, local vendors, and community engagement, creating an unforgettable experience that unites fun with philanthropy. Join us on Saturday, August 15th, 2026, from 2 PM to 8 PM in the heart of Hapeville, Georgia, as we bring neighbors together for a day of celebration, connection, and impact.

T3 stands for "Taking The Town," a movement that channels collective action into meaningful change. The event is rooted in the belief that strong communities are built when everyone has access to safe, stable housing and the opportunity to thrive. By supporting Hope Atlanta, we're helping individuals, veterans, and families overcome homelessness and housing instability while creating pathways toward independence and long-term success. The T3 Charity Block Party is more than just a good time—it's an opportunity to strengthen our community and make a lasting difference.

T3 Real Estate Presents: Taking the Town – A Community Charity Block Party

Supporting Hope Atlanta | August 15, 2026

Why We Chose Hope Atlanta

At T3 Real Estate, our mission extends far beyond real estate transactions—we are committed to creating pathways to safe, stable housing and building stronger communities throughout Metro Atlanta. That's why we've proudly selected Hope Atlanta as the beneficiary of this year's Taking the Town Charity Block Party.

Hope Atlanta has spent decades serving individuals, veterans, and families facing homelessness and housing insecurity. Through housing programs, homelessness prevention services, emergency assistance, and supportive resources, Hope Atlanta helps people regain

stability and move toward self-sufficiency. Their commitment to ensuring every person has access to safe housing aligns closely with our belief that housing is a foundation for opportunity, dignity, and growth.

Why Housing & Community Are at the Heart of T3 Real Estate

At T3 Real Estate, we believe everyone deserves a place to call home—and that a home is just the beginning.

Our focus is twofold:

- Helping families, individuals, and first-time buyers navigate the real estate process and achieve homeownership.
- Building stronger, more connected communities through partnerships, education, charitable initiatives, and local investment.

Real estate is more than transactions—it's about roots, relationships, and opportunities. Whether we're helping clients find their dream home, hosting educational events, or supporting impactful nonprofit organizations, our team is dedicated to creating meaningful change throughout the communities we serve.

By partnering with Hope Atlanta, we're extending our commitment beyond homeownership and investing directly in the housing stability and well-being of our neighbors who need it most.

Remaining Event Timeline

6–4 Weeks Out

- Confirm sponsorships and vendor details
- Design and print signage, flyers, and donation materials
- Launch volunteer sign-up portal
- Finalize activities and supplies
- Organize logistics: tents, tables, staging, and sound system

3–2 Weeks Out

- Publish final event schedule
- Test donation technology and QR code functionality

- Conduct site walkthrough and finalize layout
- Confirm all deliveries and contingency plans
- Continue online promotion with countdowns and sponsor spotlights

Week of Event

August 15, 2026

- Conduct final volunteer and staff briefing
- Set up event areas, signage, and directional materials
- Final social media and email campaign push
- Welcome sponsors, vendors, volunteers, and attendees
- EVENT DAY – Have fun, build community, and make an impact!



Real Estate. Real Community.
Real Change.

TAKING THE TOWN
CHARITY BLOCK PARTY





TAKING THE **TOWN**

CHARITY BLOCK PARTY

DEVELOPMENT AUTHORITY CITY OF HAPEVILLE, (GEORGIA)
REVENUE REFUNDING BONDS, SERIES 2026

Financing Schedule

June 2026							July 2026						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

Date	Task/Event
Friday, June 12 th	Comments on Bond documents due
Monday, June 15 th	Revised Bond documents distributed
Tuesday, June 16 th	Meeting of City Council to approve IGA
Thursday, June 18 th	Meeting of Authority to Approve first Supplemental Bond Resolution
Tuesday, June 23 rd	File for Validation
Monday, June 29 th	Publish 1 st Validation Ad (South Fulton Neighbor)
Monday, July 6 th	Publish 2 nd Validation Ad (South Fulton Neighbor)
Monday, July 13 th	Validation Hearing (Date/Time TBD)
Wednesday, July 15 th	Pre-Close (Regular meeting of City Council)
Thursday, July 16 th	Close

