



**CITY OF HAMPTON
MAYOR AND CITY COUNCIL
REGULAR SESSION AGENDA
January 13, 2026,
6:30 p.m.
COUNCIL CHAMBER, CITY HALL
17 EAST MAIN STREET SOUTH, HAMPTON, GA 30228.**

1. Opening Ceremonies.

- A. Call to Order.
- B. Invocation by Ramon Thomas of Zion Baptist Church.
- C. Pledge of allegiance to the flag.

2. Appointments.

- A. Consideration and Action to accept the Resignation of L.F. Barnes, LLC as City Attorney.
- B. Consideration and Action on the appointment of Denmark Ashby Matricardi LLC, City Attorney for 2026.
- C. Consideration and Action on the appointment of City Clerk for 2026.
(Michelle Hood served as City Clerk from July 29, 2025, to December 2025).
- D. Consideration and Action on the appointment of Solicitor for 2026.
(Julie Kert with Yeargan & Kert LLC served as the Solicitor for 2025).
- E. Consideration and Action on the appointment of Associate Solicitor for 2026.
(LeRoya Chester with Chester Jennings Law Group LLC served as Solicitor for 2025).
- F. Consideration and Action to accept the resignation of Piper & Sandler as Financial Advisor.
- G. Consideration and Action on appointment of Mayor Pro Tem for 2026.
- H. Appointment of COH Ethics Committee Members.

Sec.2-307 a

The term of office of ethics committee members shall begin on the date of appointment and end at the end of the present term of the nominating member of the council. Should the nominating member of council be re-elected to a subsequent term, the ethics committee member must be reappointed but shall serve until he/she is reappointed or until a successor is appointed. Vacancies during a term on the ethics committee shall be filled by appointment for the unexpired term of the office by the city council member who experienced such vacancy. Members of the ethics committee cannot also serve on existing city committees or boards.

- i. Frank DeYounks- appointed by Councilmember White Williams
- ii. Henry Byrd- appointed by Councilmember Melissa Brooks
- iii. Dawn Greer- appointed by Councilmember Pam Duchesne
- iv. Brian Duchesne- appointed by Councilmember Errol Mitchell
- v. Catherine Daniels- appointed by Councilmember Sherry Chaney
- vi. Taylor Fluery-appointed by Councilmember Marty Meeks
- vii. ?? Mayor

3. Presentation and Approval of City Council Agenda

- A. Regular Session Meeting Agenda for January 13, 2026.

4. Presentation and Approval of City Council Minutes

- A. Regular Session Summary Meeting Minutes for December 9, 2025.

5. Acknowledgement of Guest (s) Proclamations and Plaques

- A. Mr. Tony Camell, Henry County Water Authority- Presentation

6. Public Comments**7. Youth Council Update****8. City Manager's Update****9. Unfinished Business**

- A. Consideration and Action to approve **Ordinance 2025-33** (Second Read); request to amend the Hampton Code of Ordinance Chapter 86 – Utilities, Article III – Sewage Disposal, Section 86-91 – Grease Management Program. This concerns the requirements for grease management for the City of Hampton.

Passed: 6-0 (Unanimous)

10. Consent Agenda

- A. Consideration and Action to Approve **Resolution 2026-04** Authorizing a Request for Proposals (RFP) for a Financial Advisor. The scope of services shall include, but not be limited to, advising the Mayor and City Council on long-term financial planning, budget development and analysis, debt management, bond issuance, capital improvement

planning, reserve and fund balance policies, cash flow analysis, and overall fiscal sustainability.

- B.** Consideration and action on approving the alcohol license renewal applications for the following businesses in the City of Hampton.

Family Dollar Store #25987	Leann's Gourmet Foods (Rutabaga's Market and Cafe)
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(All businesses shall have a current City of Hampton Business license, current state alcohol license, background check, annual fire inspection, and renewal fees paid prior to issuance of a city alcohol license)

11. New Business

- A.** Consideration and Action to approve **Resolution 2026-05** Authorizing a Request for Proposals (RFP) Water and Sewer Rate Study. A resolution to authorize the review and commissioning of a comprehensive rate study to evaluate all water and sewer base charges to ensure rates are equitable, financially sustainable, and aligned with operational costs, infrastructure needs, and industry best practices.
- B.** Consideration and Action on the adoption of **Ordinance 2026-01** (first read) Consideration and Action on the annexation by the 60% method for the application AX-25-09-08; property Owners Lower Woolsey Partners, LLC (Henry County Tax ID 003-01042002, +/- 112.98-acres), Board of Regents for the University of Georgia (Henry County Tax ID 004-01003001, +/- 18.25-acres, and 004-01003000, 27.14- acres).
- C.** Consideration and Action to approve **Resolution 2026-01** to submit an application for Transportation Improvement ("TIP") funding from Atlanta Regional Commission ("ARC") through the Livable Centers Initiative ("LCI") grant program. The requested funding is for construction of a pedestrian bridge that will connect sections of West King Road that were severed in conjunction with the construction of GA HWY 20. The proposed Resolution authorizes staff to complete the TIP grant application for FY2026.
- D.** Consideration and Action to approve **Resolution 2026-02** to submit an application for Transportation Improvement Program ("TIP") grant funding from the Atlanta Regional Commission (ARC) through Livable Centers Initiative (LCI) Program grant. The requested funding is for design and construction of East King Street Realignment project.
- E.** Consideration and Action to approve **Resolution 2026-03** authorizing the issuance of a Request for Proposals (RFP) for the selection of an independent forensic auditing firm to conduct a comprehensive forensic audit of the City of Hampton's operational and administrative processes, including but not limited to procurement policies, financial management, human resources policies and practices, purchasing and approval procedures, licensing and permitting processes, fee structures, property tax assessments, and water, sewer, and utility billing and revenue practices.
- F.** Council discussion to review and assess all previously approved and currently pending data center permits and applications within the City of Hampton. This discussion will include an examination of approval timelines, compliance with zoning and land-use regulations, infrastructure capacity impacts (including water, sewer, power, and public safety), and consistency with regional planning standards. The purpose of this discussion

is to ensure transparency, identify any outstanding conditions or compliance issues, and evaluate the cumulative impact of data center development on the City's long-term planning, financial sustainability, and quality of life.

- G. Council discussion regarding all current and anticipated annexation requests to the City of Hampton. This item will include a review of annexation procedures, service delivery obligations, fiscal and infrastructure impacts, and alignment with the City's comprehensive plan and growth strategy. The discussion is intended to evaluate whether annexation requests support orderly growth, protect the City's financial and operational capacity, and align with the long-term interests of residents and stakeholders.
- H. Council discussion to review past and present zoning requirements, rezonings, variances, special use permits, and related approvals granted by the City of Hampton. This discussion will focus on consistency with adopted zoning ordinances, the comprehensive plan, and established approval processes, as well as any deviations, precedents, or policy gaps that may exist. The purpose is to ensure zoning decisions have been applied fairly, lawfully, and consistently, and to identify potential areas for policy clarification, corrective action, or future amendments.
- I. Council discussion regarding the appointment of City Council members to serve as Council liaisons or representatives on the City of Hampton's boards, authorities, and committees. This item will include consideration of appointments necessary to ensure each body is properly staffed, supported, and aligned with the City Council's policy direction and governance responsibilities
- J. Council discussion regarding updates on the status of water from the City of Griffin and (or) Henry County Water Authority for Equinox Construction. How are they getting water? What are the future water plans for Equinox?

12. Positive Happenings

13. Executive Session for the purpose of legal, personnel, real estate, and/or Cyber Security.

14. Adjournment.

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at 770-946-4306 promptly on the Thursday before the meeting to allow the City to make reasonable accommodations for those needing assistance.



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2A

Resignation

Meeting Date:

January 13, 2026

Action Type:

☒ Action by City Council

☐ For informational/discussion purposes only

Presenter:

Alex Cohilis

Department Requesting Agenda Item

City Council

Exhibit Attachment s for Agenda Item:

- 1) Resignation Email
- 2)
- 3)
- 4)
- 5)
- 6)

Agenda Item:

Council Consideration and Approval to accept the Resignation of L.F. Barnes, LLC, as City Attorney.

Background/Summary:

Resignation as City Attorney for the City of Hampton effective January 13, 2026.

Financial Implications/Considerations

-Is project budgeted?	Y _____ N <u>n.a</u>
-Will project require the use of Fund Balance?	Y _____ N <u>n/a</u>
If yes, please state amount \$ _____.	
-Will the project require funds?	Y _____ N <u>n/a</u>
-Is project grant funded and will require a _____ % match	
and those funds are/are not budgeted.	Y _____ N <u>n/a</u>
-Is this request a Capital Project and part of Capital Project List?	Y _____ N <u>n/a</u>

Additional Comments/Recommendations

Dixie Brookins

From: L'Erin Wiggins <lerin@lfbarneslaw.com>
Sent: Wednesday, January 7, 2026 1:04 PM
To: Ann Tarpley
Cc: Pamela Duchesne; Marty Meeks; Melissa Brooks; Sherry Chaney; Errol Mitchell; Michelle Hood; James Turner; Alex Cohilas
Subject: Notice of Resignation

Follow Up Flag: Follow up
Flag Status: Flagged

Happy New Year Mayor and Council.

Please accept this notice of resignation as City Attorney for the City of Hampton, effective January 13, 2025, to prepare the necessary transition documents to provide to Denmark Ashby Matricardi. It has been a pleasure to serve since 2018. Thank you again and well wishes.



CONFIDENTIALITY NOTICE: This e-mail and any files transmitted with it are confidential and may contain information that is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to which this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please immediately notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.

IRS CIRCULAR 230 NOTICE: Internal Revenue Service regulations generally provide that, for the purpose of avoiding federal tax penalties, a taxpayer may rely only on formal written advice meeting specific requirements. Any tax advice in this message, or in any attachment to this message, does not meet those requirements. Accordingly, any such tax advice was not intended or written to be used, and it cannot be used, for the purpose of avoiding federal tax penalties that may be imposed on you or for the purpose of promoting, marketing or recommending to another party any tax-related matters.



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2B

Appointment

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

City Manager

Department Requesting Agenda Item

City Council

Exhibit Attachments s for Agenda Item:

- 1) BIO
- 2) Engagement Agreement
- 3) Oath
- 4)
- 5)
- 6)

Agenda Item:

Council Consideration and Approval on the appointment of Denmark Ashby Matricardi, LLC, as City Attorney.

Background/Summary:

Attached for the entire Council's review and consideration is the Engagement Agreement from Denmark Ashby Matricardi, LLC outlining the proposed terms of representation.

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations

ENGAGEMENT AGREEMENT

THIS ENGAGEMENT AGREEMENT ("Agreement") is entered into by and between DENMARK ASHBY MATRICARDI LLC (the "Firm" or the "City Attorney"), a Georgia limited liability company, and the CITY OF HAMPTON, a Georgia municipal corporation, hereinafter referred to as the "Client" or as the "City."

WHEREAS, the principals of the Firm are attorneys licensed to practice law in the State of Georgia;

WHEREAS, Client wishes to engage the services of the Firm to act as City Attorney and does hereby retain the Firm to perform such legal services pursuant to this Agreement.

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the parties hereto agree as follows:

1.

The Firm, as City Attorney, shall perform the following services, without limitation: (1) act as legal advisor to the city council, city manager, and department heads on all matters pertaining to their official duties and the operations of the City; (2) monitor and consult with any specialty or outside attorneys that may be engaged by the City; (3) draft all contracts, ordinances, leases, financial instruments, or other documents required by the City; and (4) render such other legal advice or other legal services as may be required under the city charter, state law, or as requested by the city council or city manager.

2.

The City Attorney shall prosecute or defend any and all civil suits or actions, at law or in equity, to which the City may be a party, or in which it may be interested, or which may be brought against or by an officer of the City, whether such suit is brought in the name of of the City or in the name or capacity of such person as an officer of the City. This Agreement recognizes the right of the City's insurance carriers to designate other legal counsel to represent the City in certain legal actions to which the City may be a party.

3.

It shall be the duty of the City Attorney to see to the full enforcement of all judgments or decrees rendered or entered in favor of the City and of all similar interlocutory orders.

4.

The City Attorney shall be the legal advisor for the City and shall render advice on all legal questions affecting the City whenever requested to do so by the city council or city manager. Upon request, the City Attorney shall reduce any such opinion to writing.

5.

It shall be the duty of the City Attorney to see to the completion of all special assessment and condemnation proceedings.

6.

It shall be the duty of the City Attorney to draft or supervise the drafting of any contract, lease, instrument, or other document to which the City may be a party, and upon the request of the city council or city manager, draft legislation covering any subject within the power of the City.

7.

In addition to any services required to be performed hereunder or by the City Charter, the City Attorney shall perform the following legal services after receiving the approval of the city council or the city manager:

- Attend regularly scheduled periods at city hall for the purpose of consultations and advice with the city council, city manager, and department heads;
- Prosecute criminal and quasi-criminal cases in the city's municipal court;
- Attend regular or called city council meetings; and
- Assist with or provide lobbying and legislative services upon request of the city council.

8.

For the General Legal Services provided hereunder, the City Attorney shall bill the City at the flat rate of **\$9,000.00** per month, without regard to the number of hours spent on City matters. The term General Legal Services is defined as the day-to-day legal services performed by the City Attorney, as outlined in Sections 1, 4, 6, 7, and 9 hereunder. General Legal services shall not include Major Litigation, which shall be billed hourly at the City Attorney's discounted rate of \$200.00 per hour. Major Litigation shall be invoiced separately from General Legal Services and shall consist of lawsuits or actions filed by or against the City in federal district court or in county superior court; *provided however* that the City Council must agree that a matter constitutes Major Litigation and must give advance authorization for the City Attorney to handle such matter at the hourly rate. The City Attorney shall submit a detailed invoice to the City on a monthly basis, which the City shall pay promptly upon receipt. Notwithstanding the forgoing, fees for public finance transactions (revenue bonds, tax abatements, *etc.*) shall be paid from the proceeds of each transaction in accordance with industry standards.

9.

Upon request of the City Council, the City Attorney shall represent all boards and commissions appointed by the City Council, as well as any development authorities existing or activated pursuant to state law.

10.

This Agreement shall become effective on **January 13, 2026** and shall remain in full force for a period of two years, unless terminated sooner by the parties hereto. Notice of any termination shall be in writing and shall be given not less than thirty (30) days prior to the effective date of such termination; *provided, however*, that the City Council may terminate this Agreement for convenience at any time without cause.

11.

Nothing in this Agreement and nothing in any conversation between the parties or otherwise, constitutes a representation, warranty, promise, or guarantee of the outcome of this engagement. The Firm makes no such representations, guarantees, warranties, or promises and cannot guarantee the outcome of this or any other engagement.

12.

Subject to certain exceptions, attorney-client communications are privileged and confidential. Without waiving this privilege or confidentiality, Client hereby authorizes the Firm, in its judgment and discretion for the best interests of the Client, to communicate concerning the engagement or the Client with other parties or professionals for the benefit of Client.

13.

This Agreement contains the entire agreement between the parties with respect to the subject matter hereof. Each party acknowledges that it has not relied on any representations or promises except as set forth herein. Any and all prior negotiations, discussions, agreements, or understandings, whether written or oral, are merged into and are superseded and displaced by this Agreement.

14.

This Agreement may be modified, supplemented, or amended only by a subsequent written document executed by the parties hereto.

15.

If any part or provision of this Agreement is ever held by a final order or judgment of a court or other forum of competent jurisdiction to be invalid or unenforceable, then that part or provision shall be stricken here from, and the remaining provisions of this Agreement shall remain in full force and effect.

16.

This Agreement is governed by the laws of the State of Georgia. The conduct of the Firm and the attorneys thereof is governed by the Rules of Professional Conduct promulgated by the State Bar of Georgia.

17

This Agreement may be executed in counterparts, and each counterpart shall have the same force and effect as an original and shall constitute an effective, binding agreement on the part of each of the undersigned Parties. This Agreement may be executed by electronic signature, and

such signatures shall be treated as a fully enforceable signature hereto upon receipt by facsimile or mail by the other party.

IN WITNESS WHEREOF, the parties hereunder have executed this Agreement under seal as of the day and year first above written.

CITY OF HAMPTON

By: _____
Name: _____
Title: _____
Date: _____

DENMARK ASHBY MATRICARDI LLC

By: _____
Winston A. Denmark,
Managing Partner

Date: _____

**OATH
FOR CITY ATTORNEY**

I, _____, having been duly appointed as the City Attorney for the City of Hampton, do solemnly swear that I will, to the best of my ability, preserve, protect, and defend the Constitution of the United States of America, and the laws of the State of Georgia, and the public interest, and that I will exercise my best judgment, and I will consider each matter before me from the viewpoint of the best interest of the City of Hampton as a whole, and to faithfully discharge the duties of the office of which I am about to enter, so help me God.

Sworn to as subscribed before me this 13th day of January, 2026

City Attorney

ATTEST:

Matthew McCord, Municipal Judge, City of Hampton



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2C

ReAppointment of Michelle Hood

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

City Manager

Exhibit Attachments s for Agenda Item:

- 1) Oath _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Reappointment of Michelle Hood as the City Clerk.

Background/Summary:

Michelle Hood has served as the City Clerk from July 29, 2025 through present. This is a request for her reappointment.

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations

**OATH
FOR CITY CLERK**

I, Michelle Hood, having been duly appointed as the City Clerk for the City of Hampton, do solemnly swear that I will, to the best of my ability, preserve, protect, and defend the Constitution of the United States of America and the laws of the State of Georgia, and the public interest, and that I will exercise my best judgment, and I will consider each matter before me from the viewpoint of the best interest of the City of Hampton as a whole, and to faithfully discharge the duties of the office of which I am about to enter, so help me God.

Sworn to as subscribed before me this 13th day of January, 2026

Michelle Hood, City Clerk

ATTEST:

City Attorney



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2D

Reappointment of Julie Kert

Meeting Date:

1/13/26

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

Municipal Court

Exhibit Attachments s for Agenda Item:

- 1) Bio _____
- 2) Resume _____
- 3) Oath _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Reappointment of Julie Kert as City Solicitor for Hampton Municipal Court.

Background/Summary:

Julie has served as Solicitor since 2024.

Financial Implications/Considerations

- | | |
|--|------------------|
| -Is project budgeted? | Y _____ NX _____ |
| -Will project require the use of Fund Balance? | Y _____ NX _____ |
| If yes, please state amount \$ _____. | |
| -Will the project require funds? | Y _____ NX _____ |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y _____ NX _____ |
| -Is this request a Capital Project and part of Capital Project List? | Y _____ NX _____ |

Additional Comments/Recommendations

**OATH OF OFFICE FOR THE
MUNICIPAL COURT SOLICITOR
CITY OF HAMPTON, GEORGIA**

I, Julie Kert, do solemnly swear that I will faithfully execute the office of Municipal Court Solicitor of the City of Hampton, and will to the best of my ability support and defend the Constitution of the United States, the Constitution of the State of Georgia and the Charter, Ordinances and Regulations of the City of Hampton. I am not the holder of any unaccounted-for public money due this state or any political subdivision or authority thereof. I am not the hold of any office of trust under the government of the United States, any other state or any foreign state which I, by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of Georgia.

I will truthfully, honestly and faithfully discharge the duties of my office. Furthermore, I will perform the duties of my office in the best interest of the City of Hampton to the best of my ability without fear, favor, affections, reward or expectation thereof, so help me God.

Julie Kert

Municipal Court Solicitor

Sworn to as subscribed before me this 13th day of January, 2026

Ann Tarpley, Mayor

City of Hampton

Solicitor
Julie Kert



Attorney Julie Kert

Julie Kert has been an attorney specializing in criminal law in metro Atlanta for 29 years. She started her career as a prosecutor in the City Court of Atlanta. While there she tried hundreds of DUI jury trials, thousands of bench trials, and authored dozens of successful appeals. Since then, she has become a partner at the private criminal defense firm of Yeargan and Kert as well as served as the Solicitor for the cities of Fayetteville, Stockbridge, Jonesboro and was most recently appointed in Hampton. Julie has been a speaker at numerous continuing legal education programs and was a certified instructor in DUI and trial skills at Georgia Public Safety Training Center. She lives in Hapeville, Georgia with her husband Eric Dunaway and their two daughters and nephew.

JULIE KERT

EXPERIENCE:

**Partner, Yeargan & Kert
Atlanta, Georgia**

July 2014- Present

- Represent defendants in criminal cases ranging from traffic offenses to felonies. Handle all aspects of litigation including negotiations, motions hearings, bench and jury trials, and appeals

**Solicitor, City of Stockbridge
Stockbridge, Georgia**

June 2019-Present

- Represent the city as a prosecutor for misdemeanor offenses and local ordinances. Conduct arraignments, pleas and bench trials.

**Solicitor, City of Fayetteville
Fayetteville, Georgia**

April 2011-Present

- Represent the city as a prosecutor for misdemeanor offenses and local ordinances. Conduct arraignments, pleas, bench trials and appeals.

