



HAPEVILLE DEVELOPMENT AUTHORITY

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
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March 3, 2022 6:30 PM

AGENDA

Katrina Bradbury
Chairman

James Newton
Vice-Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

Matt Morrison
Board member

John Stalvey
Board member

Kayla Fortner
Board member

Susan Bailey
Board member

1. CALL TO ORDER:

2. ROLL CALL:

Katrina Bradbury, Chairman
James Newton, Vice Chairman
Alan Hallman
Cecilia Reme
J. Allen Poole
Matt Morrison
John Stalvey
Kayla Fortner
Susan Bailey

3. WELCOME:

4. APPROVAL OF MINUTES:

- 4.I. Approval of the February 3rd Meeting Minutes.
- 4.II. Approval of the February 3rd Executive Meeting Minutes.

5. OLD BUSINESS:

- 5.I. Discussion on Hapeville House Relocation
- 5.II. Update on Central Park Steps Area.
- 5.III. Update and Discussion on the Central Park residential letter.

6. NEW BUSINESS:

- 6.I. 2022 Comprehensive Plan Update: Steering Committee Representative

Background:

The City of Hapeville is undertaking the 2022 Comprehensive Plan Update with assistance from the Atlanta Regional Commission (ARC). As part of the planning process, we are calling on key representatives with study area knowledge and expertise to join the Hapeville Comprehensive Plan Steering Committee. This group is instrumental in guiding the course of the update by identifying issues and opportunities, developing plan goals and objectives, and reviewing the feasibility and effectiveness of recommendations.

We ask the Development Authority to nominate one member to join the Steering Committee.

7. FINANCIAL REPORT:

8. ECONOMIC DEVELOPMENT UPDATE:

9. PUBLIC COMMENTS:

10. **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).*
11. **ADJOURN:**



Katrina Bradbury
Chairman

Matt Morrison
Vice Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

James Newton
Board member

John Stalvey
Board member

Kayla Fortner
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Susan Bailey
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February 3, 2022 6:30 PM

MINUTES

1. **CALL TO ORDER:** by Chairman Bradbury at 6:36PM

2. **ROLL CALL:**

- ✓ Katrina Bradbury, Chairman
- × Matt Morrison, Vice Chairman
- ✓ Alan Hallman
- × Cecilia Reme
- × J. Allen Poole
- ✓ James Newton
- ✓ John Stalvey
- ✓ Kayla Fortner
- ✓ Susan Bailey

3. **APPROVAL OF MINUTES:**

3.I. Approval of the January 13th meeting minutes.

MOTION: Mayor Hallman made a motion to approve all presented minutes, Board member Stalvey provided the seconded. **Motion carried 5-0**

4. **ELECTION OF OFFICERS:**

4.I. - Chairman

MOTION: Mayor Hallman made a motion to nominate Katrina Bradbury as Chairman, Board member Stalvey provided the seconded. **Motion carried 5-0.**

- Vice-Chairman

MOTION: Board member Stalvey made a motion to nomination until the end of the meeting, Mayor Hallman provided the seconded. **Motion carried 5-0.**

- Secretary/Treasurer

MOTION: Board member Bailey made a motion to nominate Sharee Steed as Secretary/Treasurer, Mayor Hallman provided the seconded. **Motion carried 5-0.**

5. **OLD BUSINESS:**

5.I. Discussion and Update on the Central Park Letter.

Chairman Bradbury updated the Board regarding the letter sent out to residents within the Central Park neighborhood. Chairman Bradbury stated that the letter was initially sent with the wrong deadline date, but the corrections were re-sent out. Chairman Bradbury noted that she was contacted by a resident that expressed interest and concern. Chairman Bradbury read into record the communication she received from the interested party. The letter summarized by Chairman Bradbury stated that the resident would like to make an offer of \$500.00 for the parcel. He expressed that his reasoning for the amount offered was due to removing diseased oak trees within the area. He stated that he would accumulate the fees to remove those trees, ranging to a maximum amount of \$2,500.00. Chairman Bradbury indicated to the Board that she advised the resident that a deadline was set for 30-days, allowing others to express interest and will revisit the information once the deadline has passed.