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Regions Bid (Option 1)
As of 11 June 2026, Subject to Change

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SOURCES AND USES OF FUNDS

Hapeville Development Authority
 Proposed Revenue Refunding Bond, Series 2026
 Regions Bid (Option 1)
 As of 11 June 2026, Subject to Change

Sources:

Bond Proceeds:	
Par Amount	6,970,000.00
	6,970,000.00

Uses:

Project Fund Deposits:	
Deposit for Refunding Bonds	1,130,000.00
Project Fund	5,700,000.00
	6,830,000.00
Delivery Date Expenses:	
Cost of Issuance	139,400.00
Other Uses of Funds:	
Additional Proceeds	600.00
	6,970,000.00

AGGREGATE DEBT SERVICE

Hapeville Development Authority
Proposed Revenue Refunding Bond, Series 2026
Regions Bid (Option 1)
As of 11 June 2026, Subject to Change

<i>Period Ending</i>	<i>Series 2026</i>	<i>Lease Agreements</i>	<i>Series 2019A</i>	<i>Series 2022</i>	<i>Aggregate Debt Service</i>
08/01/2026		565,265.92	169,469.00	117,300.00	852,034.92
08/01/2027	372,444.79	520,478.59	80,872.00	117,300.00	1,091,095.38
08/01/2028	457,317.50	515,698.16		117,300.00	1,090,315.66
08/01/2029	540,778.00	431,764.70		117,300.00	1,089,842.70
08/01/2030	470,179.50	130,034.38		490,745.00	1,090,958.88
08/01/2031	557,287.00	46,201.14		487,462.50	1,090,950.64
08/01/2032	600,110.00			488,748.75	1,088,858.75
08/01/2033	605,452.50			484,603.75	1,090,056.25
08/01/2034	604,893.00			485,027.50	1,089,920.50
08/01/2035	603,657.00			484,933.75	1,088,590.75
08/01/2036	601,744.50			484,322.50	1,086,067.00
08/01/2037	604,155.50			483,193.75	1,087,349.25
08/01/2038	1,085,664.50				1,085,664.50
08/01/2039	1,089,623.50				1,089,623.50
08/01/2040	1,086,553.00				1,086,553.00
08/01/2041	1,081,678.50				1,081,678.50
	10,361,538.79	2,209,442.89	250,341.00	4,358,237.50	17,179,560.18

BOND DEBT SERVICE

Hapeville Development Authority
Proposed Revenue Refunding Bond, Series 2026
Regions Bid (Option 1)
As of 11 June 2026, Subject to Change

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
08/01/2027	45,000.00	4.510%	327,444.79	372,444.79
08/01/2028	145,000.00	4.510%	312,317.50	457,317.50
08/01/2029	235,000.00	4.510%	305,778.00	540,778.00
08/01/2030	175,000.00	4.510%	295,179.50	470,179.50
08/01/2031	270,000.00	4.510%	287,287.00	557,287.00
08/01/2032	325,000.00	4.510%	275,110.00	600,110.00
08/01/2033	345,000.00	4.510%	260,452.50	605,452.50
08/01/2034	360,000.00	4.510%	244,893.00	604,893.00
08/01/2035	375,000.00	4.510%	228,657.00	603,657.00
08/01/2036	390,000.00	4.510%	211,744.50	601,744.50
08/01/2037	410,000.00	4.510%	194,155.50	604,155.50
08/01/2038	910,000.00	4.510%	175,664.50	1,085,664.50
08/01/2039	955,000.00	4.510%	134,623.50	1,089,623.50
08/01/2040	995,000.00	4.510%	91,553.00	1,086,553.00
08/01/2041	1,035,000.00	4.510%	46,678.50	1,081,678.50
	6,970,000.00		3,391,538.79	10,361,538.79