**Partner, Kim & Kert
Atlanta, Georgia**

August 2005 – July 2014

- Represented defendants in criminal cases ranging from traffic offenses to felonies. Handle all aspects of litigation including negotiations, motions hearings, bench and jury trials, and appeals.

**Senior Assistant Solicitor, Office of Solicitor General
City Court of Atlanta**

February 1997 – August 2005

- Represented the State in jury trials, bench trials and motions hearings on misdemeanor criminal prosecutions. Lead attorney in over seventy- five jury trials.
- Prepared appellate briefs in fifteen cases before the Court of Appeals and Supreme Court of Georgia. Presented oral arguments in two cases before the Georgia Court of Appeals.
- Responsible for in-office attorney training. Taught multiple courses at Georgia Public Safety Training Center; certified as a Police Officer Standards and Training Council Guest Instructor with expertise in DUI
- Guest speaker at Continuing Legal Education courses for the following State Agencies: Prosecuting Attorneys' Council, State Bar Association of Georgia, Criminal Law Section, Solicitor's-General Association of Georgia, and Judicial Continuing Legal Education.

EDUCATION:

University of Virginia, Charlottesville, Virginia
Bachelor of Arts, American Government, May 1991

University of Florida, College of Law, Gainesville, Florida
Juris Doctor, December 1994

Honors & Activities: G.P.A. 3.33 (top 10%)

- Fellowship, Center for Governmental Responsibility
- Board Member, Journal of Law and Public Policy
- President, Association for Public Interest Law,
NAPIL 1993 Exemplary Public Service Project Award



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2E

Reappointment of LeRoy Chester

Meeting Date:

1/13/26

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

Municipal Court

Exhibit Attachments s for Agenda Item:

- 1) Bio _____
- 2) Resume _____
- 3) Oath _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Reappointment of LeRoy Chester as Assistant City Solicitor for Hampton Municipal Court.

Background/Summary:

LeRoy has served as Assistant Solicitor since 2024.

Financial Implications/Considerations

- | | |
|---|------------------|
| -Is project budgeted? | Y _____ NX _____ |
| -Will project require the use of Fund Balance? | Y _____ NX _____ |
| If yes, please state amount \$ _____. | |
| -Will the project require funds? | Y _____ NX _____ |
| -Is project grant funded and will require a _____ % match and those funds are/are not budgeted. | Y _____ NX _____ |
| -Is this request a Capital Project and part of Capital Project List? | Y _____ NX _____ |

Additional Comments/Recommendations

**OATH OF OFFICE FOR THE
MUNICIPAL COURT SOLICITOR
CITY OF HAMPTON, GEORGIA**

I, LeRoya Chester, do solemnly swear that I will faithfully execute the office of Municipal Court Solicitor of the City of Hampton, and will to the best of my ability support and defend the Constitution of the United States, the Constitution of the State of Georgia and the Charter, Ordinances and Regulations of the City of Hampton. I am not the holder of any unaccounted-for public money due this state or any political subdivision or authority thereof. I am not the hold of any office of trust under the government of the United States, any other state or any foreign state which I, by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of Georgia.

I will truthfully, honestly and faithfully discharge the duties of my office. Furthermore, I will perform the duties of my office in the best interest of the City of Hampton to the best of my ability without fear, favor, affections, reward or expectation thereof, so help me God.

LeRoya Chester

Municipal Court Solicitor

Sworn to as subscribed before me this 13th day of January, 2026

Ann Tarpley, Mayor

City of Hampton

Assistant Solicitor

LeRoy Chester Jennings



Attorney LeRoya Chester Jennings

Attorney LeRoya Chester Jennings is a native of Atlanta, Georgia. After graduating from Benjamin E. Mays High School, she attended the University of Georgia where she received a B.S. in Psychology. LeRoya then attended Wake Forest University School of Law. At Wake, she was recognized as being one of the top trial attorneys in her first-year class.

LeRoya is a trial attorney. She is a former prosecutor who has worked in various prosecuting agencies - the City of Atlanta, the Fulton County District Attorney's Office, the Coweta County Solicitor's Office, and the DeKalb County Solicitor's Office. In DeKalb County, LeRoya was Deputy Chief Solicitor General responsible for supervising the Domestic Violence Unit.

In 2010, LeRoya decided to fulfill her dreams of having her own law practice in her community. LeRoya has specialized training in defending, protecting, and advocating for her clients. She has traveled throughout the State of Georgia litigating cases and serving as lead counsel of more than 100 jury and bench trials.

However, LeRoya's work extends beyond the courtroom. She is dedicated to educating her peers and the public. She has served as a guest speaker at George State University, Westwood College, and several Fulton and DeKalb County schools. LeRoya has received local and national awards and recognition.

Attorney LeRoya Chester Jennings is a compassionate counselor, a seasoned litigator, and a successful negotiator.

LeRoy R. Chester Jennings

SUMMARY OF QUALIFICATIONS

- Bar Member in Good Standing; **Bar Number 141499.**
- Seasoned trial attorney with over 19 years of litigation experience.
- Supervise a support team in litigating and managing clients and cases.
- Experience with working with city, state and federal agencies.
- Extensive knowledge, experience and training in employment and criminal law.
- Committed to legal and judicial ethics, lawyer professionalism, and client protection.
- Strong leadership skills and extensive experience in community development.
- Experience with state and national bar associations and agencies.
- Extensive experience in assessing, anticipating, and navigating legal issues.
- Public speaker at various venues addressing criminal justice and community development.
- Results-oriented with a positive outlook and a clear focus on high quality, organization, and efficiency.

BAR AND COURT ADMISSIONS

Georgia, 2004.

Northern District of Georgia, 2004.

Middle District of Georgia, 2004.

United States Supreme Court, 2013.

PROFESSIONAL EXPERIENCE

Chester Jennings Law Group, LLC Atlanta, GA; *Managing Partner*, July 2020 - Present

- Defend individuals charged with criminal misdemeanors and felonies.
- Litigate cases of injured individuals involved in car accidents, motorcycle accidents or slip and falls.
- Analyze and organize discovery and evidence in preparation for trial.
- Draft pleadings, discovery, briefs, memoranda, and correspondences in preparation of litigation in criminal and civil matters.
- Conduct extensive legal research and investigations in civil and criminal matters.
- Manage staff, payroll, and improve internal workflows and systems to foster efficiency and collaboration and reduce risk.

Chester Jennings & Smith, LLC Atlanta, GA; *Managing Partner*, December 2011- September 2020

- Defended individuals charged with criminal misdemeanors and felonies.
- First chair of more than 250 bench and jury trials in multiple jurisdictions throughout Georgia.
- Litigated cases including motor vehicle collisions, vehicular homicides, and sexual assaults.
- Represented and defended individuals and small businesses in all phases of litigation throughout the State of Georgia.
- Represented Fulton County employees before the Personnel Board regarding issues of FMLA, ADA, ADEA, Rehabilitation Act and other labor law matters.
- Served as General Counsel to AFSCME Local 3 in resolving employment related disputes.
- Handled criminal and employment appeals in Superior Court and the Georgia Court of Appeals.
- Represented businesses in litigation involving non-compete agreements, drafted employee handbooks, policies, and regulations related to the employer-employee relationship.
- Counsel startup companies and local businesses in navigating issues of formation, zoning, payroll and hiring.

Fayetteville Solicitor, Fayetteville, GA; *Assistant City Solicitor (Ad Hoc/Contract Position)*, June 2018-Present

- Prosecute city ordinances, violations, and criminal misdemeanors.
- Confer with defense attorneys, law enforcement and witnesses to negotiate diversion or plea agreements.
- Serve as Lead Prosecutor on criminal bench trials.

Resume of LeRoy R. Chester Jennings

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Fulton County Government, Atlanta, GA; **Hearing Officer/Judge (Contract Position)**, May 15, 2019 – May 15, 2021

- Appointed by Fulton County Commissioners to serve as a Hearing Officer for Fulton County personnel matters.
- Quasi-Judicial role responsible for conducting hearings, making rulings, and drafting final decisions as to appeal hearings of classified employees of various agencies within Fulton County Government.
- Presided and ruled on multiple cases involving employer/employee appeals.

United States Postal Service, Tampa, FL; **Investigator (Contract Position)**, November 26, 2018 – August 1, 2021

- Investigated EEO complaints of discrimination for the United States Postal Service (USPS).
- Adhered to strict federal deadlines in gathering and organizing relevant testimonial and documentary evidence.
- Researched relevant USPS policies and federal anti-discrimination laws related to the employee's complaint.
- Drafted and Compiled Investigative Files with evidence and policies relevant to the employee's complaint.

DeKalb Solicitor's Office, Decatur, GA; **Deputy Chief & Community Liaison**, Aug. 2005- Oct. 2012

- Restructured the Domestic Violence Unit by drafting policies and procedures as to the daily operations of the unit.
- Supervised approximately 22 employees and provided instruction on handling domestic violence cases.
- Organized and facilitated training seminars to educate law enforcement and the public about domestic violence and court resources.
- First chair of over 100 jury trials in prosecuting individuals accused of a crime.
- Drafted appellate briefs and legal memoranda to the trial court and Court of Appeals.
- Engaged and organized community leaders and individuals to address ways to deter crime in numerous communities throughout DeKalb County.
- Instructor and Certification Award received from Georgia Public Safety Training Center (GPSTC)
- Recognized as Trial Attorney of the Year.

Coweta Solicitor-General's Office, Newnan, GA; **Assistant Solicitor General**, Dec. 2004-Aug.2005

- Co-authored appellate brief, **Hough v. State**, which was affirmed by the Georgia Supreme Court.
- Prosecuted individuals accused of an array of misdemeanor offenses including DUI and Domestic Violence matters.

Fulton District Attorney's Office, Atlanta, GA; **Legal Intern**, Aug. 2004- Dec. 2004

- Assisted prosecutors in felony trial preparation which included drafting closing arguments and researching relevant law.
- Organized and indexed discovery for the Cold Case Unit.

The Honorable Judge Thelma Wyatt Cummings Moore, Atlanta, GA; **Legal Clerk**, Summer 2002

- Drafted legal analysis on cases pending in Fulton County Superior Court.
- Drafted legal responses to Habeas Petitions.
- Researched and drafted memorandum on various criminal and civil matters.

EDUCATION

WAKE FOREST UNIVERSITY SCHOOL OF LAW, Winston-Salem, NC

Juris Doctor, May 2004

Honors:

- Finalist in the First Year Trial Bar Competition
- 2002 Essay Scholarship Recipient from the Black Law Students Association ("BLSA").
- 2003 Tulane Invitational Moot Court Competition finalist.

Activities:

- BLSA, 2004 BLSA Scholarship Banquet Chair.
- BLSA, 2002 BLSA Treasurer.
- Academic Success Tutor.

Resume of LeRoy R. Chester Jennings

Page | 3

- American Inns of Court, Justice Joseph Branch Chapter.
- American Bar Association, Member, Law Student Division.
- Guardian ad Litem for children's interest in custody disputes.

GEORGIA STATE UNIVERSITY COLLEGE OF LAW, Atlanta, GA **Visiting Student for the 2003-2004 Academic Year**

UNIVERSITY OF GEORGIA, Athens, GA **Bachelor of Science, May 2001**

Honors:

- Student Government Award Recipient.
- Dean's List.

Activities:

- Resident Assistant for Housing (1999-2001).
- Secretary of Student Government Association.
- Housing Code Enforcement Officer.

HONORS AND AWARDS

- University of Georgia 40 Under 40 Alumni Award
- Super Lawyers Rising Star Award
- The National Trial Lawyers Top 100 Award
- American Bar Association - Young Lawyers Division, Program of the Year
- State Bar of Georgia -Young Lawyers Division, Award of Achievement

PROFESSIONAL MEMBERSHIPS

- Chattahoochee Hills Charter School Board Member and Secretary (2014-2016)
- University of Georgia Board of Governors (2018-present)
- University of Georgia Mentor Program (2019-present)
- KIPP South Fulton Academy, Parent Association President (2017-2019)
- Georgia Association of Black Women Lawyers (GABWA), Political Actions Committee Member
- Georgia Association of Women Lawyers (GAWL), Leadership Academy (2014), Special Events Committee Member (2019-present)
- Georgia Trial Lawyers Association (GTLA)
- Fayette County Bar Association (2023)
- Georgia Commission on Family Violence, Fatality Review Board Member (2008-2011)



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2F

Resignation

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

City Council

Exhibit Attachment s for Agenda Item:

- 1) Resignation Email
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Council Consideration and Approval to accept the Resignation of Piper & Sandler as Financial Advisor for the City of Hampton.

Background/Summary:

Resignation as Financial Advisor.

Financial Implications/Considerations

- | | |
|--|-------------------|
| -Is project budgeted? | Y_____ N n/a_____ |
| -Will project require the use of Fund Balance? | Y_____ N n/a_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N n/a_____ |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y_____ N n/a_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N n/a_____ |

Additional Comments/Recommendations

Dixie Brookins

From: Wall, Ed <Edmund.Wall@psc.com>
Sent: Wednesday, January 7, 2026 1:21 PM
To: Ann Tarpley; Alex Cohilas
Subject: Financial Advisor for City of Hampton, Ga

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon. I have been made aware that a majority of Council wants a Special Called meeting to not reappoint me as the City's Financial Advisor.

Ya'll don't have to have a Special Called meeting unless you just want to. I will resign as the City's Financial Advisor effective today, 7 January 2026.

It has been a pleasure to work with the City since 2019 and I have loved helping ya'll accomplish so much.

If you need anything, please let me know.

Ed

Get [Outlook for iOS](#)

Piper Sandler employees are required to conduct all business-related communication through approved technology systems. This includes, but is not limited to, psc.com email addresses, Bloomberg messages, and corporate-issued device text messaging. Please do not use texting through an employee's personal phone numbers, personal email addresses, instant messaging apps, social media apps, or other third-party messaging applications for electronic communication with Piper Sandler employees.

Piper Sandler & Co. Since 1895. Member SIPC and NYSE.

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City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2G

Appointment

Meeting Date:

January 16, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

City Manager

Exhibit Attachment s for Agenda Item:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Consideration and Action on the appointment of a Mayor Pro Tempore.

Background/Summary:

Per the Charter Sec.2.33

During the absence or physical or mental disability of the mayor for any cause, the mayor pro tempore of the city council, or in such person's absence or disability for any reason, any one of the councilmembers chosen by a majority vote of the city council, shall be clothed with all the rights and privileges of the mayor and shall perform the duties of the office of the mayor so long as such absence or disability shall continue. Any such absence or disability shall be declared by majority vote of all councilmembers. The mayor pro tempore or selected councilmember shall retain the right to vote on all questions before the council while performing the duties of mayor. The mayor pro tempore or selected councilmember shall sign all contracts and ordinances in which the mayor has a disqualifying financial interest as provided in Section 2.14 of this charter.

Financial Implications/Considerations

- | | |
|--|----------------------|
| -Is project budgeted? | Y _____ N <u>n/a</u> |
| -Will project require the use of Fund Balance? | Y _____ N <u>n/a</u> |
| If yes, please state amount \$ _____ | |
| -Will the project require funds? | Y _____ N <u>n/a</u> |
| -Is project grant funded and will require a _____% match | |
| and those funds are/are not budgeted. | Y _____ N <u>n/a</u> |
| -Is this request a Capital Project and part of Capital Project List? | Y _____ N <u>n/a</u> |

Additional Comments/Recommendations



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 2H

Appointments

Meeting Date:

January 13, 2026

Action Type:

☒ Action by City Council

☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

City Council

Exhibit Attachments s for Agenda Item:

- 1) Bios
- 2) Sheet with appointees
- 3)
- 4)
- 5)
- 6)

Agenda Item:

Council Consideration and Approval on appointments of members to the City of Hampton Ethics Board.

Background/Summary:

This item will address the selection and confirmation of qualified individuals to serve on the Ethics Committee in accordance with the City Charter and applicable ordinances. The purpose of these appointments is to ensure the Ethics Committee is properly constituted and empowered to provide oversight, guidance, and review of ethical standards, complaints, and compliance matters involving elected officials, appointed officials, and City staff.

This appointment process is intended to promote transparency, accountability, and public trust in City governance, and to ensure that ethical issues are reviewed in an impartial, fair, and timely manner by individuals who are independent, credible, and free from conflicts of interest.

Financial Implications/Considerations

-Is project budgeted?	Y_____ N n/a_____
-Will project require the use of Fund Balance?	Y_____ N n/a_____
If yes, please state amount \$_____.	
-Will the project require funds?	Y_____ N n/a_____
-Is project grant funded and will require a _____% match	
and those funds are/are not budgeted.	Y_____ N n/a_____
-Is this request a Capital Project and part of Capital Project List?	Y_____ N n/a_____

Additional Comments/Recommendations

Ethics Board

Board Member	COMMISSION START	COMMISSION END	APPOINTED BY
Frank DeYounks	1/13/2026	12/31/2027	Kesha White Williams
Henry Byrd	1/13/2026	12/31/2029	Melissa Brooks
Dawn Greer	1/13/2026	12/31/2027	Pam Duchesne
Brian Duchesne	1/13/2026	12/31/2029	Errol Mitchell
Catherine Daniels	1/13/2026	12/31/2029	Sherry Chaney
Taylor Fleury	1/13/2026	12/31/2027	Marty Meeks
			Ann Tarpley

Frank Deyounks is a longtime resident of Hampton, Georgia, having proudly called the community home for more than 16 years. He is a committed member of Mt. Olive Baptist Church in Stockbridge, Georgia, a devoted husband, and the proud father of two adult children.

Professionally, Frank has built a career in highly regulated scientific fields, including HIV research and, currently, water quality laboratory testing, areas that demand exceptional accuracy, ethical rigor, and reliability. His professional experience reflects his personal commitment to integrity and upstanding character, grounded in a strong belief in honest communication, mutual respect, transparency, and accountability.

Frank maintains an active interest in community affairs and is dedicated to serving others with responsibility, fairness, and sound judgment, consistently striving to contribute positively to the community he proudly calls home.



BIOGRAPHY

Henry Byrd

Henry Byrd is a long-term resident of the City of Hampton, having lived at 105 Lake Hampton Dr., Hampton, GA for the past 30 years. He is a successful former business owner who operated Speedway Donuts in the City of Hampton for seven years, contributing to the local economy and community. Mr. Byrd's commitment to integrity, sound judgment, and public service was demonstrated through his 20 years of dedicated service on the Hampton City Council, making him well qualified to serve on the City of Hampton Ethics Board.

BIO

Dawn Greer
20 McDonough Street

Hampton is my hometown. I have attended city meetings throughout several administrations. My volunteer service for Hampton includes individual events over the years and almost twenty years on the Hampton Historic Preservation Commission. I continue to be present and participate because I care about what happens here. Hampton is a great place to live.

BIO

Brian Duchesne 136 Madisyn Dr Hampton

Brian has been a Hampton resident for 15 years. He retired from the Air Force after serving his country for 28 years. He's a business owner of Hampton's local flower shop, Hummingbird Flowers. He's previously served on the Ethics Committee and is vested in the community.

Catherine Daniels

BIO

Taylor Fleury is a 9 year resident of Hampton and currently serves as Pastor of Calvary Baptist Church on Oak St.

He is a graduate of Bob Jones University and former Chair of the Henry County Republican Party.

He and his wife, Jamie, have 5 children.

**CITY OF HAMPTON
MAYOR AND CITY COUNCIL
REGULAR SESSION DRAFT MINUTES
December 9, 2025,
6:30 p.m.
COUNCIL CHAMBER, CITY HALL
17 EAST MAIN STREET SOUTH, HAMPTON, GA 30228.**

<https://youtube.com/live/JaSBnZJOUuE?feature=share>

Present: Mayor Ann N. Tarpley; Councilmember Turner; Councilmembers: Pamela Duchesne, Marty Meeks, and Kesha White-Williams, Mayor Pro Tem Cleveland

Zoom: Councilmember Donnie A. Bryant,

Staff: City Manager, Alex S. Cohilas; City Clerk, Michelle Hood; Director of Community Development, Wanda Moore; Assistant Finance Director, Grace Buckley; Interim Director of Main Street/Economic Development Olivia McCornell; Director of Utilities Alton West; Assistant Public Works Director, Justin Conner; Planner II Tiffany Dobbins, IT Technician, Michelle Arthur; Executive Assistant, Dixie Brookins; Public Works Director, Louis King.

1. Opening Ceremonies.

A. Call to Order.

Mayor Tarpley called the meeting to order at 6:30 pm.

B. Invocation by Mayor Ann Tarpley

Mayor Ann Tarpley led the invocation.

C. Pledge of allegiance to the flag.

2. Presentation and Approval of City Council Agenda

A. Regular Session Meeting Agenda for December 9, 2025.

It was motioned to approve the agenda as published.