Board member Bailey inquired on if the steps land area was a part of the letter. Chairman Bradbury answered that steps were not include in the letter. Chairman Bradbury confirmed that Board member Stalvey would before Mayor and Council to discuss the transfer of the steps from the Hapeville Development Authority to the City. Mayor Hallman requested that the transfer of the steps discussion be placed on the February 15

AMENDA AGNEDA:

MOTION: Mayor Hallman made a motion to amend the agenda and to add to the Old Business agenda item 5.II.: Discussion on the retention pond location behind the Corner Tavern, Board member Stalvey provided a seconded. **Motion carried 5-0.**

5.II. Discussion on the retention pond location behind the Corner Tavern.

Board member Bailey asked Board member Fortner for her perspective on the Hapeville Underground Detention exhibit report; that was sent to board members for review in December. Board member Fortner stated that the exhibit form does not have the needed information listed to review it properly. Board member Bailey said that she spoke with the Community Service Director, Lee Sudduth and Mr. Sudduth stated that was the final report. Board member Fortner indicated that she would need to speak with the person(s) who put the work together to understand the report logistics better.

Mayor Hallman indicated that he would reach out to Mr. Sudduth about getting a cost estimate to see how much an underground retention would fully cost.

Board member Bailey expressed her reasoning for obtaining this information is because the development authority owns that property. It would be in the board's best interest to see if the cost is sufficient and, if so, could land be used for future development.

6. **NEW BUSINESS:** None

7. **FINANCIAL REPORT:** None

8. **ECONOMIC DEVELOPMENT UPDATE:**

Chairman Bradbury indicated to the board that the Wells house is a movable property but would need to be moved in sections. She stated that the potential location for the home is unknown as of right now. However, the board will see a quote for the cost of as relocation at the next meeting.

9. **PUBLIC COMMENTS:** None

MOTION: Board member Bailey made a motion to nominate James Newton as Vice-Chairman, Mayor Hallman provided the seconded. **Motion carried 5-0**

10. **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: Mayor Hallman made a motion to go into recess, Board member Stalvey provided a second. **Motion carried 5-0.**

Mayor Hallman made a motion to go into executive session at 7:06 PM. Board member Stalvey provided a second. **Motion carried 5-0.**

Mayor Hallman made a motion to reconvene into the Meeting at 7:20 PM, Board member Stalvey provided a second. **Motion carried 5-0.**

11. ADJOURN:

Board Member Stalvey made a motion to adjourn at 7:22PM, Mayor Hallman provided the seconded. **Motion carried 5-0.**

Respectfully submitted,

Katrina Bradbury, Chairman

Sharee Steed, City Clerk

From: cartrevathan@gmail.com
To: dbburt100@msn.com; [Tim Young](#)
Cc: ["Adam Shelton"](#)
Subject: Hapeville House relocation
Date: Friday, February 18, 2022 8:41:41 AM
Attachments: [HERCULES - JRLJ Enterprises LLC - Carl Trevathan Kentec Associates Historic Hapeville House Moving Bid Proposal.docx](#)

Tim, David:

As I have mentioned before, I wanted to get a cost from a house relocation company to physically move the house, before we did a deep dive in determining the extent of site prep at the Dearborn site, and other costs.

The price to do the physical relocation is \$386,556.

Much additional work not performed by the house mover will be necessary:

1. Deconstruct the roof of the house
2. Deconstruct the chimneys
3. Deconstruct the porch
4. Reconstruct these items at the new location.
5. Repair plaster and other interior demo to the house that was performed prior to house moving
6. Site prep at the Dearborn site, including reconfiguring the current storm retention facilities, prepare a building bad, design and construct a foundation for the house, and connect utilities.
7. DOT relocation of a power pole in front of the current house.

Before we continue with the cost feasibility study, I wanted to present this proposal to see if we are already out of the ball-park. I can see this effort exceeding \$600,000 or \$700,000 to complete all of the items.

Shall we continue with the cost feasibility study?

Carl Trevathan

Phone: 770-313-2254

HERCULES
JRLJ Enterprises LLC
John R. Landers Jr.
johnrlandersjr@aol.com
770-235-7999
BID PROPOSAL

Carl Trevathan
Kentec Associates
825 Bayshore Drive # 1006
Pensacola, FL 32507
CarlTrevathan@gmail.com
770-313-2254

A site visit was made on Wednesday, January 19, 2022.