BOND DEBT SERVICE

Hapeville Development Authority
Proposed Revenue Refunding Bond, Series 2026
Regions Bid (Option 1)
As of 11 June 2026, Subject to Change

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
02/01/2027			170,271.29	170,271.29
08/01/2027	45,000.00	4.510%	157,173.50	202,173.50
02/01/2028			156,158.75	156,158.75
08/01/2028	145,000.00	4.510%	156,158.75	301,158.75
02/01/2029			152,889.00	152,889.00
08/01/2029	235,000.00	4.510%	152,889.00	387,889.00
02/01/2030			147,589.75	147,589.75
08/01/2030	175,000.00	4.510%	147,589.75	322,589.75
02/01/2031			143,643.50	143,643.50
08/01/2031	270,000.00	4.510%	143,643.50	413,643.50
02/01/2032			137,555.00	137,555.00
08/01/2032	325,000.00	4.510%	137,555.00	462,555.00
02/01/2033			130,226.25	130,226.25
08/01/2033	345,000.00	4.510%	130,226.25	475,226.25
02/01/2034			122,446.50	122,446.50
08/01/2034	360,000.00	4.510%	122,446.50	482,446.50
02/01/2035			114,328.50	114,328.50
08/01/2035	375,000.00	4.510%	114,328.50	489,328.50
02/01/2036			105,872.25	105,872.25
08/01/2036	390,000.00	4.510%	105,872.25	495,872.25
02/01/2037			97,077.75	97,077.75
08/01/2037	410,000.00	4.510%	97,077.75	507,077.75
02/01/2038			87,832.25	87,832.25
08/01/2038	910,000.00	4.510%	87,832.25	997,832.25
02/01/2039			67,311.75	67,311.75
08/01/2039	955,000.00	4.510%	67,311.75	1,022,311.75
02/01/2040			45,776.50	45,776.50
08/01/2040	995,000.00	4.510%	45,776.50	1,040,776.50
02/01/2041			23,339.25	23,339.25
08/01/2041	1,035,000.00	4.510%	23,339.25	1,058,339.25
	6,970,000.00		3,391,538.79	10,361,538.79

BOND PRICING

Hapeville Development Authority
 Proposed Revenue Refunding Bond, Series 2026
 Regions Bid (Option 1)
 As of 11 June 2026, Subject to Change

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
New Money Component:					
	08/01/2032	40,000.00	4.510%	4.510%	100.000
	08/01/2033	345,000.00	4.510%	4.510%	100.000
	08/01/2034	360,000.00	4.510%	4.510%	100.000
	08/01/2035	375,000.00	4.510%	4.510%	100.000
	08/01/2036	390,000.00	4.510%	4.510%	100.000
	08/01/2037	410,000.00	4.510%	4.510%	100.000
	08/01/2038	910,000.00	4.510%	4.510%	100.000
	08/01/2039	955,000.00	4.510%	4.510%	100.000
	08/01/2040	995,000.00	4.510%	4.510%	100.000
	08/01/2041	1,035,000.00	4.510%	4.510%	100.000
		<u>5,815,000.00</u>			
Refunding Component:					
	08/01/2027	45,000.00	4.510%	4.510%	100.000
	08/01/2028	145,000.00	4.510%	4.510%	100.000
	08/01/2029	235,000.00	4.510%	4.510%	100.000
	08/01/2030	175,000.00	4.510%	4.510%	100.000
	08/01/2031	270,000.00	4.510%	4.510%	100.000
	08/01/2032	285,000.00	4.510%	4.510%	100.000
		<u>1,155,000.00</u>			
		6,970,000.00			

Dated Date	07/16/2026	
Delivery Date	07/16/2026	
First Coupon	02/01/2027	
Par Amount	6,970,000.00	
Original Issue Discount		
Production	6,970,000.00	100.000000%
Underwriter's Discount		
Purchase Price	6,970,000.00	100.000000%
Accrued Interest		
Net Proceeds	6,970,000.00	