Motion by Councilmember Duchesne, seconded by Councilmember Cleveland
Passed: 6-0 (Unanimous)

3. Presentation and Approval of City Council Minutes

A. Regular Session Summary Meeting Minutes for November 10, 2025.

B. Public Hearing Meeting Minutes November 10, 2025.

C. Retreat Minutes from August 6,7,8, 2025.

Councilmember Duchesne motioned to approve the November 10th Regular Session and

Public Hearing Minutes, and the Retreat Minutes for August 6-8, 2025, seconded by Councilmember Cleveland.

Passed: 6-0 (Unanimous)

4. Acknowledgement of Guest (s) Proclamations and Plaques

A. Georgia Power contribution for the City of Hampton Rosenwald Park.

Mayor Tarpley presented Mr. Cruz from Georgia Power with a proclamation recognizing their contribution and commitment to the community and Rosenwald Park.

Mr. Cruz noted that Georgia Power is committed to serving and elevating communities. He noted they contributed \$20,000.00 to this project. He said they believe in it and stand behind it.

5. Public Comments

Ed Hendry inquired about being annexed out of the city because he does not pay for water and sewer there. He asked them to reconsider the resolution they have in place.

Dawn Greer requests an audit on the impact of data centers on electricity and water supplies, and long-term studies on their effects.

Melissa Brooks thanked the city for their support in the recent municipal election and emphasized the importance of respect, kindness, and sincerity.

Alaysa Walton from Peach State Community Involvement Agency expresses gratitude for the partnership with the City of Hampton and highlights the success of their annual Thanksgiving celebration. She noted that those who signed up for Toys for Tots will be notified on the 19th and can pick up on the 20th or 21st.

Sherry Chaney thanked the community for their support during the election. She went on to inquire about the data center. She wanted to know whether a DRI had been done. She asked when the revised plans would be done and when a meeting would be scheduled for the data centers.

6. Youth Council Update:

Savannah Thompson and JaCorian Carter noted they had the opportunity to complete community service hours in November and volunteered with Peach State Innovative Agency to distribute food to the community.

7. City Manager's Update

Captain Brownlee reports on the police department's activities, including 660 citizen contacts, no complaints, a response time of 3:38, and over 2100 hours of training for the year.

Mr. King Jr updates include 73 completed work orders, 594 miles of road swept, 36 citizen contacts, 270 feet of storm drain replacement, and the restoration of headstones at a local cemetery noting that a walkway will soon be installed.

99 **Mr. West** reports a total of 54 electric work orders, 2 power outages, and lift-station
100 cleanings. He noted there were 147 water orders, and seven leaks repaired

101 **Ms. Moore** reports 11 business licenses issued, 13 building permits, two zoning
102 applications, and 18 ongoing development projects.

103 **Ms. McCornell** provides an update on Main Street events, including the annual tree
104 lighting ceremony and upcoming holiday activities.

105 **City Manager Cohilas** noted that he has updates on a few projects. He said that he was able
106 to get Georgia Power to move some of its existing poles that were blocking the relocation
107 and creation of the roundabout. He noted that Atlanta Gas is under review with their civil
108 engineer and projected to be on site in January, so they can move their gas line out of conflict
109 with the new stormwater infrastructure to accommodate the roundabout. He noted the
110 contractor will start after the utility work is done. City Manager Cohilas said the contract
111 for the new contractor for McBride Park will be sent next week, and they are expected to
112 start mobilization in mid-January, with an anticipated completion in May. He said for the
113 people who live on Main Street in Commons, paving was supposed to start there, but the
114 project was pushed back due to weather, and the plant is shutting down by the end of the
115 week. He noted they will be informed once the new scheduled date is received.

116 **8. Unfinished Business**

- 117
118 **A.** Consideration and Action to approve the adoption of **Ordinance 2025-30** (2nd Read) for
119 the property owner (Manor Restorations, LLC.) request to rezone property consisting of
120 +/- 15.69-acres, Parcel No. 022-01004000 from City of Hampton C-2 (General
121 Commercial) to MR-1 (Townhouse and Cottage Court District).

122
123 Mayor Pro Tem Cleveland motioned to deny Ordinance 2025-30, seconded by
124 Councilmember Duchesne.

125
126 **Councilmember Meeks** noted that 10 conditions are being placed on the developer of this
127 project. He said it does not appear that all the listed amenities will fit. He also noted that it
128 looks like townhomes and the list of amenities is quite extensive.

129
130 **Ms. Moore** noted that the city would require any applicant to abide by the ordinance,
131 regardless of what is perceived visually. She said that if they are unable to install all the
132 amenities, they would have to come back before the Mayor and Council for a variance,
133 because it is not something staff would approve.

134
135 **Councilmember Meeks** said he also noticed the 9th condition is a traffic analysis report. He
136 noted that the section of the road where it comes off Georgia 20 is a sight issue and will be
137 busier now with those homes, but he is glad to see the R cut there. He asked if the gates at
138 Kobe Homes were going to be closed.

139
140 **Ms. Moore** noted that, in the event of an emergency, the Knox box by the fire department
141 would be activated. She noted that for traffic information, there is currently no left turn on
142 Locust Grove, no D cell lane, and no sight distance coming out of those areas. She stated
143 all this would be part of the traffic analysis.

144
145 **Councilmember Meeks** inquired about the 100-plus homes.

146
147 **Ms. Moore** noted that they are not indicating the required buffer discussed in the first read.
148 She said that they understand the buffer requirements will increase, and their layouts will
149 have to change to reflect them. She said they do not know whether they will be able to get
150 the same number of units, because they haven't evaluated those constraints alongside other
151 requirements and amenities.

152
153 **Councilmember Meeks** noted that was the point of his question, and there is a breaking
154 point, and if it goes below that, there is a different set of requirements.

155
156 **Councilmember Duchesne** said she thought the ordinance requires that any subdivision
157 with more than 75 homes have it.

158
159 **Ms. Moore** noted that 75 or more units would need either a median entrance with a divided
160 island (two lanes) or a secondary entrance. She said this development is shared, and only
161 showing one drive coming in. She said their fire, the second entrance for emergency, will
162 be through. She noted they could have a secondary entrance off Southampton, depending
163 on spacing and sight distance.

164
165 **Councilmember Duchesne** asked whether they had received a response on the unit's square
166 footage.

167
168 **Michelle Battle** stated the minimum would be 1,400 square feet for the townhomes, and
169 may be a little bigger for the 3-bedroom units. She noted that the property is zoned C2,
170 which does not align with the land use. She said she thinks it is best to have it appropriately
171 zoned in that location. She noted they will comply with the modifications and city
172 requirements that need to be made.

173
174 **Mayor Tarpley** asked if she agreed to comply with all the conditions.

175
176 **Michelle Battle** stated that they agree to all conditions.

177
178 There were no speakers for or against this. Catherine Daniels asked if she could make a
179 statement.

180
181 **Catherine Daniels** stated that there are so many inconsistencies, probably, maybe, ifs,
182 and's, perhaps, and whatever's on this whole thing. She said it seems better to get a more
183 confident plan for the Council to approve.

184
185 Yea: Councilmember White Williams, Councilmember Duchesne, Mayor Pro Tem
186 Cleveland

187 Nay: Councilmember Turner, Councilmember Meeks, Councilmember Bryant

188
189 Mayor Tarpley broke the tie by voting nay to deny.

190
191 **Failed Vote** (Nay:3 -Yea:3)

192
193 Councilmember Turner motioned to approve Ordinance number 2025-30, seconded by
194 Councilmember Meeks.
195

Yea: Councilmember Turner, Councilmember Meeks, Councilmember Bryant

Councilmember Turner asked once the building was complete, will there be space for the amenities that are required.

Michelle Battle noted that they have to comply with the code requirements. She noted they will continue to work with staff on this. She stated if they have to pull back on a couple of lots to comply that is what they will do.

Nay: Councilmember White Williams, Councilmember Duchesne, Mayor Pro Tem Cleveland

Passed Vote (Yea:3, Nay:3)

Mayor Tarpley broke the tie by voting yea to approve.

- B.** Consideration and Action to approve **Ordinance 2025-31**(2nd Read) to annex certain properties bearing Parcel Identification Nos. 039-01015003, 039-01015001, 039-01015006, and being +/- 60.16-acres into the city pursuant to the 100 percent method of O.C.G.A. § 36-36-21

Councilmember Meeks motioned to pass Ordinance 2025-31, seconded by Councilmember Turner.

Yea: Councilmember Meeks, Councilmember Bryant, Councilmember Turner

Councilmember White Williams asked if the three parcels would be behind the Motor Speedway.

Ms. Moore noted they would not. She noted it is 100 percent annexation for Wind Drive. She stated that it is the Henderson Home, located in Oakley, and listed on the National Registry of Historic Places.

Nay: Councilmember Duchesne, Councilmember White Williams, Mayor Pro Tem Cleveland

Passed Vote (Yea:3, Nay:3)

Mayor Tarpley broke the tie by voting yea to approve.

9. Consent Agenda

Councilmember Duchesne requested a discussion for item 10A.

Attorney Wiggins noted they could approve the consent agenda with b and c and have a discussion on item A.

Councilmember Duchesne motioned to approve the consent agenda with items 9b and 9c, seconded by Mayor Pro Tem Cleveland.

246 **Passed: 6-0 (Unanimous)**

- 247
- 248 A. Consideration and action to approve **Ordinance 2025-32** (2nd Read) to adopt budget
- 249 amendment for FY2025.

250

251 Councilmember Turner motioned to approve Ordinance 2025-32 to adopt the budget

252 amendment, seconded by Councilmember Meeks.

253

254 **Councilmember Duchesne** asked for clarification on the vehicles that will be purchased.

255

256 **Chief Turner** noted that three vehicles were purchased.

257

258 **City Manager Cohilas** said the information is on a spreadsheet in their books.

259

260 **Councilmember Duchesne** asked if they have already been approved and if they have

261 already been purchased.

262

263 **Chief Turner** stated they have been purchased.

264

265 **Councilmember Duchesne** said you already purchased it before we approved it.

266

267 **Mayor Tarpley** noted that this is what a budget amendment is.

268

269 **City Manager Cohilas** noted that this was discussed during the retreat, and there was a

270 discussion on about being able to lower taxes. He said the purchase was part of a multi-year

271 capital improvement plan that had been discussed and voted on before. He said they were

272 able to balance the budget and lower taxes with the extra money that came in, rather than

273 put it into next year's budget.

274

275 **Mayor Pro Tem Cleveland** asked what the amount was that the City Manager had to come

276 to the council to get approval for.

277

278 **City Manager Cohilas** noted there are two parts. This was already discussed and approved

279 as part of a plan. On the other hand, under the ordinance, the city manager can approve

280 purchases up to \$100,000.00. He noted it had been discussed in the retreat and the budget

281 discussion, and it was made clear that purchasing them out of the extra revenue that was

282 coming in fiscal year 25 allowed the budget to be balanced for 26.

283

284 **Mayor Pro Tem Cleveland** noted had they received the budget in advance they could have

285 done this without having to do an amendment. He said they should have waited till it was

286 approved before making the purchase.

287

288 **Councilmember White Williams** noted the problem is not the purchase, but that it did not

289 come back before council, and now they are coming back to ask for an amendment to the

290 budget.

291

292 Yea: Councilmember Meeks, Councilmember Bryant, Councilmember Turner

293 Nay: Councilmember Duchesne, Councilmember White Williams, Mayor Pro Tem

294 Cleveland

295

Passed Vote (Yea:3, Nay:3)

Mayor Tarpley broke the tie by voting yea to approve.

B. Consideration and action to approve **Resolution 2025-77** to adopt the Regular Session Meeting dates and City Holidays for 2026.

C. Consideration and action on approving the alcohol license renewal applications for the following businesses in the City of Hampton.

1000 Bear Creek Blvd, LLC	Yumi Japanese Steak House	Aaniya Gas and Food LLC
Yadav's Inc DBA Cheers	Reggae Vibes	Maha Meladi LLC
Circle K. Stores Inc	La Michoacana Mexican Restaurant	Fem & Dee, Inc DBA Hampton Grocery
Poppin Est, LLC DBA Poppin Pizza	MHA5 Enterprises DBA Southside Billiards	Tiera Mia Mexican Cuisine, DBA Via 14 Restaurant

(All businesses shall have a current City of Hampton Business license, current state alcohol license, background check, annual fire inspection, and renewal fees paid prior to issuance of a city alcohol license)

10. New Business

A. Consideration and Action to approve **Resolution 2025-74**, for the City Manager to negotiate an agreement with Elavon, and authorize the Mayor to sign the final contract terms with Elavon for credit card processing fees.

Mayor Pro Tem Cleveland motioned to deny Resolution 2025-74, seconded by Councilmember Duchesne.

Mayor Pro Tem Cleveland noted this was taken off the agenda last month and wanted to know what had changed.

Mayor Tarpley noted she had taken it off until she could receive information from the finance department regarding the savings, and she had received that information.

Mayor Pro Tem Cleveland asks for the bid tabulations for the bid out.

Mayor Ann Tarpley noted that it was not bided out. She noted they received information from four companies to provide this service, and because it falls under professional services, it did not have to be bid out but does require obtaining quotes.

Councilmember White Williams noted that they only received summaries and asked for the actual documents from each company. She noted they received more information from Cardinals than the others and wondered if there was other documentation.

City Manager Cohilas noted that information is in the booklet. He said there are a limited number of companies that could bid on it and interface with the Tyler Product system the city has. He noted that finance had made him aware of how much money the city is losing, as payments have jumped to almost 6 percent, while they only charge customers 3 percent. He discussed the different charges between the companies. City Manager Cohilas noted that finance recommended Elavon based on the savings.

341 **Councilmember Duchesne** asked whether Elavon had experience with government
342 contracts. She asked if they went back to the old people to ask if they would adjust things.

343
344 **City Manager Cohilas** noted they had the opportunity to bid on the project, and that is the
345 information they provided.

346
347 **Mayor Pro Tem Cleveland** asked what municipalities they serve now. He asked do they
348 serve municipalities, because he has only seen them in retail.

349
350 **City Manager Cohilas** noted he did not know right off the top, but they are very
351 experienced and have been in the business for a long time. He noted that credit card
352 transactions are not unique and that it does not matter who is doing the transactions. He said
353 the challenge is interfacing.

354
355 **Chief Turner** noted that the issue is not getting a credit card processor but getting one that
356 works with Tyler. He noted that the city uses INCODE, a Tyler product, for a range of
357 purposes. He said that Tyler has a proprietary system and needs someone who can build on
358 its back end. He noted they ran into problems, and people wanted the city to pay for a
359 \$50,000 software interface, which was not feasible.

360
361 **Ms. Buckley** noted that they are offering certain things, but has to do testing to make sure
362 they are getting one for one.

363
364 **Councilmember White Williams** said Shouldn't we wait until the testing is done to
365 approve this.

366
367 **Chief Turner** noted they will not go live with it or use customers. He said that they are still
368 working through the integration, and the recommendation was assuming that you can
369 connect to the Tyler Products. He stated that the City Attorney put language in there so that
370 it would cost the city nothing, and that they can cancel with no commitment. He said if it is
371 not perfect integration, they will not move forward.

372
373 **Councilmember White Williams** stated they are putting the cart before the horse. She said
374 they should be voting on testing to see if it works. She stated that since it is in test mode and
375 not going live, it can come back before the council to make a decision and noted they are
376 acting prematurely.

377
378 **Mayor Pro Tem Cleveland** asked if there were any fees.

379
380 **Chief Turner** noted it was not.

381
382 **City Manager Cohilas** noted that every day they wait, the city loses money. He said the
383 testing will be completed in 10 days. If it is not satisfactory, then it will be reported to the
384 mayor, and she will not sign the contract. He noted the Resolution authorizes the Mayor to
385 sign the contract pending successful integration and testing.

386
387 **Mayor Pro Tem Cleveland** noted that it states that the Mayor is to sign the final contract
388 for the credit processing fee.

389
390 **Councilmember White Williams** said she can see if it is to sign a testing agreement, but

that is not what this is.

City Manager Cohilas said they can change or modify it now by making a motion.

Mayor Pro Tem Cleveland said the contract needs to be changed, and it seems like they are rushing.

Mayor Tarpley noted that finance alerted them in September or October about the fee increase. She said the credit card company wanted the city to enter into a contract and then discuss having conversations about a reduction. She stated that the City Manager wanted to find a company so the city is not locked in or bullied by Global. Mayor Tarpley said customers are eating 3%, and the city is eating the other 3%. She thought the current rates being proposed were a win-win.

Councilmember White Williams noted she does not see it as a loss. She thinks it should come back on the January agenda. She noted she would like to do the testing first and go from there.

Chief Turner noted that he spoke with the City Attorney, and they can add an addendum so they can cancel at any time.

City Attorney Wiggins noted it does not read that way. Currently, the termination can be for breach, with notice and opportunity to cure, but it can also be for failure to appropriate. She said if you decided not to fund the contract in the next budget, you can let them know we're not funding it. Even if you didn't reach it, we're not continuing with the agreement. Additionally, at the end of every term, because you have to limit it to one-year terms, it can auto-renew, but it can't be a straight three years or straight five years. At the end of every term, you can give notice that we're not going to renew, or we don't want it to auto-renew for the next term. City Attorney Wiggins said that Elavon would need to agree to that because that is not what is here currently.

Councilmember Duchesne asked if they cancelled, where would that leave them?

Chief Turner said he thinks Global would take them back, but it maybe at a higher rate.

Yea: Councilmember White Williams, Councilmember Duchesne, Mayor Pro Tem Cleveland

Nay: Councilmember Turner, Councilmember Meeks, Councilmember Bryant

Failed Vote (Nay:3 -Yea:3)

Mayor Tarpley broke the tie by voting nay.

Councilmember Meeks motioned to approve Resolution 2025-74 agreement with Elavon, seconded by Councilmember Bryant.

Yea: Councilmember Meeks, Councilmember Bryant, Councilmember Turner

Nay: Councilmember Duchesne, Councilmember White Williams, Mayor Pro Tem Cleveland

441 **Passed Vote** (Nay:3 -Yea:3)

442
443 Mayor Tarpley broke the tie by voting yea to approve.

- 444
445 **B.** Determination of compliance in adherence with O.C.G.A. § 36-36-34 for Annexation by the
446 60% Method for application AX-25-09-08; property owners: Lower Woolsey Partners,
447 LLC. - Parcel (003-01042002) Board of Regents for the University of Georgia - Parcel(004-
448 01003000, 004-01003001) ; total +/- 158.37 acres.

449
450 Councilmember Duchesne motioned to deny the determination of compliance for
451 annexation for Lower Woosley Partners LLC and Board of Regents for the University of
452 Georgia, seconded by Mayor Pro Tem Cleveland

453
454 **Councilmember Meeks** clarifies that the vote is on whether the requirements for the 60%
455 method have been met, not on annexation itself. He noted as explained in our packet, the
456 objection that Henry County filed is not an objection that is a criteria to deny.

457
458 **Councilmember Duchesne** asked if these are the lots down on Lower Woosley. She asked if
459 this is the area where the third data center is being built, which we do not know about.

460
461 **Mayor Tarpley** said no.

462
463 **Ms. Moore** said this is not related to the actual annexation. She noted that the map on the
464 screen shows a property that was zoned DRI 2808 in Henry County in 2018, and that the
465 city later annexed the remaining property in 2022. She said they then annexed the adjacent
466 property, and that all this parcel was owned by a single property owner at the time. She said
467 that at this point, the parcels before you, as far as compliance or determination for the
468 application, are in the light pink area on the right side of the map; two of those parcels are
469 the UGA Regents parcels, and Southern Consultants owns the other.

470
471 **Councilmember Duchesne** raises concerns about water services for the new development,
472 noting Henry County Water's objection for anything new coming in.

473
474 **Ms. Moore** explains that Henry County Water Authority has existing water and sewer lines
475 that run down Fortson Road.

476
477 **Mrs. Sherry Chaney** asked if this was part of the airport master plan.

478
479 **Mayor Ann Tarpley** noted that it was not.

480
481 Yea: Councilmember White Williams, Councilmember Duchesne, Mayor Pro Tem
482 Cleveland

483 Nay: Councilmember Turner, Councilmember Meeks, Councilmember Bryant

484
485 Mayor Tarpley broke the tie by voting nay to deny.

486
487 **Vote** (Nay:3 -Yea:3)

488
489 Councilmember Meeks motion to approve the criteria of the 60 % method of annexation has
490 been met, seconded by Councilmember Turner.

Yea: Councilmember Turner, Councilmember Meeks, Councilmember Bryant
Nay: Councilmember White Williams, Councilmember Duchesne, Mayor Pro Tem
Cleveland

Vote (Yea:3, Nay:3)

Mayor Tarpley broke the tie by voting yea to approve.

- C. Consideration and Action to approve **Ordinance 2025-33** (First Read); request to amend the Hampton Code of Ordinance Chapter 86 – Utilities, Article III – Sewage Disposal, Section 86-91 – Grease Management Program. This concerns the requirements for grease management for the City of Hampton.