Description of Project

The City of Hapeville wishes to save an old historic home that is on Central Avenue in Hapeville. The City of Hapeville wishes to relocate the house down the street. The house is a two-story wood frame house that is over a crawl space. It has been added onto in the back of the house on the main and second story level. It has a porch on the main level that crosses the front of the house and wraps around the right side of the structure. The City of Hapeville as a receiver lot that is approximately a quarter of a mile down the street. The City of Hapeville will prepare the receiver lot to accept the historical house. The City of Hapeville will build the new foundation and remodel the home.

Access

House Mover will need access to both the outside and the inside of the house.

Preparation of the House

The house will need to be prepared by removing the furnaces and duct work and the fireplaces. The side porch will need to be removed to narrow the house.

Second Story Prep and First Story Prep

The historical house is too large to move in one entire piece from its current location to the receiver lot. The Georgia DOT has height limits when a house is moved down the road on Georgia roads. The limit is 18 feet. That would include five feet of house moving equipment, including the dollies and the steel beams to move the structure and the height of the house. Because of these height limits and the width of the road the house would have to travel on, it will be necessary to cut the house into four pieces to move it from its current location to the receiver lot. The second floor would be cut into two pieces and lifted off the first floor, using a crane. The first floor would also need to be cut into two pieces for the move. The roof of the second story will need to be removed and disassembled for the move. It is recommended that the City of Hapeville use the same carpenter to deconstruct then reconstruct the roof of the house on the receiver lot. The plaster on the walls of the second story will have to be removed up to four feet high on the walls. House Mover will construct a temporary floor system in the second story to stabilize the second story structure for the lift and move. The temporary floor system will be approximately three feet off of the floor and constructed of 2x10

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lumber that will be screwed to each stud of the second floor walls. This is so that a steel beam moving platform can be constructed under the temporary floor. The second story will then lift each of the two halves and place them down onto two separate moving rigs. The moving rigs will be comprised of moving dollies and a yoke attached to a heavy duty pull truck. At this point, the two halves of the first story can be placed on two separate moving rigs.

Receiver Site Preparation

The receiver site will need to be prepared by other contractors, by leveling the site and having a licensed surveyor place four corner survey stakes on the site to place the house. The survey stakes have to be in place so that the house mover can place the two halves of the first story in the correct location on the property.

The Move

House Mover will transport the each of the two halves of the first story, from the origin location to the receiver site, in two separate moves. Using the four survey stakes on the receiver site, the House Mover will position each half of the first story onto the receiver site. House Mover will then build wooden crib towers under each half of the first floor. House Mover will place 20 ton hydraulic cylinders in the wooden crib towers and level the two halves of the first story. House Mover will do this using a Unified Jacking Machine. House Mover will put the two halves back together with steel plates. House Mover will detach the first floor pieces from the transport dollies and heavy duty pull truck. House Mover will hold the first floor one foot above the desired elevation. This is in order to have the foundation constructed under the first floor. House Mover will transport each of the two halves of the second story, from the origin location to the receiver site, in two separate moves. The second story will not be lifted onto the first story of the house until after the foundation has been constructed. Once the foundation has been constructed, and the House Mover has lowered down the first floor onto the foundation the second story pieces can be placed by crane onto the first floor.

The Foundation

The City of Hapeville can contract to have the footings and foundation constructed under the first floor of the house. The Contractors can drop plumb bobs down from the corners of the first floor to align the footings and foundation with the first story of the house.

Second Story Install

Once the footings and foundation have been constructed, the City of Hapeville can schedule with the House Mover to have the first story of the house lowered down onto the new foundation. Next, a crane will place the second story halves onto the first story of the house. House Mover will attach the two halves of the second story together with steel plates. At that time, the Carpenters can reconstruct the roof of the second story up on the house.

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Pricing

The above described scope of work can be performed for the sum of \$386, 556.00 dollars. House Mover will be paid in draws based on work performed.

If Owner is in agreement with this bid proposal sign and return to johnrlandersjr@aol.com to be placed on the work schedule and for the work to be performed.

Owner Signature

Date

Owner Printed Name

Best regards,
John R. Landers Jr.
HERCULES
JRLJ Enterprises LLC
johnrlandersjr@aol.com
770-235-7999