BOND SUMMARY STATISTICS

Hapeville Development Authority
 Proposed Revenue Refunding Bond, Series 2026
 Regions Bid (Option 1)
 As of 11 June 2026, Subject to Change

Dated Date	07/16/2026
Delivery Date	07/16/2026
Last Maturity	08/01/2041
Arbitrage Yield	4.509731%
True Interest Cost (TIC)	4.509731%
Net Interest Cost (NIC)	4.510000%
All-In TIC	4.754909%
Average Coupon	4.510000%
Average Life (years)	10.789
Duration of Issue (years)	8.455
Par Amount	6,970,000.00
Bond Proceeds	6,970,000.00
Total Interest	3,391,538.79
Net Interest	3,391,538.79
Total Debt Service	10,361,538.79
Maximum Annual Debt Service	1,089,623.50
Average Annual Debt Service	688,855.76
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	

Total Underwriter's Discount	
Bid Price	100.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Refunding Component	1,155,000.00	100.000	4.510%	4.198
New Money Component	5,815,000.00	100.000	4.510%	12.098
	6,970,000.00			10.789

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,970,000.00	6,970,000.00	6,970,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-139,400.00	
- Other Amounts			
Target Value	6,970,000.00	6,830,600.00	6,970,000.00
Target Date	07/16/2026	07/16/2026	07/16/2026
Yield	4.509731%	4.754909%	4.509731%

FORM 8038 STATISTICS

Hapeville Development Authority
 Proposed Revenue Refunding Bond, Series 2026
 Regions Bid (Option 1)
 As of 11 June 2026, Subject to Change

Dated Date 07/16/2026
 Delivery Date 07/16/2026

<i>Bond Component</i>	<i>Date</i>	<i>Principal</i>	<i>Coupon</i>	<i>Price</i>	<i>Issue Price</i>	<i>Redemption at Maturity</i>
New Money Component:						
	08/01/2032	40,000.00	4.510%	100.000	40,000.00	40,000.00
	08/01/2033	345,000.00	4.510%	100.000	345,000.00	345,000.00
	08/01/2034	360,000.00	4.510%	100.000	360,000.00	360,000.00
	08/01/2035	375,000.00	4.510%	100.000	375,000.00	375,000.00
	08/01/2036	390,000.00	4.510%	100.000	390,000.00	390,000.00
	08/01/2037	410,000.00	4.510%	100.000	410,000.00	410,000.00
	08/01/2038	910,000.00	4.510%	100.000	910,000.00	910,000.00
	08/01/2039	955,000.00	4.510%	100.000	955,000.00	955,000.00
	08/01/2040	995,000.00	4.510%	100.000	995,000.00	995,000.00
	08/01/2041	1,035,000.00	4.510%	100.000	1,035,000.00	1,035,000.00
Refunding Component:						
	08/01/2027	45,000.00	4.510%	100.000	45,000.00	45,000.00
	08/01/2028	145,000.00	4.510%	100.000	145,000.00	145,000.00
	08/01/2029	235,000.00	4.510%	100.000	235,000.00	235,000.00
	08/01/2030	175,000.00	4.510%	100.000	175,000.00	175,000.00
	08/01/2031	270,000.00	4.510%	100.000	270,000.00	270,000.00
	08/01/2032	285,000.00	4.510%	100.000	285,000.00	285,000.00
		6,970,000.00			6,970,000.00	6,970,000.00

	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Issue Price</i>	<i>Stated Redemption at Maturity</i>	<i>Weighted Average Maturity</i>	<i>Yield</i>
Final Maturity	08/01/2041	4.510%	1,035,000.00	1,035,000.00		
Entire Issue			6,970,000.00	6,970,000.00	10.7892	4.5097%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	139,400.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00