Councilmember Duchesne motioned to approve Ordinance 2025-33 to amend the Hampton Code of Ordinance Chapter 86 for the Grease Management Program, seconded by Councilmember Meeks.

Passed: 6-0 (Unanimous)

10. Positive Happenings

Mayor Pro Tem Cleveland thanks the community for their support during his four-year term and mentions his campaign promise to stream meetings, noting they are now being streamed. He stated that he believes the city is in good hands.

Councilmember Turner noted he hopes the skating rink will be a success.

Councilmember Meeks thanked Council Members Bryant, Cleveland, and Turner for their service and for their positive efforts for the City of Hampton.

Councilmember White Williams wished everyone a Merry Christmas. She stated that she hopes everyone is ready for 2026, as she is. She thanked Mr. Donnie, Cleveland, and Turner for serving with a heart, and expressed confidence in future decisions.

City Manager Cohilas noted that the Christmas Tree Lighting was a success, and the cooperation from downtown business owners for a Netflix series filming went well. He noted that the City of Hampton will be known not only nationally but also internationally.

Mayor Tarpley concurred with her colleagues and noted that she is happy about the upcoming year. She said that the positive happening in Hampton is.

12. Executive Session for the purpose of legal, personnel, real estate, and/or Cyber Security.

Mayor Pro Tem Cleveland motioned to enter into Executive Session at 7:57 pm, for the purpose of legal, personnel, real estate, and/or Cyber Security, seconded by Councilmember Duchesne.

Passed: 6-0 (Unanimous)

Several Councilmembers walked out of the executive session, and the meeting ended at 8:45 pm.

542

543

544 **13. Adjournment.**

545

546

547

Ann N. Tarpley, Mayor

548

549

550

551

Michelle Hood, City Clerk

552

553

554

555 ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or
556 who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at 770-946-4306 promptly on
557 the Thursday before the meeting to allow the City to make reasonable accommodations for those needing assistance.



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 5A

Provide updates

Meeting Date:

January 13, 2026

Action Type:

☐ Action by City Council

☒ For informational/discussion purposes only

Presenter:

Tony Carnell

Department Requesting Agenda Item

City Council

Exhibit Attachments s-for Agenda Item:

1) Presentation

2)

3)

4)

5)

6)

Agenda Item:

Data Center Ordinance presentation.

Background/Summary:

Henry County Water Authority adopted Ordinance 2025-02, the "Mega User Ordinance", establishing regulatory requirements for customers using 100,000 gallons of potable water per day or more within areas served by HCWA, with exemptions for human consumption and certain facilities. The ordinance responds to rising demand from large commercial and industrial users and is intended to support coordination with local governments to ensure long-term water resource sustainability.

Financial Implications/Considerations

-Is project budgeted?

Y _____ N^x _____

-Will project require the use of Fund Balance?

Y _____ N^x _____

If yes, please state amount \$ _____.

-Will the project require funds?

Y _____ N^x _____

-Is project grant funded and will require a _____ % match
and those funds are/are not budgeted.

Y _____ N^x _____

-Is this request a Capital Project and part of Capital Project List?

Y _____ N^x _____

Additional Comments/Recommendations

MEGA USER ORDINANCE



- HCWA Ord. 2025-02 adopted on December 11, 2025
- Pertains to any large water users of 100,000+ gpd
(not solely data centers)



DEVELOPMENT PROCESS

- HCWA's Role in the Rezoning Process:
 - Water/Sewer Availability Letter requested by Developer as part of rezoning application
 - HCWA determines availability using hydraulic modeling
 - HCWA issues letter to Developer for inclusion in application to County

BACKGROUND

- Aligns with HCWA's Vision to :
 - Ensure responsible planning for future water needs
 - Protect our water resources and encourage involvement of others to enhance environmental stewardship
- Centered around 30-Year CIP/Master Plan
- Focuses on water uses for manufacturing, cooling, humidity control, etc.
- Ensure that our finite water supply will be sustainable for years to come

HIGHLIGHTS

- Mega User: Consumer of potable water greater than or equal to 100,000 gpd
- Applies to unincorporated and incorporated areas of Henry County when using HCWA-supplied water
- Feasibility Study requirements
- Water Conservation Plan requirements

RATES & FEES



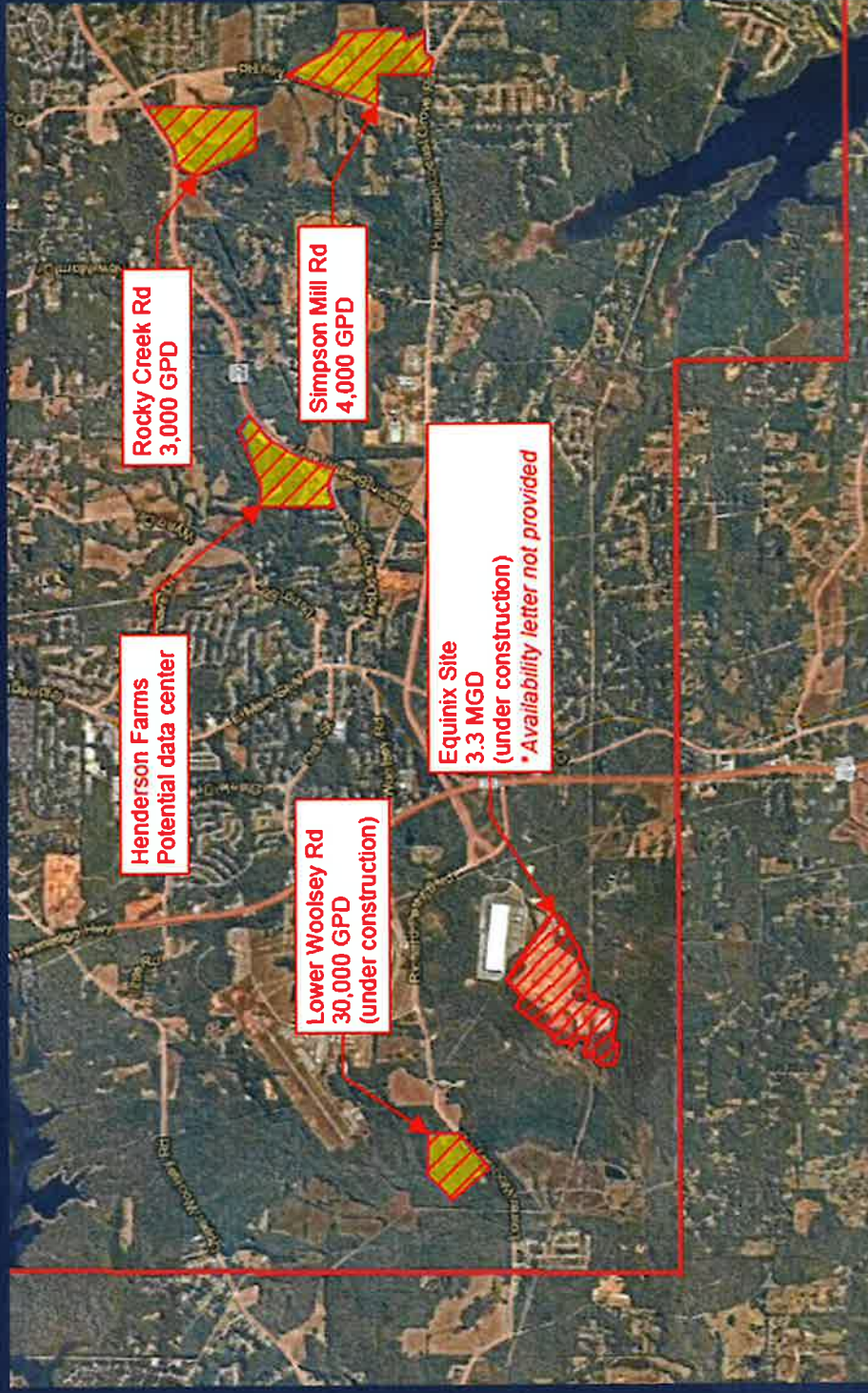
Multiplier of the commercial/industrial rate

Commercial/industrial impact fees OR cost of system improvements, whichever is greater

Minimum volume requirements



DATA CENTER INQUIRY MAP



TOP 6 INDIVIDUAL WATER CONSUMERS

#1: Piedmont Henry Hospital

#2: Ken's Foods, Inc.

#3: Assembly @ Eagles Landing Apartments

#4: Amber Chase Gardens Apartments

#5: Colton Creek Apartments

#6: United States Cold Storage

TECHNICAL GUIDANCE

METRO WATER DISTRICT ISSUES BRIEFING

December 2020

Preparing for Data Center Growth in Metro Atlanta A Guide for Local Governments

Metro Atlanta has become a leading national hub for data centers, particularly those built to power AI technology. This document serves as a guide for local government officials and other stakeholders to support effective, long-term decision making when evaluating data center proposals.



Photo: K. Kurland for HDR

What is a Data Center?



Data centers are secure facilities that often house large volumes of computer servers. These servers store, process and transmit data to power AI, cloud computing, e-commerce, and other uses. They must operate 24-7 and can put pressure on local resources if not properly planned.

Key Considerations

Water Resources: Data centers can use large amounts of water for cooling - a challenge in metro Atlanta, which relies on surface water and is prone to droughts. "Closed loop" cooling systems that circulate a coolant through servers use far less water than evaporative cooling and mitigate emergency water outage issues, but they require substantially more energy.



Economy & Jobs: Data centers generate tax revenues and offer opportunities for community reinvestment in areas such as affordable housing, public safety, parks and open space. The facilities produce a limited number of high skilled, high wage technical positions.



Community Impact: Data centers can be larger than a big box store, placing pressure on nearby homes and other development and could lead to loss of trees and green spaces. Facilities may require installation of high voltage power lines, and noise may be generated from backup generators and cooling systems during operation.



northgeorgiawater.org

How local governments should prepare for potential data center development

Plan Thoughtfully

- ✓ Give your community time to update codes and comprehensive plans as needed, with opportunities for public engagement
- ✓ Balance the benefits of data center investment with the realities of land use, infrastructure, and environmental impacts.

Establish Financial Priorities

- ✓ Create a financial plan that identifies your community's long-term priorities and builds resilience for future changes in revenue streams

Define Water and Energy Expectations

- ✓ Set clear expectations early for water availability, cooling needs, and reliability and ensure that cooling technologies match local water availability
- ✓ Understand your options and establish agreements that protect the community during droughts, outages, or emergencies

Other steps to consider

- Require buffers between data centers and adjacent properties
- Plan for fire and safety
- Consider lighting ordinance requirements
- Manage stormwater runoff to prevent flooding and protect water quality
- Consider noise ordinance requirements
- Consider requiring Tier IV generators that reduce emissions



CALL TO ACTION

DEVELOPERS - Engage with water utilities early in the process

UTILITIES - Consider requiring closed-loop cooling, update drought management plans, and communicate water delivery terms with developer

LOCAL LEADERS - Support policies for balanced, resilient growth that benefit your community in both the short and long term

Additional Data Center Information & Resources



<https://northgeorgiawater.org/developers-schools-businesses/prepare-your-water/data-centers-and-water-resources-in-our-region/>

Metroplac Northwest Georgia Water Planning District | 1229 Peachtree St. NE Suite 100 Atlanta, Georgia 30303 | northgeorgiawater.org



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 9A

ORD 2025-033 Text Amendment Chapter 86 – Utilities, Article III – Sewage Disposal, Section 86-91 Grease Management Program

Meeting Date:

January 13, 2025

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Tiffany Dobbins, MPA

Department Requesting Agenda Item

Community Development Department

Exhibit Attachments s for Agenda Item:

- 1) ORD 2025-033
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Item 9A: Consideration and Action to approve Ordinance 2025-33 (Second Read) (Passed 6-0 Unanimous); request to amend the Hampton Code of ordinance Chapter 86 – Utilities, Article III – Sewage Disposal, Section 86-91 – Grease Management Program. This concerns the requirements for grease managements for the City of Hampton.

Background/Summary:

Public Works has proposed updates to the grease management program section of the ordinance to clarify requirements, improve compliance, and protect the City's sanitary sewer system. These revisions provide clear standards for acceptable interceptor types, maintenance expectations, and enforcement procedures to ensure consistent application across all food-service establishments.

Financial Implications/Considerations

- | | |
|--|---------------------|
| -Is project budgeted? | Y _____ N n/a _____ |
| -Will project require the use of Fund Balance? | Y _____ N n/a _____ |
| If yes, please state amount \$ _____. | |
| -Will the project require funds? | Y _____ N n/a _____ |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y _____ N n/a _____ |
| -Is this request a Capital Project and part of Capital Project List? | Y _____ N n/a _____ |

Additional Comments/Recommendations

Staff recommends approval of the amendments, as they improve consistency, and long-term effectiveness of grease management practices. Minor typos were corrected from First Read.

ORDINANCE NO. **2025-33**

AN ORDINANCE TO AMEND PART II – CHAPTER 86 – UTILITIES. TO AMEND ARTICLE III. SEWAGE DISPOSAL. SEC. 86-91; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

THE COUNCIL OF THE CITY OF HAMPTON HEREBY ORDAINS:

Section 1. That Section PART II – CHAPTER 86 – UTILITIES. TO AMEND ARTICLE III. SEWAGE DISPOSAL. SEC. 86-91.

Section 2. That Section PART II – CHAPTER 86 – UTILITIES. TO AMEND ARTICLE III. SEWAGE DISPOSAL. SEC. 86-91 shall read:

ARTICLE III. SEWAGE DISPOSAL.¹

Sec. 86-91. Grease management program.

(2)(b) The objective of the Grease Management Program is to aid in preventing the introduction and accumulation of fats, oils, and greases into the City wastewater system which will or tend to cause or contribute to sanitary sewer blockages and obstructions. Food service establishments and other industrial or commercial establishments generating wastewater containing fats, oils or greases are subject to the Grease Management Program. The Program regulates such originators by requiring that grease interceptors and other approved strategies be installed, implemented, and maintained in accordance with the provisions hereof.

(a) Definitions:

"30% Rule". The "30% Rule" requires that the depth of both bottom solids and oil/grease in a trap shall not equal or be greater than 30% of the total operating depth of the trap. The operating depth of a trap is the internal depth from the inlet or outlet water elevation to the bottom of the trap.

Food Service Establishment. Food Service Establishment means and includes establishments for the preparation or serving of meals, lunches, short orders, sandwiches, frozen desserts, or other edible products. The term includes but is not limited to restaurants; coffee shops; cafeterias; short order cafes; luncheonettes; taverns; lunch rooms; places manufacturing, wholesaling, or retailing sandwiches, salads or other fast foods; soda fountains; institutions, both public and private; food carts; itinerant restaurants; industrial cafeterias; catering establishments; food vending machines and vehicles and operations connected therewith; and similar facilities by whatever name called.

¹Cross reference(s)—Water service generally, § 86-41 et seq.; water conservation, § 86-161 et seq.

Grease trap. Grease trap means a device in which the grease content of non- sanitary sewage is intercepted and congealed, and from which grease is removed for proper disposal. The terms "grease trap" and "grease interceptor" shall be interchangeable.

Director. Director Refers to the city public works director, or his or her designee, is responsible for the enforcement of the grease management program and for insuring that all equipment is in good working order and readily available. The public works director may allocate work to the city's maintenance workers, as necessary.

Hauler. Hauler refers to a registered commercial waste transporter in accordance with State of Georgia Environmental Protection Division Rules and Regulations for Water Quality Control 391-3-6-.24 Regulation of Commercial Waste Originators, Pumpers, Transporters, Processors and Disposal Facilities

Mechanical Grease Traps. Mechanical Grease Traps refer to a device that uses mechanical or electrical components (including pumps, motors, screens, heaters, or aeration/mixing systems) to separate and capture fats, oils, and grease (FOG) from wastewater prior to discharge into the sanitary sewer system.

Exterior Grease Interceptor. Exterior Grease Interceptor are large-capacity, gravity-based device installed outside the building and underground, designed to separate and retain fats, oils, grease, and food solids from commercial kitchen wastewater prior to discharge into the sanitary sewer system.

Solid Waste Interceptors. Solid Waste Interceptors are a plumbing device designed to capture and retain non-liquid debris, food particles, sediment, and other solid materials from wastewater before they discharge into a grease interceptor or enter the sanitary sewer system.

(b) Requirements

- (1) All grease traps and interceptors shall be emptied of all material, including solids and liquids, each time these are serviced. Partial pumping, including skimming, is strictly prohibited.
- (2) All grease traps and interceptors shall be serviced as specified. All grease traps and interceptors shall be serviced by a state licensed hauler, and a completed manifest shall be kept on site by the originator for every service event.
- (3) All grease waste shall be taken to a licensed and approved disposal facility for disposal and in no manner shall any grease trap or interceptor contents be discharged by a hauler to the City of Hampton collection system, either sewer or stormwater. Any violation may result in full prosecution under all applicable state and local laws and ordinances on the first offense. (Public or private rights-of-way, manholes, public property, storm sewers, lakes, creeks and streams *are not* disposal sites and discharge to any of these is a violation of the Federal Clean Water Act in addition to a violation of State and local law and ordinances.)

-
- (4) All transportation and disposal of fats, oil and grease shall be conducted by a registered commercial waste transporter in accordance with State of Georgia Environmental Protection Division Rules and Regulations for Water Quality Control 391-3-6-.24 Regulation of Commercial Waste Originators, Pumpers, Transporters, Processors and Disposal Facilities.
 - (5) All facilities installed by any originator pursuant to the Grease Management Program shall comply with applicable city ordinances, codes, and development regulations.

(c) Penalties:

- (1) Violations: Violating any provisions for a total of three (3) violations within 18 months shall be punishable by a fine for each successive violation not to exceed \$1,000.00. Additionally, any originator violating any provision of the Grease Management Program may be liable to pay restitution on the discretion of the court for:
 - a. The total cost incurred by the city to repair or replace facilities damaged as a result of the violation.
 - b. Any injury or damage to a person or property or loss of services resulting from the violation.

(d) Grease Trap Requirements. All food establishments discharging wastewater containing fats, oils and grease to the City Sewer System shall install, operate, and maintain at their own expense a sufficiently sized grease trap necessary to achieve and maintain compliance as indicated below. Installation and maintenance shall conform to the current City of Hampton Sanitary Sewer Standards.

- (1) Outdoor Grease Traps: New food establishments shall have a grease trap as outlined by this code section. A size variance may be issued in an extreme case but shall be verified and documented by inspection. The size shall be determined by the Director of Public Works or designee. All scullery sinks, mop sinks, floor drains, dishwashers, hub drains, and open receptacles shall drain into the outside grease trap.
 - (2) Outdoor Grease Trap Design: Outdoor grease trap design and installation shall conform to the standards in this ordinance. The trap shall be located for easy access for originator cleaning, pump-out, and official inspection. Dishwasher and food grinder wastewater should be discharged through a suitably sized solids interceptor prior to the emptying into the outdoor grease trap.
 - (3) Indoor Grease Traps: All indoor grease trap design and installation shall conform to the standards specified in this code section. All scullery sinks shall discharge into an indoor grease trap.
 - (4) Mechanically operated grease traps (Big Dipper, skimmers, etc.) may not be used by any originator tied to the city sewer system.
 - (5) It is prohibited to discharge the following materials into an indoor grease trap:
 - a. Wastewater with a temperature higher than 120 degrees Fahrenheit.
-

-
- b. Chemicals, acidic or caustic substances which emulsify or otherwise temporarily dissolve fats, oils, and grease to the extent that it later solidifies in the city's sewer lines, pump stations, or treatment plant.
 - c. Any discharge from a dishwasher without approval from the Director of Public Works or designee.

(e) Sampling Point: To allow for observation, sampling, and measurement of wastewater, a sampling point on the effluent discharge side of the grease trap, as required by the standards of this ordinance, shall be provided at originator's expense. The sampling point shall be maintained and kept safe and accessible to the City at all times.

(f) All originators tied to the City of Hampton collection system shall install a minimum 1500-gal exterior grease interceptor. Variances may be granted if the originator can show that they discharge a limited amount of FOG during all aspects of their operation. If a variance is granted, a minimum of a 100 lb. grease trap shall be installed along with an effluent test point that meets the testing requirements of the City of Hampton grease program. If at any time the originator exceeds the City of Hampton discharge limit, the originator may be required to upgrade to a minimum of a 1,500-gal outdoor interceptor at the originator's expense. The originator may also be subject to any fines or penalties associated with the illegal discharge at the discretion of the Director.

(g) Grease Trap Regulations - Existing Facility

(1) Upgrade: If a food establishment in existence prior to codification of this ordinance has no grease trap or, as documented by inspection, it is determined that the current grease trap is insufficient for the volume of food service waste being treated, the Director of Public Works or designee may require that the establishment upgrade to an adequately sized grease trap and sampling point as outlined in the above.

