



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>

July 21, 2026 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chase Stell

3. WELCOME:

4. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

6.I. The Exchange Club of Hapeville and Hapeville Service League will Present two High School Graduates, Denise Cruz and Joshua Cruz, with Certificates And Scholarship Gifts.

7. PUBLIC HEARING:

7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Meharry LLC, at 3279 Dogwood Drive, Hapeville, GA 30354.

Background:

Meharry LLC has successfully completed all required steps in the alcohol license application process. All departmental reviews have been submitted and indicate no outstanding issues. Public advertising requirements have also been fulfilled in accordance with City regulations. The applicant now seeks final approval from Council to be granted an alcohol license for their establishment.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Meharry LLC Alcohol Beverage Application
2. City Planner's Report
3. Code Enforcement Report
4. Fire Inspection
5. AD563078

- 7.II. Consideration and Action to Approve the Alcohol Beverage Application for 501 Hapeville Z Inc. at 501 N. Central Ave, Hapeville, GA 30354.

Background:

501 Hapeville Z Inc. has successfully completed all required steps in the alcohol license application process. All departmental reviews have been submitted and indicate no outstanding issues. Public advertising requirements have also been fulfilled in accordance with City regulations. The applicant now seeks final approval from Council to be granted an alcohol license for their establishment.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. 501 Hapeville Z Inc Alcohol Beverage Application
2. City Planner's Report
3. Code Enforcement Inspection
4. Fire Inspection
5. AD559507

- 7.III. Consideration and Action to Approve the Alcohol Beverage Application for Apsilon Management Norman Berry LLC at 3424 Norman Berry Drive, Hapeville, GA 30354.

Background:

Apsilon Management Norman Berry LLC has successfully completed all required steps in the alcohol license application process. All departmental reviews have been submitted and indicate no outstanding issues. Public advertising requirements have also been fulfilled in accordance with City regulations. The applicant now seeks final approval from Council to be granted an alcohol license for their establishment.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Apsilon Management Norman Berry LLC Alcohol Beverage Application
2. City Planner's Report
3. Code Enforcement
4. Fire Inspection
5. AD559470

- 7.IV. Consideration and Action to Approve a Text Amendment to the Code of Ordinances for Special Event Facilities (Event Centers) - Second Reading

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

8. QUESTIONS ON AGENDA ITEMS:

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

9. CONSENT AGENDA:

- 9.I. Consideration and Action to Approve June 16, 2026, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 06162026 Drafted Minutes

- 9.II. Consideration and Action to Enter into a Memorandum of Understanding with Hapeville Elementary School to Allow Emergency Evacuation of School Facilities to The Hoyt Smith Recreation Center.

Background:

The Hapeville Elementary School is seeking permission from the City of Hapeville to allow it to relocate its students to the Hoyt Smith Center in case of an emergency evacuation.

Supporting Document(s):

1. MOU 2026-2027 Rec Unsigned

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve the Event Request and Road Closure for the "Back 2 School Block Party".

Background:

The community event is designed to support students from kindergarten through college by providing school supplies, educational resources, and encouragement as they prepare for the upcoming school year. The event will also include food, music, giveaways, vendors, bounce houses, and other family-friendly activities. The event organizers are requesting approval of a road closure on Claire Drive, surrounding the tennis court area, in conjunction with the Back 2 School Block Party. The requested road closure is necessary to ensure the safety of participants, vendors, and attendees throughout the event.

Supporting Document(s):

1. Back 2 School Block Party Event
2. Back 2 School Block Party Road Closure Request
3. Move Fitness Back 2 School Block Party Map

- 11.II. Consideration and Action to approve Piedmont Paving, Inc. in the amount of \$308,668.60 for the milling and paving of Oakdale Road, LaVista Dr., and Walnut Street.

Background:

On June 2, 2026, the City of Hapeville received bids for the 2026 LMIG & LRA Paving Projects. The City of Hapeville has received a total of \$189,020.70 in grant funds from GDOT for milling and paving of roads in Hapeville. The remaining amounts will be expensed from the T Splost fund. Piedmont Paving was the low bidder at \$308,668.60, followed by Baldwin Paving at \$312,172.11.

Supporting Document(s):

1. Bid Recommendation Letter 1

- 11.III. Consideration and Action to approve the Corbett Group in the amount of \$182,220.00 for the CDBG Parks Improvement Project at the John Lewis Memorial Park.

Background:

The City of Hapeville received \$120,000.00 in Community Development Block Grant funds for the Parks Improvement Project located at the John Lewis Memorial Park. The project will consist of 2 new giant hill slides and new sensory playground equipment for the park. The Corbett Group was the low bidder at \$182,220.00 followed by Sol Construction at \$261,704.50.

Supporting Document(s):

1. Bid Recommendation Letter

- 11.IV. Consideration and Action to approve an Intergovernmental Agreement with Fulton County and all the qualifying cities located inside the boundaries of Fulton County and outside the city limits of the City of Atlanta for the use and distribution of proceeds generated by the 2026 Transportation Special Purpose Local Option Sales Tax Referendum.

Background:

This IGA anticipates that Fulton County will approve and sign a resolution authorizing the Fulton County Board of Registrations and Elections to call a Referendum on the issue of the imposition of a 0.75 percent Sales Tax for Transportation Related Purposes to begin on April 1, 2027, and to conclude on March 31, 2032. The proceeds from T Splost III would be distributed based on the population of each city. If approved, this referendum would be on the ballot in November of 2026.

Supporting Document(s):

1. 2026 TSPLOST 3 IGA with Cities
2. Draft EXHIBIT A

12. CITY MANAGER REPORTS:

13. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

14. MAYOR AND COUNCIL COMMENTS:

- 15. EXECUTIVE SESSION:** *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

16. ADJOURN:

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.