AUTHORIZING RESOLUTION

WHEREAS, in furtherance of the purposes for which it was created, the Hapeville Development Authority (the “**Issuer**”) proposes to issue \$ 6,970,000 in original principal amount of its Revenue Bond (City of Hapeville Projects), Series 2026 (the “**Bond**”), for the purposes of obtaining funds (1) to refund its Revenue Bond (Various Purpose Public Projects), Series 2014A-1 (the “**Refunded Bond**”), now outstanding in the principal amount of \$1,130,000, in order to refinance the costs of making improvements to the city hall complex, the welcome center, and the water and sewer system of the City of Hapeville (collectively the “**Series 2014 Projects**”), (2) to finance the costs of (A) acquiring an existing building and renovating it for use as a new City Hall, (B) renovating the existing City Hall for use as a Fire and Emergency Services facility, (C) making municipal court audio upgrades, and (D) replacing the roof on the facility known as the “Hoyt Smith Center” (collectively the “**Series 2026 Projects**”), and (3) to finance related costs; and

WHEREAS, Section 5(f) of an amendment to Article IX, Section IV, Paragraph II of the Constitution of the State of Georgia of 1976 (1982 Ga. Laws 2524 to 2540, inclusive), now specifically continued as part of the Constitution of the State of Georgia of 1983 pursuant to Article XI, Section I, Paragraph IV of the Constitution of the State of Georgia of 1983, and an Act of the General Assembly of the State of Georgia (1987 Ga. Laws 4961 to 4962, inclusive) (the “**Act**”), authorizes the City of Hapeville (the “**Purchaser**”) to enter into contracts and related agreements for the use by the Purchaser or the residents thereof of any project, structure, building, or facility or a combination of two or more projects, structures, buildings, or facilities of the Issuer for a term not exceeding fifty years and authorizes the Purchaser to levy taxes, without limitation as to rate or amount and to expend tax monies of the Purchaser and any other available funds and to obligate the Purchaser to make payment thereof to the Issuer upon such terms as may be provided in any contract entered into by and between the Issuer and the Purchaser, in order to enable the Issuer to pay the principal of and interest on any of its bonds as same mature and to create and maintain a reserve for that purpose and also to enable the Issuer to pay the cost of maintaining, repairing, and operating the property or facilities so furnished by the Issuer; and

WHEREAS, the Act requires the Mayor and Council of the Purchaser to approve the issuance of revenue bonds by the Issuer; and

WHEREAS, the Purchaser proposes to purchase the Series 2014 Projects and the Series 2026 Projects, together with projects the Issuer financed in 2022, from the Issuer pursuant to an Agreement of Sale, dated as of July 1, 2022 (the “**Original Sale Agreement**”), to be supplemented and amended by a First Amendment to Agreement of Sale, to be dated as of the first day of the month of its execution and delivery (the “**Amendment**”), under the terms of which the Purchaser (1) will agree to make installment payments of purchase price to the Issuer in amounts sufficient to enable the Issuer to pay the principal of, premium, if any, and interest on the Bond when due and (2) will agree to levy an annual ad valorem tax on all taxable property located within the corporate limits of the Purchaser, at such rates, without limitation as to rate or amount, as may be necessary to produce in each year revenues that are sufficient to fulfill the Purchaser’s obligations under the Original Sale Agreement, as supplemented and amended by the Amendment (collectively the “**Sale Agreement**”); and

WHEREAS, the Issuer will sell the Bond to Regions Equipment Finance Corporation (the “**Bond Purchaser**”) pursuant to a Bond Purchase Agreement, dated July 14, 2022, to be supplemented and amended by a First Amendment to Bond Purchase Agreement, to be dated the date of its execution and delivery, between the Issuer and the Bond Purchaser; and

WHEREAS, pursuant to the terms of an Assignment and Security Agreement, dated as of July 1, 2022, to be supplemented and amended by a First Amendment to Assignment and Security Agreement, to be dated as of the first day of the month of its execution and delivery, between the Issuer and the Bond Purchaser, the Issuer will pledge the amounts received from the Purchaser under the Sale Agreement as security for payment of the Bond; and

WHEREAS, after careful study and investigation, the Purchaser desires to enter into the Amendment and desires to approve the issuance of the Bond by the Issuer, as required by the terms of the Act;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hapeville as follows:

1. The issuance of the Bond by the Issuer for the purposes of (1) refunding the Refunded Bond, in order to refinance the Series 2014 Projects, (2) financing the costs of acquiring, constructing, renovating, and installing the Series 2026 Projects, and (3) financing related costs is hereby approved, as required by the terms of Sections 6 and 19 of the Act.