(2) Best Management Practices <BMP's>: In order to enhance the overall efficiency of the grease trap, food establishments should implement BMPs to reduce fats, oils, grease, and solids loading to their grease trap. Examples of BMP's are:

1. Scrape food from pots, pans, plates, and utensils into a garbage can.
2. Installation of a solid waste interceptor.
3. Pre-wash plates by spraying them off with cold water over a small mesh catch basin positioned over a drain. The catch basin should be cleaned into a garbage can as needed.
4. Pour all liquid grease and oil from pots and pans into a waste grease bucket stored at the pot-washing sink. Heavy solids buildup of oil and grease on pots and pans should be scraped off into the waste grease bucket.

(h) Grease Trap Maintenance

- (1) General: All grease traps shall be maintained by the owner so as to be in continuously efficient operation. Maintenance shall include the complete removal of all contents

by a properly licensed waste hauler. Top skimming, decanting or back flushing of the grease trap or its waste is prohibited. Further, the discharge of liquid, semi-solids, or solids into a grease trap from vehicles after servicing is prohibited. Vehicles capable of separating water from grease shall not discharge separated water into the grease trap or into the wastewater collection system. Cleaning and maintenance of all grease traps shall include removal of materials from the tank walls, baffles, cross pipes, inlets and outlets, both T's and the cover. Recyclable fats, oils, and greases shall not be discharged into the City Sewer System. Any violation in the removal of grease waste shall result in prosecution under state law. Maintenance shall be performed at the frequencies described:

- a. Outdoor Grease Interceptor: Maintenance shall be performed at intervals of not less than once every 90 days and as required by the "30% Rule". Any solids interceptor should be emptied and cleaned daily. Outdoor grease interceptors shall have a minimum of 1,500-gallon capacity.
 - b. Indoor Grease Trap: Maintenance shall be performed at intervals not less than once every 30 days. A variance is required to operate an indoor grease trap in place of a 1,500-gallon minimum outdoor interceptor. Indoor grease traps shall have a minimum of 100 lb. capacity. Any current originator tied to the City of Hampton system that currently operates an indoor grease trap, regardless of size, shall prove to the satisfaction of the Director that they are not discharging illegally or upgrade to a 1,500-gallon minimum outdoor grease interceptor. Originators may not operate indoor grease traps with a capacity less than 100 lbs. A solids interceptor tied to an indoor grease trap should be emptied and cleaned daily.
 - c. Pumping Variance: Variances may be granted if the originator can prove at their expense to the Director's satisfaction that the discharge from the originator's grease trap or interceptor is meeting the county's discharge limit up to 180 consecutive days for outdoor grease interceptors or 120 consecutive days for indoor grease traps.
- (2) Additives: It is specifically prohibited to use any additive, such as enzymes, chemicals, or bacteria as a substitute for grease trap maintenance. The direct addition of such additives to a grease trap is also prohibited.
 - (3) Waste Removal: The originator shall be responsible for the proper removal and legal disposal of the grease trap waste. All waste removed from each grease trap shall be tracked by an approved 3-part manifest and the contents shall be disposed of at a facility permitted to receive such waste. In no manner shall any grease trap content be discharged to the City of Hampton sewer or stormwater system.
 - (4) Manifest Transmittal: The originator shall maintain a legible copy of the completed 3-part manifest on site for each service event. Failure to provide all manifests for review by the City of Hampton grease inspectors shall result in a \$200.00 fine per violation at the discretion of the Director of Public Works or designee.

-
- (i) Record Keeping by Originator. It shall be a violation of this ordinance for an originator to allow the removal of their grease trap waste without documentation by an approved 3-part manifest. The originator shall be responsible for maintaining a copy of these manifests on site for a period of Three (3) years and subject to the city's review without prior notification. The manifest shall contain the following information:

Food Service Establishment
Facility Name, Address, and Telephone Number
Trap Type and Size
Date and Volume Removed from the Trap
Authorized Signature (verifying the grease trap was cleaned and in operable condition)

Service Company Information (Waste Hauler)
Pumper Name, Address, and Telephone Number
Pumper Permit Number
Date and Volume Removed from the Trap
Disposal Method
Authorized Signature of Pumper

Disposal Site
Facility Name, Address, and Telephone Number
Facility EPD Permit Number
Date and Volume Received
Authorized Signature Verifying Receipt of Waste

(j) Grease Trap Inspections by the City of Hampton

- (1) Inspection: Inspection of a grease trap shall be performed according to the "30% Rule" as defined herein.
- (2) Failed Inspection: If a grease trap fails the initial inspection, the inspector may notify the originator that the grease trap shall be cleaned out within Seven (7) calendar days. After 7 calendar days, the grease trap should be re-inspected.
- (3) Failed Re-Inspection: If at the first re-inspection, the grease trap is found to still be in non-compliance, a Notice of Violation (NOV) may be issued, and the originator may be told that the grease trap shall be cleaned immediately. After Three (3) working days (Monday through Friday, inclusive), the grease trap may be re-inspected.
- (4) Mechanical Grease Traps: Mechanically operated grease traps may not be used by any originator tied to the City of Hampton Sewer System.

(k) Notice of Violation (NOV) issued by the City of Hampton

- (1) Notice of Violation (NOV) issuance: Violation of any provision of the Grease Management Program ordinance, shall be provided in writing as a Notice of Violation

(NOV) to the originator. If satisfactory remedy has occurred within the time frame specified in the NOV, the requirement of a written explanation and plan of correction and prevention may be waived by the Director of Public Works or designee.

(2) Disregard of Notice of Violation (NOV): Should an originator receive a NOV from the city and fails to initiate and/or complete corrective action within the time frame specified by the city issued NOV, the Director of Public Works or designee shall pursue one or more of the following actions:

- a. Ensure that the grease trap is pumped and, as needed, place the additional service for payment on the originator's monthly sewer/water bill.
- b. Suspend water and sewer service to the establishment until the NOV is resolved.
- c. Coordinate with city code enforcement officer to abate violation in accordance with City of Hampton Code Chapter 54. Article IV. Abatement of Unsanitary Conditions, Health Hazards and Unfit Buildings on Private Property.
- d. Any combination of the stated enforcement actions a through c.

Section 3. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Hampton.

Section 4. This Ordinance shall take effect immediately upon its adoption. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Hampton, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

Section 5.

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent

allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this _____ day of _____, 2025.

CITY OF HAMPTON, GEORGIA

ANN N. TARPLEY, Mayor

ATTEST:

MICHELLE HOOD, City Clerk

APPROVED AS TO FORM:

City Attorney

First Reading: 12/09/2025

Second Reading/Adoption: 01/13/2025



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 10A

RFP Proposal

Meeting Date:

January 16, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas/Finance

Department Requesting Agenda Item

City Council

Exhibit Attachments s for Agenda Item:

- 1) Resolution 2026-04
- 2)
- 3)
- 4)
- 5)
- 6)

Agenda Item:

Consideration and Action to Approve Resolution 2026-24 Authorizing a Request for Proposals (RFP) for a Financial Advisor.

The scope of services shall include, but not be limited to, advising the Mayor and City Council on long-term financial planning, budget development and analysis, debt management, bond issuance, capital improvement planning, reserve and fund balance policies, cash flow analysis, and overall fiscal sustainability.

Background/Summary:

This resolution is intended to ensure the City receives independent, objective financial guidance to support informed decision-making, enhance financial transparency, strengthen internal financial controls, and safeguard the City's financial integrity as it evaluates current operations, future development impacts, infrastructure investments, and long-term obligations. The selected financial advisor shall act in the best interests of the City and the Council, free from conflicts of interest, and in compliance with all applicable state and local laws, policies, and procurement requirements.

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____ | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match | |
| and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations

STATE OF GEORGIA
COUNTY OF HENRY

RESOLUTION NO. 2026-04_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAMPTON, GEORGIA AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSAL (“RFP”) FOR THE PROCUREMENT OF A FINANCIAL SERVICES PROVIDER; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Hampton, Georgia (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the City has a fiduciary responsibility to ensure the sound financial management, transparency, and accountability of municipal operations and public funds; and

WHEREAS, in furtherance of that responsibility, the Mayor and Council have determined that it is in the best interest of the City to procure the services of a qualified, independent financial services provider to evaluate the City’s financial condition, practices, and internal controls, and to make recommendations for improvement, as appropriate; and

WHEREAS, the City is authorized under its Charter, applicable state law, and the City’s adopted purchasing and procurement policies to procure professional services through a competitive selection process, including the issuance of a Request for Proposals (“RFP”); and

WHEREAS, issuance of an RFP will promote fairness, transparency, and competition in the procurement process and will enable the City to select a financial services provider possessing the requisite expertise, experience, and qualifications to serve the City’s needs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAMPTON, GEORGIA, AS FOLLOWS:

Section 1. Authorization to Issue RFP. The City is hereby authorized to issue a Request for Proposal (RFP) for a qualified Financial Services Provider. The RFP shall be prepared by the Finance Department’s designated staff, with input, as needed, from the City’s Purchasing Department and the City Attorney.

Section 2. Scope. The RFP shall seek proposals from qualified financial services providers or individuals to provide independent and objective financial advisory services in support of the City’s financial operations for the period from _____ to December 31, 2026. The scope of services shall include, but not be limited to, advising the City on long-term financial planning, budget development and analysis, debt management, bond issuance, capital improvement planning, reserve and fund balance policies, cash flow analysis, and overall fiscal sustainability, including the evaluation and preservation of the City’s financial integrity as it relates to current operations, future development impacts, infrastructure investments, and long-term obligations.

Section 3. Timeline for Submission. The proper officers, directors, and employees of the City are hereby authorized to establish a timeline for the publishing of RFP to the public and the submission of proposals, ensuring adequate time for prospective financial services providers to submit their qualifications and proposals. The timeline may be subject to change due to unforeseen circumstances, but any adjustments will be made in compliance with applicable statutory or regulatory requirements to ensure the process remains transparent and fair.

Section 4. Evaluation of Proposal. All submitted proposals shall be evaluated based on criteria such as experience, qualifications, cost-effectiveness, and ability to meet the needs of the City's financial operations. A recommendation for the selection of a financial service provider will be brought to the City Council for approval following the evaluation process.

Section 5. Compliance with Laws. All procedures related to the issuance of the RFP, evaluation of proposals, and contract award shall comply with all applicable Georgia laws, federal laws and regulations, and the City's purchasing policies.

Section 6. General Authority. The proper officers, directors, agents, and employees of the City are hereby authorized, empowered, and directed to take all actions, including, but not limited to, publishing the RFP, execute all documents, and perform all other acts as may be necessary or appropriate implement and carry out the RFP process and to finalize a contract with the selected Financial Services Provider, subject to a separate resolution authorizing execution of said contract.

Section 7. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City.

Section 8. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

Section 9. Attestation. The Clerk is authorized to execute, attest to, and seal any documents necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 10. Effective Date. This Resolution shall become effective immediately upon adoption.

SO RESOLVED, this ____ day of _____, 2026.

CITY OF HAMPTON, GEORGIA

Ann Tarpley, *Mayor*

ATTEST:

(SEAL)
City Clerk

APPROVED AS TO FORM:

City Attorney

Item 10B. Consideration and action on approving the alcohol license renewal applications for the following businesses in the City of Hampton.

Family Dollar Store #25987	Leann’s Gourmet Foods (Rutabaga’s Market and Cafe)
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(All businesses shall have a current City of Hampton Business license, current state alcohol license, background check, annual fire inspection, and renewal fees paid prior to issuance of a city alcohol license)



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11A

RFP

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Alex Cohilas

Department Requesting Agenda Item

City Council

Exhibit Attachment s for Agenda Item:

- 1) Resolution 2026-05
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Consideration and Action to Approve Resolution 2026-05 Authorizing a Request for Proposals (RFP) Water and Sewer Rate Study.

Background/Summary:

A resolution to authorize the review and commissioning of a comprehensive rate study to evaluate all water and sewer base charges to ensure rates are equitable, financially sustainable, and aligned with operational costs, infrastructure needs, and industry best practices..

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match | |
| and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations

STATE OF GEORGIA
COUNTY OF HENRY

RESOLUTION NO. 2026-05

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAMPTON, GEORGIA AUTHORIZING THE REVIEW AND COMMISSIONING OF A COMPREHENSIVE WATER AND SEWER RATE STUDY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Hampton, Georgia (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the City is authorized by Art. IX, § III, ¶ III of the Constitution of the State of Georgia, O.C.G.A. § 36-35-5 and §. 1.12 of the Charter of the City to assess, collect fees, charges, and tolls for water, sewer, and other utility services within the City limits; and

WHEREAS, the Mayor and Council are authorized by §§ 86-4 and 86-134 of the City’s Code of Ordinances to set from time to time the schedule of water and sewer rates by resolution; and

WHEREAS, the City desires to ensure that all water and sewer rates are fair, equitable, financially sustainable, and aligned with accepted industry best practices to support the continued operation, maintenance, and improvement of the municipal utility systems; and

WHEREAS, changes in operational costs, infrastructure demands, regulatory requirements, growth patterns, and industry standards may necessitate periodic evaluation and adjustment of water and sewer base charges and rate structures; and

WHEREAS, the City has determined that it is in the City’s best interest to authorize the City Manager to procure the services of a professional provider to conduct a comprehensive water and sewer rate study; and

WHEREAS, such a study will evaluate existing water and sewer base charges and rate structures, analyze revenues and expenses, assess current and future infrastructure and capital needs, and provide recommendations to ensure the long-term financial health and operational effectiveness of the City’s utility systems; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAMPTON, GEORGIA, AS FOLLOWS:

Section 1. Approval. The City is hereby authorized to initiate, review, and commission a comprehensive water and sewer rate study.

Section 2. Implementation. The City Manager, and/or their designees, are authorized to engage a qualified professional firm to serve as the City’s water and sewer rate study consultant

in compliance with all applicable Georgia laws, federal laws and regulations, including those governing public contracts, and the City's purchasing policies. The results and recommendations of the rate study shall be presented to the Mayor and Council for review and consideration prior to the adoption of any changes to water and sewer rates by resolution in accordance with § 86-12 of the Ordinance of the City.

Section 3. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City.

Section 4. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

Section 5. Attestation. The Clerk is authorized to execute, attest to, and seal any documents necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

SO RESOLVED, this 13th day of January, 2026.

CITY OF HAMPTON, GEORGIA

Ann Tarpley, *Mayor*

ATTEST:

_____(SEAL)
City Clerk

APPROVED AS TO FORM:

City Attorney



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11B

Consideration and Action on the adoption of ordinance 2026-01 (first read) Consideration and Action on the annexation by the 60% method for the application AX-25-09-08

Meeting Date:

January 13, 2026

Action Type:

- ☐ Action by City Council
☒ For informational/discussion purposes only

Presenter:

Wanda D. Moore, PLA, Director

Department Requesting Agenda Item

Community Development

Exhibit Attachments s for Agenda Item:

- 1) Ordinance 2026-01 with Exhibit A and B
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Item 11B . Consideration and Action on the adoption of Ordinance 2026-01(First Read) on the annexation by the 60% method for the application AX-25-09-08; property owners Lower Woolsey Partners, LLC (Henry County Tax ID 003-01042002, +/- 112.98-acres), Board of Regents for the University of Georgia (Henry County Tax ID 004-01003001, +/- 18.25-acres, and 004-01003000, 27.14- acres)

Background/Summary:

This application was determined compliant in adherence with O.C.G.A. § 36-36-34 for Annexation by the 60% method December 9th, 2025. The City of Hampton Public Hearing scheduled January 13, 2026 at 6:00pm in accordance with O.C.G.A. § 36-36-36.

Financial Implications/Considerations

-Is project budgeted?	Y_____ Nx_____
-Will project require the use of Fund Balance?	Y_____ Nx_____
If yes, please state amount \$_____.	
-Will the project require funds?	Y_____ Nx_____
-Is project grant funded and will require a _____% match	
and those funds are/are not budgeted.	Y_____ Nx_____
-Is this request a Capital Project and part of Capital Project List?	Y_____ Nx_____

Additional Comments/Recommendations

N/A

Record and Return to:
Lueder, Larkin & Hunter, LLC
1325 Satellite Blvd NW
Building 200, Suite 207
Suwanee, GA 30024
File No.: HPT401959

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY
APN/Parcel ID: H07A01029000

THIS INDENTURE, made this ²⁰~~21~~^{usc} day of January, 2022, between

Kyle M. Colavita and Annie Colavita

as party or parties of the first part, hereinafter called Grantor, and

SFR Javelin Borrower L.P., a Delaware Limited Partnership

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 113 of the 3rd District, Henry County, Georgia, being Lot 29 of The Hamptons Subdivision, as per plat thereof recorded in Plat Book 40, Page 215, Henry County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR

Karen K. Bolvard
Unofficial Witness

Kyle M. Colavita (SEAL)

[Signature]
Notary Public
My Commission Expires: 6/24/2025
[Notary Seal]

Anne Colavita (SEAL)

Marty J Campbell
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 06/24/2025

**CITY OF HAMPTON
STATE OF GEORGIA**

CITY OF HAMPTON

ORDINANCE NO. 2026-01

AN ORDINANCE TO ANNEX CERTAIN PROPERTIES BEARING PARCEL IDENTIFICATION NOS. 003-01042002 (LOWER WOOLSEY PARTNERS, LLC), 004-01003001 AND 004-01003000 (BOARD OF REGENTS FOR THE UNIVERSITY OF GEORGIA), AND COMBINED BEING +/- 158.37 ACRES INTO THE CITY PURSUANT TO THE 60 PERCENT METHOD OF O.C.G.A. § 36-36-36; TO AMEND THE MAP OR MAPS OF HAMPTON AND ADJACENT TERRITORY TO SHOW THE PRESENT AND PROPOSED BOUNDARIES OF THE CITY; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HAMPTON, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Hampton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Hampton, Georgia desires to annex certain properties into the City pursuant to O.C.G.A. §36-36-30, the sixty percent method; and

WHEREAS, Georgia law permits municipalities to annex unincorporated areas which are contiguous to their existing corporate limits when annexation takes place upon the written and signed applications of all of the owners of all of the land to be annexed; and

WHEREAS, the City recently received an application for annexation (the "Annexation Application"), a copy of which is attached hereto as **Exhibit "A"** and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

WHEREAS, the City has carefully reviewed service delivery plans contained in the report pursuant to O.C.G.A. § 36-36-35 attached as **Exhibit "B"** which is attached to and incorporated as part of this ordinance; and

WHEREAS, because a preliminary investigation reveals that the Annexation Application was signed by sixty percent of the landowners and accompanied by a complete description of the property to be annexed (collectively, the "Property"), that the Property is contiguous to the municipal boundary of the City, that the Property is within the County, and that annexation will not create an unincorporated "island" as contemplated by O.C.G.A. § 36-36-30, et seq. (the "Act"), the Annexation Application and the requested annexation apparently satisfies the requirements of COH ORD. 2026-01

the Act; and

WHEREAS, the Applicant shall retain the City zoning classifications of RA (Residential-Agricultural) and M-1 (Light Industrial) which encompasses the same County zoning ordinance RA (Residential-Agricultural) and M-1 (Light Industrial) for the Property; and

WHEREAS, the Mayor and City Council notified the governing body of Henry County of acceptance of the Annexation Application, and its intention to adopt an ordinance ("Annexation Ordinance") expressly authorizing the proposed annexation in order to fully and finally annex the Property into the municipal boundaries of the City; and

WHEREAS, the health, safety, and welfare of the citizens of Hampton, Georgia will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAMPTON, GEORGIA, and by the authority thereof:

Section 1. The Property described in "Exhibit A - Annexation Application" attached hereto and incorporated herein by reference is hereby annexed into the City of Hampton, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-30 *et seq.* and 36-36-40, *et seq.*

Section 2. The Property described on "Exhibit A - Annexation Application", a copy of which is attached hereto and incorporated herein by reference is hereby annexed into the City limits and is to be noted on the map or maps of Hampton, updated on the U.S. Census Bureau maps during the next boundary and annexation survey, and amended on the City of Hampton Official Zoning Map as soon as reasonably possible following adoption of this Ordinance by the Mayor and Council along with an editorial note on the City of Hampton Official Zoning Map specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the annexation is indicated on the City of Hampton Official Zoning Map, this Ordinance shall govern over the City of Hampton Official Zoning Map to the extent of any discrepancy between this Ordinance and the City of Hampton Official Zoning Map.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby

incorporated by reference as if fully set out herein.

Section 4.

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

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

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

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Hampton at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this _____ day of _____, 2026.

CITY OF HAMPTON, GEORGIA

ANN N. TARPLEY, Mayor

ATTEST:

MICHELLE HOOD, City Clerk

APPROVED AS TO FORM:

City Attorney

First Reading: January 13th, 2026

Second Reading/
Adoption: _____

RECEIVED
SEP 08 P.M.

EXHIBIT A



EST. 1872

*More 3:50 pm
9/8/25*
City of Hampton

Application for Annexation

Pursuant to O.C.G.A Title 36, Chapter 36 (§ 36-36-1 et seq.)

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4356
www.hamptonga.gov

MAYOR
ANN N. TARPLEY

MAYOR PRO-TEM
MARTY MEEKS

CITY COUNCIL
SHEILA BARLOW
HENRY BYRD
DEVLIN CLEVELAND
MARY ANN MITCHAM
WILLIE TURNER

CITY MANAGER
ALEX S. COHILAS

TYPE OF ANNEXATION (Fill one)

60% Method:

Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

100% Method:

Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: Lower Woolsey Road Parcel #003-01042002

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry

County Zoning Classification: M1 Light Industrial

Present Land Use: _____

Requested Zoning Classification: Same or Equivalent

PROPERTY OWNER

Name: Lower Woolsey Partners, LLC

Mailing Address: _____

Phone: _____ Email: _____

Signature: Jeff R. Grant Date: 9-8-2025

*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/land owner's information on a separate sheet.

APPLICANT

Name: Jeff R. Grant

Mailing Address: _____

Phone: _____ Email: _____

Signature: Jeff R. Grant Date: 9-8-2025

OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Type text here

Signature: Wanda [Signature] Date: 9/8/25

OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Lower Woolsey Partners, LLC

Property Address: [REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

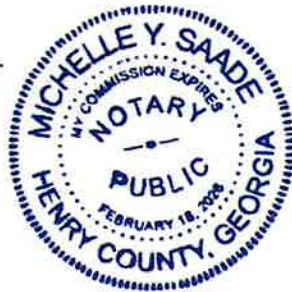
Signature: [Signature]

Date: 9-8-2025

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

[Signature]
Notary Public

9-8-2025
Date

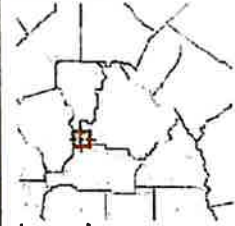




Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	003-01042002	Class	Exmpt	Owner	THE UNIVERSITY OF GEORGIA	Land	\$1,505,600					
		Acreage	112.98	Address	FOUNDATION	Value:						
Property Address	1 PRESS PLACE SUITE 101					Building	\$0	Last 2 Sales				
District	ATHENS, GA 30601					Value:		Date	Price	Reason	Qual	
	Henry County						Misc	\$0	12/20/2018	\$0	V	U
							Value:		12/13/2018	\$0	V	U
							Total	\$1,505,600				
							Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 7/8/2025

Last Data Uploaded: 7/8/2025 2:05:26 AM

Developed by  SCHNEIDER
GEOSPATIAL

Henry County, GA

Summary

Parcel ID 003-01042002
 Location Address
 Millage Group Henry County (District 01)
 Property Usage Exempt
 Total Acres 112.98
 Landlot / District NA
 Subdivision
 Lot / Block
 Plat Book / Page

Owners

THE UNIVERSITY OF GEORGIA FOUNDATION
 1 PRESS PLACE SUITE 101
 ATHENS GA 30601

Valuation (Current)

	2025
Previous Value	\$1,499,800
Land Value	\$1,305,600
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$1,505,600

Exemptions

Exemptions for Year	2025
Exemptions	NONE

Valuation (Historical)

	2024	2023	2022	2021	2020
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0	\$0	\$0
+ Land Value	\$1,499,800	\$1,318,300	\$1,318,300	\$994,200	\$943,200
= Total Assessment	\$1,499,800	\$1,318,300	\$1,318,300	\$994,200	\$943,200

Exemptions:

Land Information

Land Use	Number of Units	Unit Type
Flood Plain	32	Acres
Transition	80.98	Acres

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Type	Grantor
12/20/2018	16231 209	\$0	LWD	V	LOWER WOOLSEY HENRY 112 LLC
12/13/2018	16216 246	\$0	LWD	V	LOWER WOOLSEY HENRY 780 LLC

The Property Address option is unavailable for Henry County

100 Feet

☒ Owner ☐ Property

- ☒ Show All Owners
- ☐ Show Parcel ID on Label

0

ADDRESS LABELS (5100)

2020-05-15

[illegible]

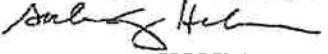
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Log: Date: 07/07/2014, 10:00 AM, 10:00 AM



BK: 19423 PG: 315-320
Filed and Recorded
05-21-2025 04:32 PM
DOC# D2025-012557


SABRIYA HILL
CLERK OF SUPERIOR COURT
Henry COUNTY
Real Estate Transfer Tax
Paid : \$ 4520.00
PT-61 075-2025-003528

THIS INSTRUMENT PREPARED BY:
AND RETURN TO:

Alston & Bird LLP
1201 West Peachtree Street NE
Atlanta, Georgia 30309-3424
Attention: Colony Canady, Esq.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

Tax Parcel LD. No: 003-01042002

THIS LIMITED WARRANTY DEED is made effective as of the 15 day of May, 2025, whereby the UNIVERSITY OF GEORGIA FOUNDATION, a nonprofit corporation organized under the laws of the State of Georgia ("Grantor"), whose post office address is 1 Press Place Suite 101, Athens, Georgia 30601, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these present does hereby grant, sell and convey unto LOWER WOOLSEY PARTNERS, LLC, a Delaware limited liability company ("Grantee"), whose post office address is c/o Incyte Capital, LLC, 3812 Jocelyn Street, NW, Washington, DC 20015, all that certain land located in Henry County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set forth in Exhibit "B," attached hereto and incorporated herein by reference (the "Permitted Exceptions") but reference to same shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor

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hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

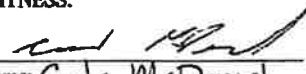
(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

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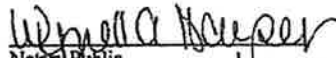
IN WITNESS WHEREOF, Grantor has signed this deed, under seal, as of the date stated above.

WITNESS:


Name: Cole McDaniel

UNIVERSITY OF GEORGIA FOUNDATION, a
nonprofit corporation organized under the laws of the
State of Georgia

By: 
Name: Elizabeth A. Prince
Title: Chief Financial Officer


Notary Public
My commission expires: 11/4/25
[SEAL]

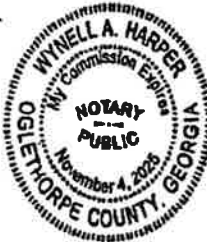


EXHIBIT A
PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 13 AND 16 OF THE 3RD DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORTSON ROAD (60 FOOT RIGHT-OF-WAY) A DISTANCE OF 48.33 FEET NORTH, AS MEASURED ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LOWER WOOLSEY ROAD (60 FOOT RIGHT-OF-WAY).

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 154.14 FEET TO A POINT;

THENCE NORTHERLY, AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, A DISTANCE OF 258.14 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5,762.50 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 03 MINUTES 00 SECONDS EAST AND A LENGTH OF 258.12 FEET) TO A POINT;

THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 177.67 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 304.53 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5,689.58 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 18 MINUTES 00 SECONDS EAST AND A LENGTH OF 304.49 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 02 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.04 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 295.74 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,904.82 FEET AND A CHORD WITH A BEARING OF NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST AND A LENGTH OF 295.61 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 176.49 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, 281.35 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5,689.51 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 35 MINUTES 00 SECONDS WEST AND A LENGTH OF 281.32 FEET) TO A POINT,

LEGAL02/46010557v3

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 187.00 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF PROPERTY NOW OR FORMERLY OWNED BY THE BOARD OF REGENTS FOR THE UNIVERSITY SYSTEM OF GEORGIA;

THENCE ALONG THE SOUTHERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 86 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 1,454.54 FEET TO A 1/4 INCH CRIMP TOP PIPE;

THENCE ALONG THE EASTERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 18 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 927.21 FEET TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 737.66 FEET TO A POINT;

THENCE, LEAVING SAID BOARD OF REGENTS' PROPERTY, SOUTH 40 DEGREES 46 MINUTES 29 SECONDS EAST A DISTANCE OF 1,695.91 FEET TO A POINT ON THE WEST LINE OF A 125 FOOT WIDE ELECTRICAL TRANSMISSION LINE EASEMENT;

THENCE ALONG THE WEST LINE OF SAID EASEMENT, SOUTH 02 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 764.19 FEET TO A POINT;

THENCE, LEAVING SAID EASEMENT, SOUTH 39 DEGREES 40 MINUTES 29 SECONDS WEST A DISTANCE OF 972.57 FEET TO A POINT;

THENCE SOUTH 13 DEGREES 12 MINUTES 38 SECONDS WEST A DISTANCE OF 396.85 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 743.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOWER WOOLSEY ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOWER WOOLSEY ROAD, SOUTH 89 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 435.48 FEET TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF SAID LOWER WOOLSEY ROAD SOUTH 00 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 6.88 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOWER WOOLSEY ROAD, SOUTH 89 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 681.35 FEET TO A POINT;

THENCE NORTH 82 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 383.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORTSON ROAD AND THE POINT OF BEGINNING;

SAID TRACT OR PARCEL HAVING AN AREA OF 112.98 ACRES (4,921,480 SQUARE FEET).

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Easement from E.M. Fortson to Georgia Power Company, dated June 5, 1950, filed of record June 17, 1950, as recorded in Deed Book 42, Page 585, Henry County, Georgia records.
3. Right of Way Deed from E.M. Fortson, William B. Oakes, et al to Henry County, a political subdivision of the State of Georgia, undated, filed of record October 24, 1967, as recorded in Deed Book 97, Page 403 and Deed Book 97, Page 404, Henry County, Georgia records.
4. Easement for Right-of-Way from William B. Orkin to Georgia Power Company, a corporation, dated February 18, 1980, filed of record March 24, 1980, as recorded in Deed Book 411, Page 165, Henry County, Georgia records.
5. Easement for Right-of-Way from William B. Orkin to Georgia Power Company, a corporation, dated January 24, 1980, filed of record March 24, 1980, as recorded in Deed Book 411, Page 173, Henry County, Georgia records.
6. Easement as contained in that certain Deed from Paula Ann Masters Lassiter, Administrator C.T.A. of the Last Will and Testament of Henry Adolphus Lassiter a/k/a Henry A. Lassiter, Deceased to Henry County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated February 1, 1995, filed of record February 2, 1995, as recorded in Deed Book 2033, Page 104, Henry County, Georgia records.
7. All matters as shown on plat as recorded in Plat Book 58, Page 4, Henry County, Georgia records.
8. All matters that would be depicted on a current and accurate survey of the Property.

LEGAL02/46010557v3

EXHIBIT B



**CITY OF HAMPTON – Annexation by 60% Method (O.C.G.A. 36-36-35)
Plans and report for extension of services to the area proposed to be annexed.
(AX-25-09-08)**

**Content includes:
REPORT
APPENDIX
(Notice Letter to Henry County including applications)**



Lower Woolsey Partners, LLC – Parcel Tax ID No. 003-01042002

City of Hampton Annexation: AX-25-09-08 REPORT

Type of Annexation: 60% Method

Size of Tract: +/- 112.98 acres

Existing / Proposed Zoning: M-1 (Light Industrial) County / M-1 (Light Industrial) City

Current Use: Vacant, Undeveloped

Access: Lower Woolsey Road and Fortson Drive

Services: Georgia Power Company has facilities adjacent the northeast property line, northern portion of the tract. Central Georgia EMC has existing utility poles along the property frontage at Lower Woolsey. The Henry County Water Authority has a water line located on the west side of the property line which is adjacent to Fortson Drive and along Lower Woolsey Road, the southern property line. The site is currently not served by public sewer.

Map Exhibit: (see attached Exhibit A.1)

Statement of plans to extend municipal service at the time of annexation:

Utilities: The site is zoned M-1 (Light Industrial), Exhibit A.3, no change in land use is proposed. At the time of annexation, the property will remain M-1. The site is served by Henry County water and public sewer. Henry County water is available for fire protection. Central Georgia EMC has existing utility poles along the property frontage at Lower Woolsey. The City of Hampton will reserve its right to compete with Central GA EMC to provide electricity to the site as it is developed. The city's agreement with Central GA EMC permits the opportunity for the City to provide service as customer choice if the usage is above 900 KV (kilovolt).

Police: The City of Hampton will provide services to the annexed area. The City's average response time for 2024 is 4:05 minutes, the County's average response time for 90% of their calls is 8 minutes 56 seconds (twice the time of the City's response time). The city is approximately 10.2 square miles in size with three officers per shift. Conversely, Henry County Police Department Zone 29 and 30 encompass the City of Hampton and unincorporated areas within Henry County with only one police officer assigned to cover both zones for each shift. The city is currently best positioned to serve the proposed annexed land based on existing patrol coverage and response time that exceeds the County.

The proposed undeveloped land is zoned M-1 (Light Industrial) and will not change for the first year. The city has established "Public Safety Development Impact Fees" that are imposed for any development applying for a building permit. These fees are determined by a fee schedule and are used solely for the purpose of acquiring, equipping, and/or making capital improvements to police protection facilities under the jurisdiction of the city. This includes adding new officers as needed for new growth in the city.

Garbage collection: The City of Hampton contracts its garbage services through Waste Pro. All garbage pickup, regular household garbage, and bulk items will be done on a scheduled basis. Residential Locations receive a charge of \$18.96 for garbage pickup. Commercial locations will receive two (2) garbage pickups per week, at a cost of \$27.68 (per business, per month).

Street Maintenance: The proposed property is undeveloped, without interior roadway infrastructure. The City of Hampton is currently responsible for the maintenance of Lower Woolsey Road beginning at US HWY 19/41 (aka Bear Creek Boulevard) west approximately 3.5 miles. The proposed annexation will add approximately 1/4 mile of Lower Woolsey to the City of Hampton. Industrial development is often planned with private streets and gated controlled access points. This will result in less public right-of-way to maintain. Any public right-of-way access throughfare will be maintained by the City of Hampton Street & Highway Department.

The city requires by code that development provide sidewalks and improvement along roadway frontage as needed to meet city standards (Article 4. Sec. 4-21 and Sec. 4-36) as follows:

Every development shall have frontage on a paved city or county public street. The existing public streets upon which a development has frontage and access shall be widened, resurfaced, or paved to city specifications for the full length of the frontage of the development if found necessary due to the existing public street being deficient relative to city specifications. (Sec.4-21)

Sidewalks shall be constructed along the entire perimeter of a development where such perimeters/parcel boundaries run or front along a city/county public street(s), or along the entire extent of the parcel boundaries where access to adjacent lots may or are possible as a part of existing or future developments. The community development director may require that sidewalks be extended to the nearest arterial or collector street. (Sec.4-36. B)

This requirement enables the city to address any deficiencies of the existing facilities and require infrastructure improvement costs to be borne by the developer, not the city. The city maintains a street maintenance department that covers the city via zones addressing R/W maintenance, signage, pavement striping, etc. The city has a Streets & Highway budget of \$1,195,812 FY 2025 for current +/- 49.8 centerline miles. This includes an increase of \$130,000 in the Streets and Highways budget from the previous year.

Extension of major trunk water mains and sewer outfall lines within 12 months of annexation: N/A Property is currently served by Henry County water which will also provide fire protection water services. Henry County Water Authority has the closest sewer system to tie into if necessary. No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.



Board of Regents–Tax ID No. 004-01003000, 004-01003001

City of Hampton Annexation: AX-25-09-08 REPORT

Type of Annexation: 60% Method

Size of Tract: +/- 27.14-acres and 18.25-acres

Existing / Proposed Zoning: RA (Residential Agricultural) County / RA (Residential Agricultural) City

Current Use: Caretakers Home / Residence

Access: Fortson Drive

Services: The Henry County Water Authority has a water line located on the west side of the property line which is adjacent to Fortson Drive. The site is currently not served by public sewer.

Map Exhibit: (see attached Exhibit A.1)

Statement of plans to extend municipal service at the time of annexation:

Utilities: The site is zoned RA (Residential Agricultural), Exhibit A.3, no change in land use is proposed. At the time of annexation, the property will remain RA. Henry County water is on site as described, though the property is without gravity public sewer and is served via septic tank. Henry County water is available for fire protection. Central Georgia EMC has existing utility poles along the property frontage at Lower Woolsey.

Police: The City of Hampton will provide services to the annexed area. The City's average response time for 2024 is 4:05 minutes, the County's average response time for 90% of their calls is 8 minutes 56 seconds (*twice the time of the City's response time*). The city is approximately 10.2 square miles in size with three officers per shift. Conversely, Henry County Police Department Zone 29 and 30 encompass the City of Hampton and unincorporated areas within Henry County with only one police officer assigned to cover both zones for each shift. The city is currently best positioned to serve the proposed annexed land based on existing patrol coverage and response time that exceeds the County.

The proposed undeveloped land is zoned RA (Residential Agricultural) and will not change for the first year. The city has established "Public Safety Development Impact Fees" that are imposed for any development applying for a building permit. These fees are determined by a fee schedule and are used solely for the purpose of acquiring, equipping, and/or making capital improvements to police protection facilities under the jurisdiction of the city. This includes adding new officers as needed for new growth in the city.

Garbage collection: The City of Hampton contracts its garbage services through Waste Pro. All garbage pickup, regular household garbage, and bulk items will be done on a scheduled basis. Residential Locations receive a charge of \$18.96 for garbage pickup. Commercial locations will receive two (2) garbage pickups per week, at a cost of \$27.68 (per business, per month).

Street Maintenance: The proposed property is undeveloped, without interior roadway infrastructure. The City of Hampton is currently responsible for the maintenance of Lower Woolsey Road beginning at US HWY 19/41 (aka Bear Creek Boulevard) west approximately 3.5 miles. The proposed annexation will add

approximately 1/4 mile of Lower Woolsey to the City of Hampton. Any public right-of-way will be maintained by the City of Hampton Street & Highway Department.

The city requires by code that development provide sidewalks and improvement along roadway frontage as needed to meet city standards (Article 4. Sec. 4-21 and Sec. 4-36) as follows:

Every development shall have frontage on a paved city or county public street. The existing public streets upon which a development has frontage and access shall be widened, resurfaced, or paved to city specifications for the full length of the frontage of the development if found necessary due to the existing public street being deficient relative to city specifications. (Sec.4-21)

Sidewalks shall be constructed along the entire perimeter of a development where such perimeters/parcel boundaries run or front along a city/county public street(s), or along the entire extent of the parcel boundaries where access to adjacent lots may or are possible as a part of existing or future developments. The community development director may require that sidewalks be extended to the nearest arterial or collector street. (Sec.4-36. B)

This requirement enables the city to address any deficiencies of the existing facilities and require infrastructure improvement costs to be borne by the developer, not the city. The city maintains a street maintenance department that covers the city via zones addressing R/W maintenance, signage, pavement striping, etc. The city has a Streets & Highway budget of \$1,195,812 FY 2025 for current +/- 49.8 centerline miles. This includes an increase of \$130,000 in the Streets and Highways budget from the previous year.

Extension of major trunk water mains and sewer outfall lines within 12 months of annexation: N/A Property is currently served by Henry County water which will also provide fire protection water services.

Henry County Water Authority has the closest sewer system to tie into if necessary. No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.