2. The form, terms, and conditions and the execution, delivery, and performance of the Amendment, which has been filed with the Purchaser, are hereby approved and authorized. The Amendment shall be in substantially the form submitted to the Mayor and Council of the Purchaser with such changes, corrections, deletions, insertions, variations, additions, or omissions as may be approved by the Mayor or Mayor Pro Tempore of the Purchaser, whose approval thereof shall be conclusively evidenced by the execution of the Amendment.

3. The Mayor or Mayor Pro Tempore of the Purchaser is hereby authorized and directed to execute on behalf of the Purchaser the Amendment, and the City Clerk or Deputy City Clerk of the Purchaser is hereby authorized and directed to affix thereto and attest the seal of the Purchaser, upon proper execution and delivery by the Issuer, provided, that in no event shall any such attestation or affixation of the seal of the Purchaser be required as a prerequisite to the effectiveness thereof, and the Mayor or Mayor Pro Tempore and City Clerk or Deputy City Clerk of the Purchaser are authorized and directed to deliver the Amendment on behalf of the Purchaser to the Issuer and to execute and deliver all such other contracts, instruments (including, without limitation, deeds and bills of sale conveying to the Issuer title to any of the Series 2014 Projects presently owned by the Purchaser), documents, affidavits, or certificates and to do and perform all such things and acts as each shall deem necessary or appropriate in furtherance of the issuance of the Bond and the carrying out of the transactions authorized by this Resolution or contemplated by the instruments and documents referred to in this Resolution.

4. This Resolution and the Amendment, as approved by this Resolution, which is hereby incorporated in this Resolution by this reference thereto, shall be placed on file at the office of the

Purchaser and made available for public inspection by any interested party immediately following the passage and approval of this Resolution.

PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE this 16th day of June 2026.

(SEAL)

CITY OF HAPEVILLE

Attest:

By: _____
Mayor

City Clerk

APPROVED AS TO FORM:

City Attorney

DRAFT

CITY CLERK'S CERTIFICATE

I, **SHAREE STEED-GAMBLE**, the duly appointed, qualified, and acting City Clerk of the City of Hapeville (the "**Purchaser**"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on June 16, 2026 by the Mayor and Council of the Purchaser in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the Purchaser, by a vote of _____ Yea and _____ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the Purchaser, which is in my custody and control.

GIVEN under my hand and the seal of the Purchaser, this 16th day of June 2026.

(SEAL)

City Clerk, City of Hapeville

DRAFT

ORDINANCE NO. ____

AN ORDINANCE TO REGULATE THE KEEPING OF FOWL AND PROHIBIT BEEHIVES WITHIN THE CITY LIMITS; TO ALLOW THE KEEPING OF HEN CHICKENS; TO PROHIBIT ROOSTERS; TO PROVIDE FOR ENFORCEMENT; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

Section 1. Purpose

The purpose of this ordinance is to protect the health, safety, welfare, peace, and quiet enjoyment of residential property within the City by regulating the keeping of roosters specifically and prohibiting beehives.

Section 2. Definitions

- a. **Hen** means a female chicken kept for personal use, companionship, or egg production.
- b. **Rooster** means a male chicken.
- c. **Beehive / Apiary** means any hive, colony, box, or structure used for the keeping of bees.

Section 3. Chickens Permitted

- A. Residents may keep **hens and young chickens only - before they are classified as cockerels or roosters** for personal use and egg production on residential property.
- B. Hens shall be maintained in a sanitary condition and in a manner that does not create a nuisance to neighboring property owners.
- C. Chickens shall not be raised or maintained for commercial slaughter or sale within the City.