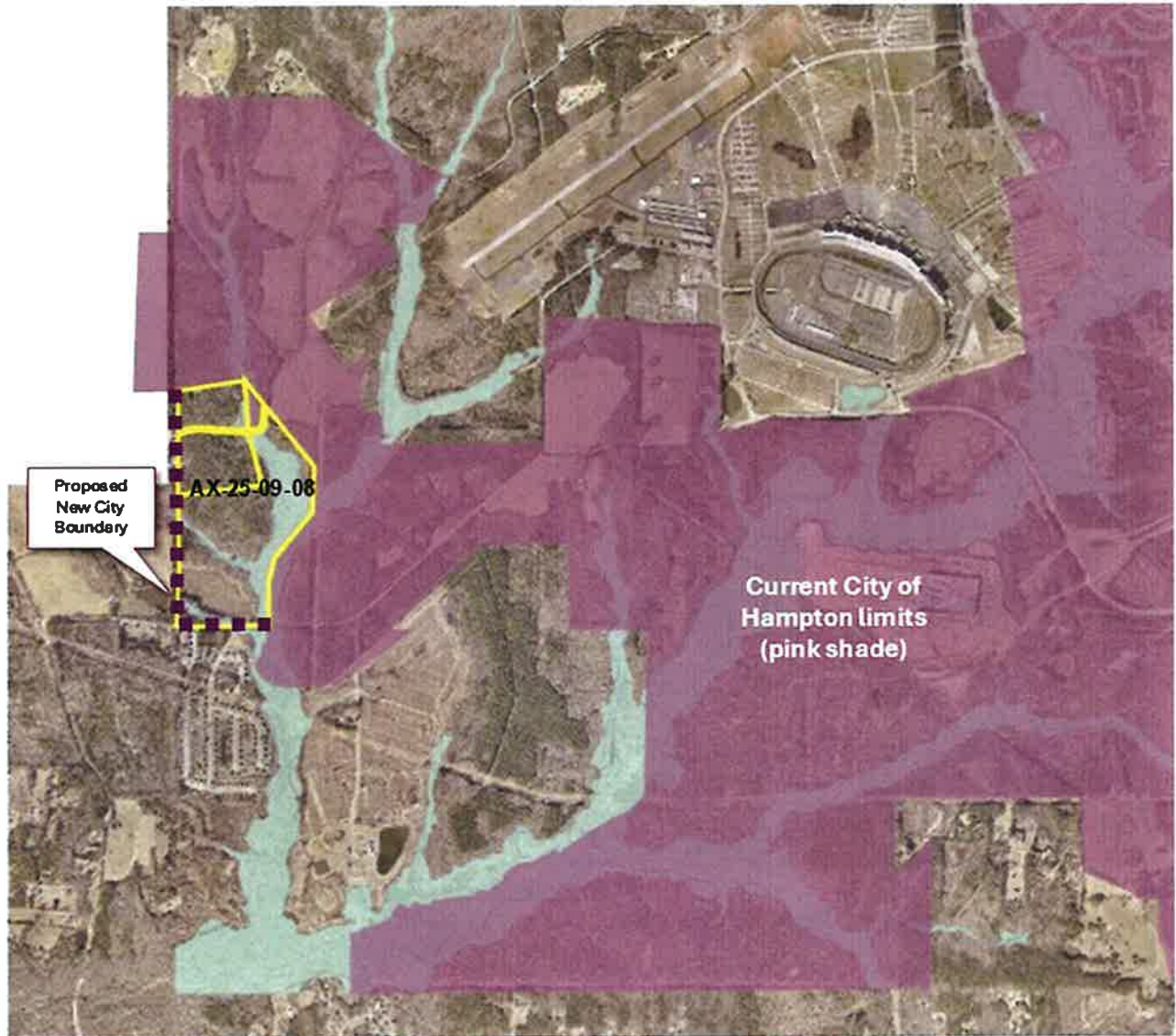


Exhibit A.1: Municipal Territory
 (Present and Proposed City of Hampton – AX-25-09-08 / Lower Woolsey Partners, LLC
 and Board of Regents for the University of Georgia)

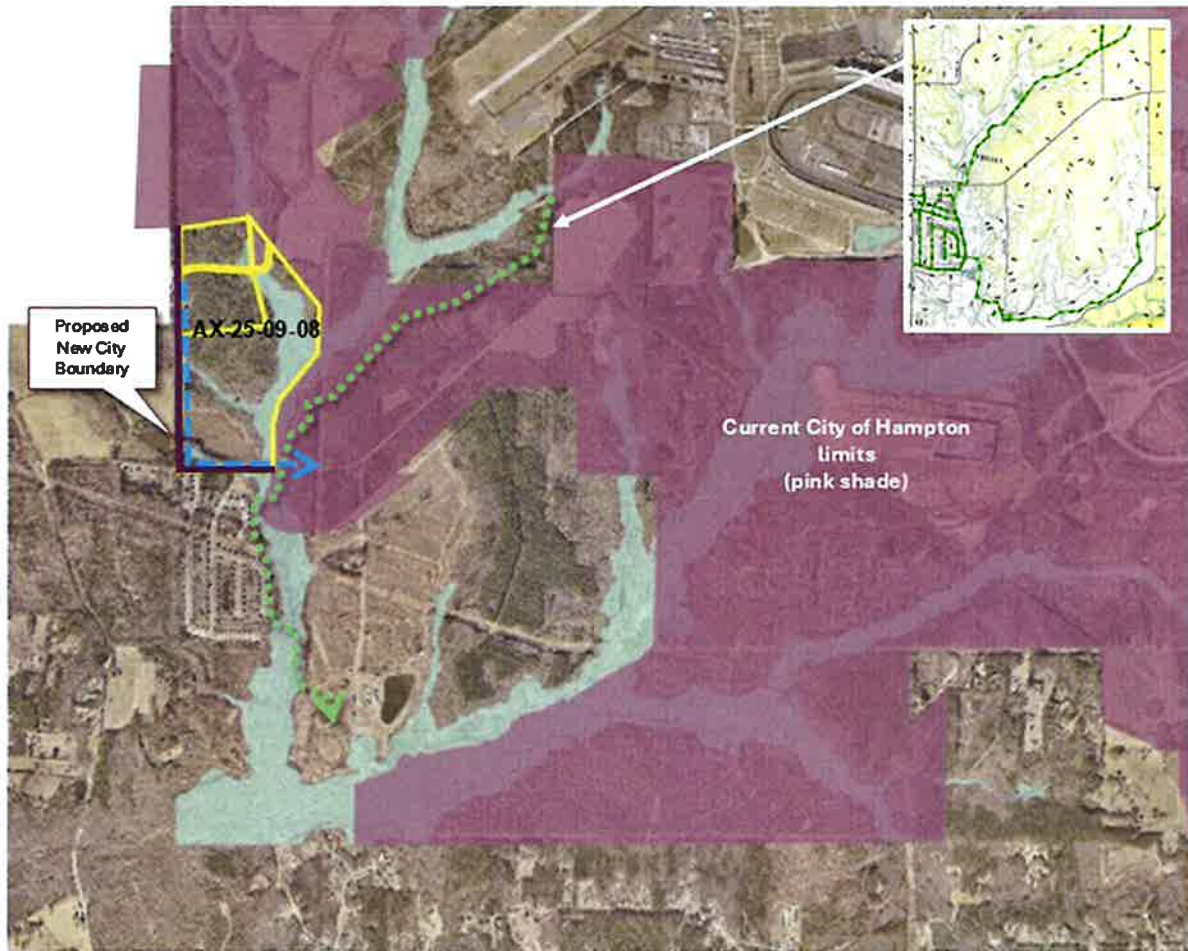


Exhibit A.2: Sewer Outfall and Water Mains

(Present and Proposed City of Hampton – AX-25-09-08 / Lower Woolsey Partners, LLC and Board of Regents for the University of Georgia)

LEGEND

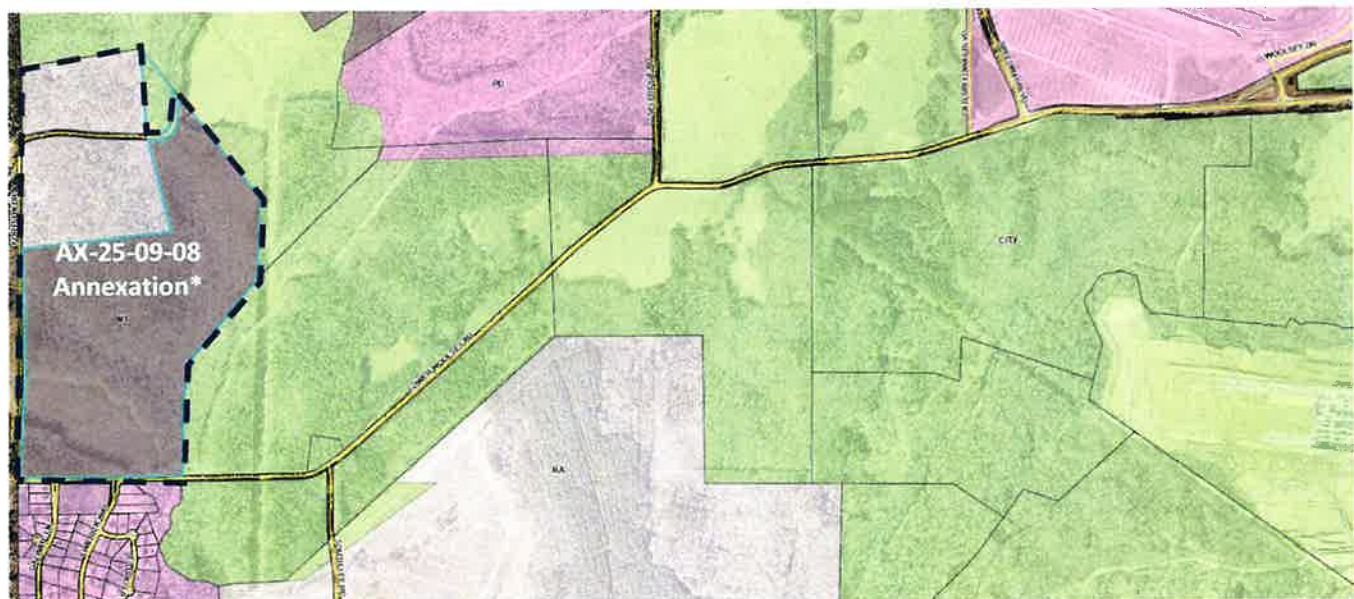
Henry County Sewer Outfall
 Henry County Water Main ———

No proposed extension of trunk water mains and sewer outfall within the first-year post annexation.
 Property is zoned M-1 (Lower Woolsey Partners) and RA (Regents UGA).

Existing City Zoning: M-1 (Light Industrial), RA (Residential Agricultural), MU (Mixed Use)



Existing County Zoning: M-1 (Light Industrial), PD (Planned Development), City Limits (see above)



*No change in zoning is proposed.

Exhibit A.3: Zoning Classification

(Present and Proposed City of Hampton – AX-25-09-08 / Lower Woolsey Partners, LLC and Board of Regents for the University of Georgia)



APPENDIX



City of Hampton

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4356
www.hamtonga.gov

MAYOR
ANN N. TARPLEY
MAYOR PRO-TEM
DEVLIN CLEVELAND

CITY COUNCIL
DONNIE A. BRYANT
PAMELA DUCHESNE
MARTY MEEKS
WILLIE TURNER
KESHA WHITE-WILLIAMS

CITY MANAGER
ALEX S. COHILAS

September 26, 2025

VIA ELECTRONIC MAIL &
CERTIFIED MAIL, RETURN RECEIPT REQUESTED

The Honorable Carlotta Harrell, Chair
Henry County Board of Commissioners
140 Henry Parkway
McDonough, Georgia 30253

Re: City of Hampton AX-25-09-08, (Notice of Proposed Annexations)

Dear Chairwoman Harrell:

In accordance with O.C.G.A. § 36-36-6 and 36-36-23, on behalf of the governing body of the City of Hampton (the "City"), Henry County is hereby notified that the City has accepted an application for annexation pursuant to the 60% method under O.C.G.A. § 36-36-32 et seq. Further, the details of the proposed annexations include three properties with different owners, and are to be considered as one body, regardless of the number of owners. See O.C.G.A. § 36-36-21.

The signed application for Lower Woolsey Partners, LLC, containing a complete description of one (1) parcel to be annexed along with the Owners Authorization is attached hereto for your review along with an unsigned application for Board of Regents for the University of Georgia two parcels. Upon the written and signed application of not less than 60 percent of the electors and not less than 60 percent of the land area, by acreage, included in such application. The signed application from 60% of resident electors and 60% of property owners within the area sought to be annexed shall be obtained within one year of the first signature obtained [O.C.G.A. § 36-36-32(b)]. The city shall obtain a list of electors residing in the areas from the board of registrars of Henry County, in accordance with O.C.G.A. § 21-2-227.

Properties to be Annexed (attached Exhibit A.1 Map and Applications):

Lower Woolsey Partners, LLC (71.34% owner) – Parcel ID No. 003-01042002 (*signature obtained*)
Board of Regents for the University of Georgia (28.66% owner) – Parcel ID Nos. 004-01003000 and 004-01003001 (*signature not obtained*)

Number of Property Owners:

Lower Woolsey Partners, LLC – (112.98-acres = 71.34% owner)
Board of Regents for the University of Georgia – (45.39-acres = 28.66% owner)
The application includes (2) property owners, as one body, with land area total of 158.37-acres, > 60% property owner signature obtained upon application.



Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.

Zoning:

Lower Woolsey Partners, LLC (112.98-acres) – Parcel ID No. 003-01042002 is currently zoned Henry County M-1 (Light Industrial), and Board of Regents for the University of Georgia (45.43-acres) Parcel ID Nos. 004-01003000 and 004-01003001 are currently zoned RA (Residential-Agriculture). Upon annexation, the zoning designation **will not change** as the City's zoning ordinance encompasses the same zoning districts. No zoning action is required.

Services:

No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.

Method of all Annexations:

60% Method

County Response:

As you are hereby notified of the City of Hampton's intent to annexing the aforementioned properties, please refer to the statutory procedure outlined in O.C.G.A. § 36-36-23 for the County's response.

If any further information is needed, please do not hesitate to contact me at the above number or address.

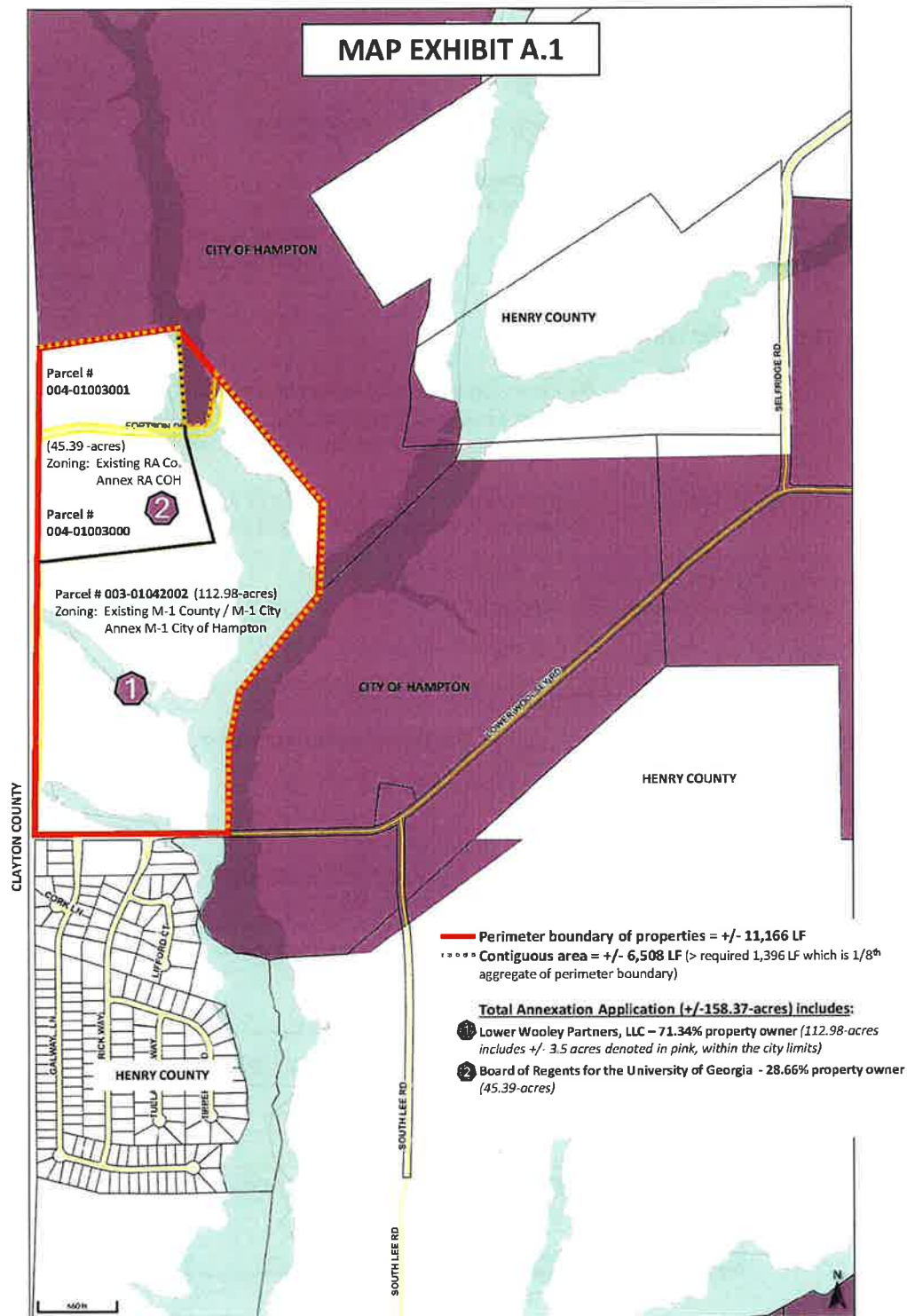
Sincerely,

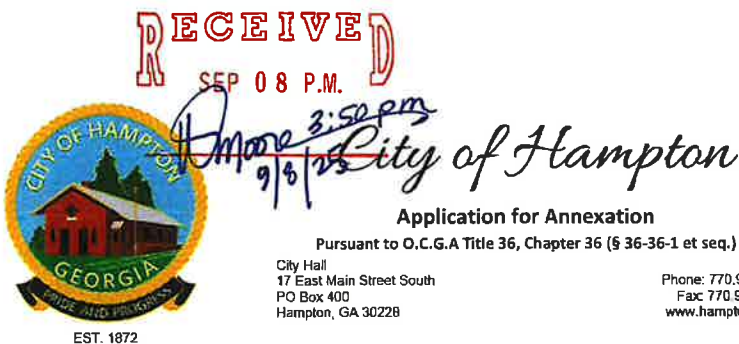


Alex Cohilas
City Manager

cc. L'Erin Barnes Wiggins, City Attorney

Enclosures: Map Exhibit A.1 and Applications





MAYOR
ANN N. TARPLEY

MAYOR PRO-TEM
MARTY MEEKS

CITY COUNCIL
SHEILA BARLOW
HENRY BYRD
DEVLIN CLEVELAND
MARY ANN MITCHAM
WILLIE TURNER

CITY MANAGER
ALEX S. COHILAS

Application for Annexation

Pursuant to O.C.G.A Title 36, Chapter 36 (§ 36-36-1 et seq.)

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4356
www.hamptonga.gov

TYPE OF ANNEXATION (Fill one)

60% Method:

Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

100% Method:

Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: Lower Woolsey Road Parcel #003-01042002

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry

County Zoning Classification: M1 Light Industrial

Present Land Use: _____

Requested Zoning Classification: Same or Equivalent

PROPERTY OWNER

Name: Lower Woolsey Partners, LLC

Mailing Address: 120 S Zack Hinton Parkway, McDonough Ga 30253

Phone: 404-925-3917

Email: JGrant@Southernconsultingllc.com

Signature: J. Grant

Date: 9-8-2025

*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/land owner's information on a separate sheet.