Section 4. Roosters Prohibited

The keeping, harboring, or maintaining of **roosters is prohibited within the city limits**. No variance or exception shall be granted.

Section 5. Beehives Prohibited

The keeping, placement, maintenance, or operation of **beehives, apiaries, or bee colonies is prohibited within the City limits**.

Section 6. Enforcement

Any violation of this ordinance shall constitute a municipal code violation and may be enforced through citation, fines, nuisance abatement, or other remedies authorized by law.

Upon notice of violation, a property owner or occupant shall have **thirty (30) days** to remove any prohibited rooster or beehive from the property. If the city becomes responsible for removing prohibited chickens and hives, the resident will be fined the cost of their removal.

Section 7. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, such decision shall not affect the remaining portions of this ordinance.

Section 8. Effective Date

This ordinance shall become effective immediately upon adoption.

PROPOSED HAPEVILLE SEASONAL YARD DISPLAY ORDINANCE

Section 1. Purpose and Intent

The purpose of this ordinance is to preserve the visual character, safety, and residential harmony of neighborhoods within the City of Hapeville while continuing to support residents' freedom to celebrate holidays, seasons, religious observances, civic traditions, and cultural events through decorative displays.

This ordinance is not intended to prohibit or limit the size, creativity, content, or expression of seasonal decorations. Rather, it establishes reasonable timeframes for the installation and removal of temporary outdoor seasonal displays so that such decorations remain temporary in nature.

Section 2. Community Character Statement

The City of Hapeville recognizes that holiday, religious, cultural, civic, and seasonal displays contribute positively to neighborhood spirit, traditions, and civic pride. This ordinance seeks to balance festive expression with reasonable expectations regarding neighborhood appearance, maintenance, and safety in residential areas.

Section 3. Definitions

For purposes of this ordinance, "Seasonal Decorations" shall mean temporary outdoor decorative items associated with recognized holidays, religious observances, civic celebrations, cultural traditions, personal celebrations, or seasonal events, including but not limited to:

- Christmas and winter holiday displays
- Halloween and Día de los Muertos decorations
- Valentine's Day decorations
- Easter decorations
- Fourth of July displays
- Thanksgiving decorations
- St. Patrick's Day decorations
- Other holiday, seasonal, civic, cultural, personal, or commemorative displays

Seasonal decorations shall not include:

- Permanent landscaping
- Flags otherwise permitted under state or federal law
- Year-round architectural or landscape lighting or fixtures
- Public art installations
- Temporary decorations associated with private events lasting two (2) days or fewer

Section 4. Permitted Display Periods

Residents may erect seasonal decorations no earlier than thirty (30) days prior to the associated holiday, observance, or event.

Seasonal decorations shall be removed within the following timeframes:

- Christmas / Winter / New Year displays: no later than January 15
- Halloween / Día de los Muertos displays: no later than November 15

- Valentine’s Day, Easter, Fourth of July, Thanksgiving, and other holiday, cultural, civic, or seasonal displays: within ten (10) days after the associated observance or event

Section 5. General Standards

This ordinance shall not regulate the size, scale, brightness, or artistic nature of decorations except as otherwise governed by existing nuisance, safety, electrical, zoning, or property maintenance codes.

Decorations shall not obstruct sidewalks or public rights-of-way, create traffic hazards, produce unsafe electrical conditions, or generate excessive noise beyond limits established in existing ordinances.

The City shall encourage voluntary compliance prior to any enforcement action.

Section 6. Enforcement

If seasonal decorations remain beyond the permitted display period, the City shall first issue a written courtesy notice allowing seven (7) additional days for voluntary compliance prior to issuance of a citation or civil penalty.

Violations thereafter may be subject to:

- Official warning for a first offense
- Civil fine not to exceed \$50 for repeat violations