APPLICANT

Name: Jeff R. Grant

Mailing Address: 120 S Zack Hinton Parkway, McDonough Ga 30253

Phone: 404-925-3917

Email: JGrant@Southernconsultingllc.com

Signature: J. Grant

Date: 9-8-2025

OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Type text here

Signature: Wanda [Signature]

Date: 9/8/25

OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Lower Woolsey Partners, LLC
Property Address: 120 S Zack Hinton Parkway, McDonough Ga 30253
Telephone: 404-925-3917 Email: JGrant@Southernconsultingllc.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *J Grant* Date: 9-8-2025

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

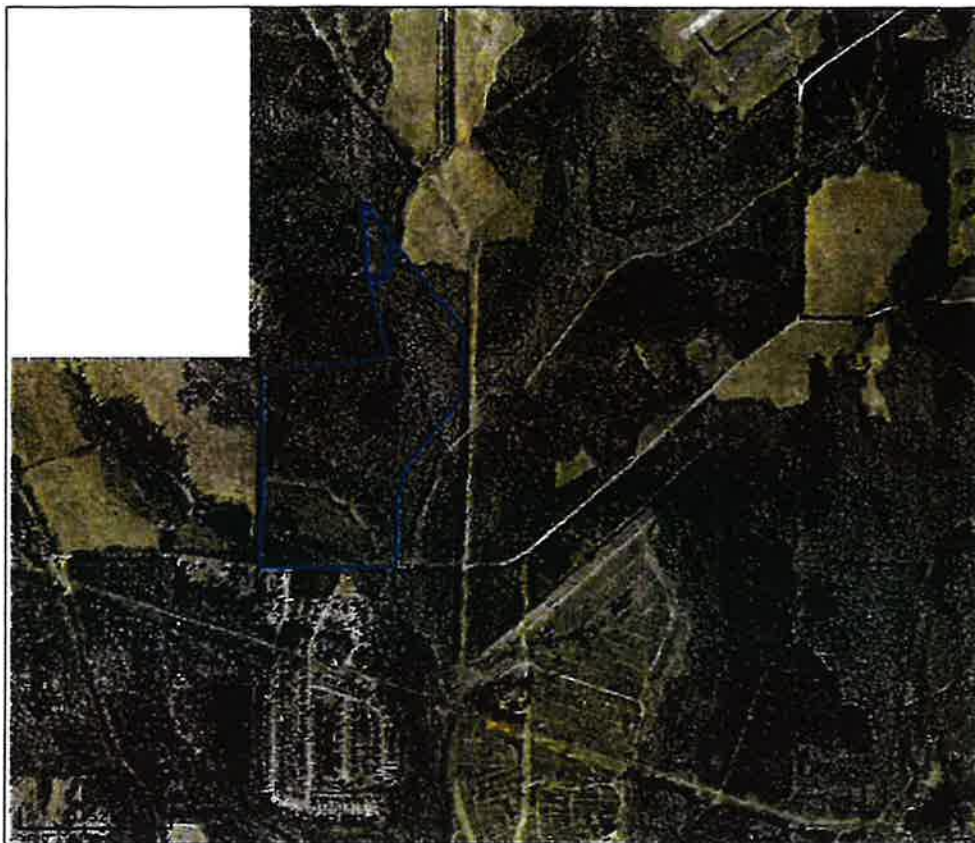
M Saade
Notary Public

9-8-2025
Date

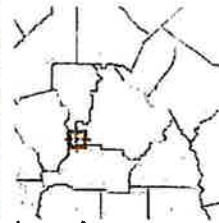




Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	003-01042002	Class	Exempt	Owner	THE UNIVERSITY OF GEORGIA	Land	\$1,505,600					
		Acreage	112.98	Address	FOUNDATION	Value:						
Property Address	1 PRESS PLACE SUITE 101					Bullding	\$0	Last 2 Sales				
District	Henry County	ATHENS, GA 30601					Value:		Date	Price	Reason	Qual
							Misc	\$0	12/20/2018	\$0	V	U
							Value:		12/13/2018	\$0	V	U
							Total	\$1,505,600				
							Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 7/8/2025

Last Data Uploaded: 7/8/2025 2:05:26 AM

Developed by  SCHNEIDER
GEO SPATIAL

Henry County, GA

Summary

Parcel ID 003-01042002
 Location Address
 Millage Group Henry County (District 01)
 Property Usage Exempt
 Total Acres 112.98
 Landlot / District NA
 Subdivision
 Lot / Block
 Plat Book / Page

Owners

THE UNIVERSITY OF GEORGIA FOUNDATION
 1 PRESS PLACE SUITE 101
 ATHENS GA 30601

Valuation (Current)

	2025
Previous Value	\$1,499,800
Land Value	\$1,505,600
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$1,505,600

Exemptions

Exemptions for Year	2025
Exemptions	NONE

Valuation (Historical)

	2024	2023	2022	2021	2020
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0	\$0	\$0
= Land Value	\$1,499,800	\$1,318,300	\$1,318,300	\$994,200	\$943,200
= Total Assessment	\$1,499,800	\$1,318,300	\$1,318,300	\$994,200	\$943,200

Exemptions:

Land Information

Land Use	Number of Units	Unit Type
Flood Plain	32	Acres
Transition	80.98	Acres

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Type	Grantor
12/20/2018	16231 209	\$0	LWD	V	LOWER WOOLSEY HENRY 112 LLC
12/13/2018	16216 246	\$0	LWD	V	LOWER WOOLSEY HENRY 780 LLC

The Property Address option is unavailable for Henry County

100 Feet

☐ Owner ☐ Property

Address labels (5160)

507/14

☐ Show Parcel ID on Label

0


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[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 7/9/2025, 2:05:26 AM



BK: 19423 PG: 315-
Filed and Recor
05-21-2025 04:32
DOC# D2025-012


SABRIYA E
CLERK OF SUPERIOR CC
Henry COU
Real Estate Transfer
Paid : \$ 4520
PT-61 075-2025-003

THIS INSTRUMENT PREPARED BY:
AND RETURN TO:

Alston & Bird LLP
1201 West Peachtree Street NE
Atlanta, Georgia 30309-3424
Attention: Colony Canady, Esq.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

Tax Parcel LD. No: 003-01042002

THIS LIMITED WARRANTY DEED is made effective as of the 15 day of May, 2025, whereby the **UNIVERSITY OF GEORGIA FOUNDATION**, a nonprofit corporation organized under the laws of the State of Georgia ("Grantor"), whose post office address is 1 Press Place Suite 101, Athens, Georgia 30601, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these present does hereby grant, sell and convey unto **LOWER WOOLSEY PARTNERS, LLC**, a Delaware limited liability company ("Grantee"), whose post office address is c/o Incyte Capital, LLC, 3812 Jocelyn Street, NW, Washington, DC 20015, all that certain land located in Henry County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set forth in Exhibit "B," attached hereto and incorporated herein by reference (the "Permitted Exceptions") but reference to same shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor

LEGAL02/46010557v3

hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

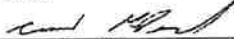
(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

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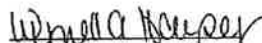
IN WITNESS WHEREOF, Grantor has signed this deed, under seal, as of the date stated above.

WITNESS:


Name: Cole McDaniel

UNIVERSITY OF GEORGIA FOUNDATION, a
nonprofit corporation organized under the laws of the
State of Georgia

By: 
Name: Elizabeth A. Prince
Title: Chief Financial Officer


Notary Public
My commission expires: 11/4/25
[SEAL]

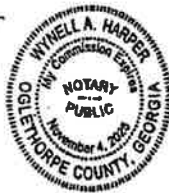


EXHIBIT A
PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 13 AND 16 OF THE 3RD DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORTSON ROAD (60 FOOT RIGHT-OF-WAY) A DISTANCE OF 48.33 FEET NORTH, AS MEASURED ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LOWER WOOLSEY ROAD (60 FOOT RIGHT-OF-WAY),

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 354.14 FEET TO A POINT;

THENCE NORTHERLY, AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, A DISTANCE OF 258.14 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5,762.50 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 03 MINUTES 00 SECONDS EAST AND A LENGTH OF 258.12 FEET) TO A POINT;

THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 177.67 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 304.53 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5,689.58 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 18 MINUTES 00 SECONDS EAST AND A LENGTH OF 304.49 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.04 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 295.74 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,904.62 FEET AND A CHORD WITH A BEARING OF NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST AND A LENGTH OF 295.61 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 176.49 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, 281.35 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5,689.51 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 35 MINUTES 00 SECONDS WEST AND A LENGTH OF 281.32 FEET) TO A POINT,

LEGAL02/46010557v3

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 187.00 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF PROPERTY NOW OR FORMERLY OWNED BY THE BOARD OF REGENTS FOR THE UNIVERSITY SYSTEM OF GEORGIA;

THENCE ALONG THE SOUTHERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 86 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 1,454.54 FEET TO A 1/4 INCH CRIMP TOP PIPE;

THENCE ALONG THE EASTERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 18 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 927.21 FEET TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 737.66 FEET TO A POINT;

THENCE, LEAVING SAID BOARD OF REGENTS' PROPERTY, SOUTH 40 DEGREES 46 MINUTES 29 SECONDS EAST A DISTANCE OF 1,695.91 FEET TO A POINT ON THE WEST LINE OF A 123 FOOT WIDE ELECTRICAL TRANSMISSION LINE EASEMENT;

THENCE ALONG THE WEST LINE OF SAID EASEMENT, SOUTH 02 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 764.19 FEET TO A POINT;

THENCE, LEAVING SAID EASEMENT, SOUTH 39 DEGREES 40 MINUTES 29 SECONDS WEST A DISTANCE OF 972.57 FEET TO A POINT;

THENCE SOUTH 13 DEGREES 12 MINUTES 38 SECONDS WEST A DISTANCE OF 396.85 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 743.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOWER WOOLSEY ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOWER WOOLSEY ROAD, SOUTH 39 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 435.48 FEET TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF SAID LOWER WOOLSEY ROAD SOUTH 00 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 6.38 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOWER WOOLSEY ROAD, SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 681.33 FEET TO A POINT.

THENCE NORTH 82 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 393.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORTSON ROAD AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 112.98 ACRES (4,921,480 SQUARE FEET).

LEGAL02/46010557v3

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Easement from E.M. Fortson to Georgia Power Company, dated June 5, 1950, filed of record June 17, 1950, as recorded in Deed Book 42, Page 585, Henry County, Georgia records.
3. Right of Way Deed from E.M. Fortson, William B. Oakes, et al to Henry County, a political subdivision of the State of Georgia, undated, filed of record October 24, 1967, as recorded in Deed Book 97, Page 403 and Deed Book 97, Page 404, Henry County, Georgia records.
4. Easement for Right-of-Way from William B. Orkin to Georgia Power Company, a corporation, dated February 18, 1980, filed of record March 24, 1980, as recorded in Deed Book 411, Page 165, Henry County, Georgia records.
5. Easement for Right-of-Way from William B. Orkin to Georgia Power Company, a corporation, dated January 24, 1980, filed of record March 24, 1980, as recorded in Deed Book 411, Page 173, Henry County, Georgia records.
6. Easement as contained in that certain Deed from Paula Ann Masters Lassiter, Administrator C.T.A. of the Last Will and Testament of Henry Adolphus Lassiter a/k/a Henry A. Lassiter, Deceased to Henry County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated February 1, 1995, filed of record February 2, 1995, as recorded in Deed Book 2033, Page 104, Henry County, Georgia records.
7. All matters as shown on plat as recorded in Plat Book 58, Page 4, Henry County, Georgia records.
8. All matters that would be depicted on a current and accurate survey of the Property.

LEGAL02/46010557v3

**APPLICATION FOR ANNEXATION**

17 East Main Street South

P.O. Box 400

Hampton, GA 30228

Phone: 770-946-4306

Fax: 770-946-4356

AX-25-09-08

9/8/2025

Annexation Number: _____ Date: _____

Received by: Wanda D. Moore, Director**TYPE OF ANNEXATION**

(Circle one of the methods below)

60% Method: Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.**100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.Property Address: 999 and 998 Fortson Road - Parcel Nos. 004-01003001 and 004-01003000
Is this property contiguous to the city limits? Yes ☒ No ☐**LAND USE AND ZONING**County: Henry County County Zoning Classification: RA (Residential-Agricultural)Present Land Use: Undeveloped Residential Requested Zoning Classification: RA (Residential-Agricultural)**PROPERTY OWNER**Name: Board of Regents for the University of GeorgiaMailing Address: 999 Fortson Road, Hampton, GA 30228

Telephone: _____ Email: _____

Signature: _____ Date: _____

*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANTName: Board of Regents for the University of GeorgiaMailing Address: 999 Fortson Road, Hampton, GA 30228

Telephone: _____ Email: _____

Signature: _____ Date: _____

PLEASE DO NOT WRITE BELOW THIS LINE-OFFICE USE ONLY

Signature: _____ Date: _____

City of Hampton * www.hamptonga.gov



City of Hampton
17 East Main Street South
Hampton, GA 30228
Tel. (770) 946-4603

OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Board of Regents for the University of Georgia

Property Address: 999 Fortson Road, Hampton, GA 30228

Telephone: _____ Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: _____ Date: _____

City of Hampton * www.hamptonga.gov



City of Hampton

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4356
www.hamtonga.gov

MAYOR
ANN N. TARPLEY
MAYOR PRO-TEM
DEVLIN CLEVELAND

CITY COUNCIL
DONNIE A. BRYANT
PAMELA DUCHESNE
MARTY MEERS
WILLIE TURNER
KESHA WHITE-WILLIAMS

CITY MANAGER
ALEX S. COHILAS

September 26, 2025

VIA ELECTRONIC MAIL &
CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Tony V. Carnell, PE, General Manager
Henry County Water Authority
1695 Hwy 20 West
McDonough, GA 30253

Re: City of Hampton AX-25-09-08, (Notice of Proposed Annexations)

Dear Mr. Carnell:

In accordance with the Municipal Service Agreement and Comprehensive Plan Pertaining to Water and Sewer Services (MSA), on behalf of the governing body of the City of Hampton (the "City"), Henry County Water Authority is hereby notified that the City has accepted an application for annexation pursuant to the 60% method under O.C.G.A. § 36-36-32 et seq.

The signed application for Lower Woolsey Partners, LLC, containing a complete description of one (1) parcel to be annexed along with the Owners Authorization is attached hereto for your review along with an unsigned application for Board of Regents for the University of Georgia two parcels. Upon the written and signed application of not less than 60 percent of the electors and not less than 60 percent of the land area, by acreage, included in such application.

Properties to be Annexed (attached Exhibit A.1 Map and Applications):

Lower Woolsey Partners, LLC (71.34% owner) – Parcel ID No. 003-01042002 (signature obtained)
Board of Regents for the University of Georgia (28.66% owner) – Parcel ID Nos. 004-01003000 and 004-01003001 (signature not obtained)

Number of Property Owners:

Lower Woolsey Partners, LLC – (112.98-acres = 71.34% owner)
Board of Regents for the University of Georgia – (45.39-acres = 28.66% owner)
The application includes (2) property owners, as one body, with land area total of 158.37-acres, > 60% property owner signature obtained upon application.

Services:

Whenever land is annexed into or is made part of the incorporated area of the City by any means authorized by law ("Annexation"), and the Authority is at the time of such Annexation the provider of water service and/or sewer services to existing customers within the annexed territory, the Authority shall continue to provide water



Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.

services and/or sewer services to such existing customers within said territory. The Authority, however, shall not extend its water services and/or sewer services to new customers within the annexed territory because the City is the presumptive provider of water service and sewer service within the municipal boundaries of the City, unless such presumptive right is declined or waived as contemplated in paragraph (4) of subsection I (B).

If any further information is needed, please do not hesitate to contact me at the above number or address.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Cohilas", is written over the word "Sincerely,".

Alex Cohilas
City Manager

cc. L'Erin Barnes Wiggins, City Attorney

Enclosures: Map Exhibit A.1 and Applications



City of Hampton

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4358
www.hamptonga.gov

MAYOR
ANN N. TARPLEY
MAYOR PRO-TEM
DEVLIN CLEVELAND

CITY COUNCIL
DONNIE A. BRYANT
PAMELA DUCHESNE
MARTY MEEKS
WILLIE TURNER
KESHA WHITE-WILLIAMS

CITY MANAGER
ALEX S. COHILAS

September 29, 2025

VIA ELECTRONIC MAIL

Mitchell Stephens, Executive Director
Planning and Asset Accountability at
Henry County Schools
33 N. Zack Hinton Parkway
McDonough, Georgia 30253

Re: City of Hampton AX-25-09-08, (Notice of Proposed Annexations)

Dear Mr. Stephens:

The City of Hampton (the "City"), Henry County has accepted an application for annexation pursuant to the 60% method under O.C.G.A. § 36-36-32 et seq. Further, the details of the proposed annexations include three properties with different owners, and are to be considered as one body, regardless of the number of owners. See O.C.G.A. § 36-36-21.

Properties to be Annexed (attached Exhibit A.1 Map and Applications):

Lower Woolsey Partners, LLC (71.34% owner) – Parcel ID No. 003-01042002 (*signature obtained*)
Board of Regents for the University of Georgia (28.66% owner) – Parcel ID Nos. 004-01003000 and 004-01003001 (*signature not obtained*)

Number of Property Owners:

Lower Woolsey Partners, LLC – (112.98-acres = 71.34% owner)
Board of Regents for the University of Georgia – (45.39-acres = 28.66% owner)
The application includes (2) property owners, as one body, with land area total of 158.37-acres, > 60% property owner signature obtained upon application.

Zoning:

Lower Woolsey Partners, LLC (112.98-acres) – Parcel ID No. 003-01042002 is currently zoned Henry County M-1 (Light Industrial), and Board of Regents for the University of Georgia (45.43-acres) Parcel ID Nos. 004-01003000 and 004-01003001 are currently zoned RA (Residential-Agriculture). Upon annexation, the zoning designation **will not change** as the City's zoning ordinance encompasses the same zoning districts. No zoning action is required.

Services:

No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.



Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.

Method of all Annexations:

60% Method

County Response:

Henry County BOC is notified of the City of Hampton's intent to annexing the aforementioned properties, please refer to the statutory procedure outlined in O.C.G.A. § 36-36-23 for the County's response.

If any further information is needed, please do not hesitate to contact me at the above number or address.

Sincerely,



Alex Cohilas
City Manager

cc. L'Erin Barnes Wiggins, City Attorney
Barry L. Miles, Executive Director Facilities & Maintenance
Lauren Hale, Coordinator Family Services

Enclosures: Map Exhibit A.1 and Applications



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11C

APPLICATION FOR TRANSPORTATION
IMPROVEMENT PROGRAM "TIP" FUNDING FROM
ATLANTA REGIONAL COMMISSION "ARC"

Meeting Date:

JANUARY 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Wanda D. Moore, PLA

Department Requesting Agenda Item

Community Development Department

Exhibit Attachments s for Agenda Item:

- 1) RES. No. 2026-01
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Item-11C. Consideration and Action to approve Resolution 2026-01 to submit an application for Transportation Improvement ("TIP") funding from Atlanta Regional Commission ("ARC") through the Livable Centers Initiative ("LCI") grant program. The requested funding is for construction of a pedestrian bridge that will connect sections of West King Road that were severed in conjunction with the construction of GA HWY 20. The proposed Resolution authorizes staff to complete the TIP grant application for FY2026

Background/Summary:

The project was proposed and adopted by the City in King, George, and Daniel Streets Revitalization Strategy LCI study in 2022. Construction of a Pedestrian Bridge to Reunite Bisected Hampton Communities designated as TM-4 Transportation project. If authorized by Resolution, staff will prepare the TIP application and submit it to ARC. The application will seek a founding grant of \$8,097,716.00 and will require a 20% local match (\$1,195,368.00) once awarded.

Financial Implications/Considerations

-Is project budgeted?	YY____ N____
-Will project require the use of Fund Balance?	YY____ N____
If yes, please state amount \$ <u>1,195,368.00</u>	
-Will the project require funds?	YY____ N____
-Is project grant funded and will require a <u>20</u> % match	
and those funds are/are not budgeted.	YY____ N____
-Is this request a Capital Project and part of Capital Project List?	YY____ N____

Additional Comments/Recommendations

Staff requests approval RES 2026-01

CITY OF HAMPTON

STATE OF GEORGIA

RESOLUTION NO. 2026-01

A RESOLUTION OF THE CITY OF HAMPTON AUTHORIZING AN APPLICATION FOR TRANSPORTATION IMPROVEMENT PROGRAM (“TIP”) FUNDS FROM ATLANTA REGIONAL COMMISSION (“ARC”) THROUGH THE LIVABLE CENTERS INITIATIVE (“LCI”) PROGRAM FOR THE WEST KING CONNECTOR OVERPASS (GDOT PROJECT NUMBER: PI 0021212); TO PROVIDE FOR REPEAL OF CONFLICTING RESOLUTIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Hampton adopted the 2011 Hampton Town Center Livable Centers Initiative (LCI) Study and the 2022 LCI Update—King, George, and Daniel Streets Revitalization Strategy, both of which identified the West King Connector Overpass (GDOT Project Number: PI 0021212) as a critical transportation improvement needed to reconnect neighborhoods bisected by State Route 20; and,

WHEREAS, the proposed project—Transportation Improvement Project TM-2: “Construct a pedestrian bridge to reunite bisected Hampton communities”—will provide a safe, multimodal connection linking the Rosenwald community south of SR 20 to Downtown Hampton, promoting equity, economic vitality, and accessibility for residents and visitors alike; and,

WHEREAS, FY2024 Atlanta Regional Commission through the same program awarded \$639,634 Preliminary Engineering (PE) funding for this project under PI 0021212, demonstrating strong state level support and the City’s readiness to advance toward design and construction; and,

WHEREAS, the City of Hampton desires to apply to ARC's FY2026 Transportation Improvement Program (TIP) grant for additional funding to advance subsequent phases of the West King Connector Overpass, consistent with the City's adopted LCI Studies, the Henry County Transportation Safety Action Plan (TSAP), and the Atlanta Regional Commission's 2050 MTP/FY 2024-2027 TIP regional transportation priorities; and,

WHEREAS, the City is aware of and certifies that in the event the City is recommended for said funding, the City will be responsible for twenty (20) percent of the total project cost; and,

WHEREAS, the application deadline for TIP Funding Programs is January 23, 2026, and the City of Hampton intends to submit its application prior to that deadline; and,

WHEREAS, if the grant is awarded, the City of Hampton will provide the required twenty percent (20%) local match in accordance with TIP's program guidelines.

BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Council of the City of Hampton, Georgia, that the City Council authorizes submission of an application to Atlanta Regional Commission's FY2026 TIP funding for the West King Connector Overpass (GDOT Project Number: PI 0021212) by January 23, 2026, and commits to providing a twenty percent (20%) local funding match toward the total eligible project cost if the grant is awarded.

SO RESOLVED, this ____ day of _____, 2026.

CITY OF HAMPTON, GEORGIA

ANN N. TARPLEY, Mayor

ATTEST:

Michelle Hood, City Clerk

APPROVED AS TO FORM:

City Attorney



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11D

Application for Transportation Improvement Program ("TIP")
Grant Funding from Atlanta Regional Commission ("ARC")

Meeting Date:

JANUARY 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Wanda D. Moore, PLA

Department Requesting Agenda Item

Community Development Department

Exhibit Attachments s for Agenda Item:

- 1) RES. No. 2026-02 (E. King Road Realignment)
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Item 11D. Consideration and Action to approve Resolution 2026-02 to submit an application for Transportation Improvement Program ("TIP") grant funding from the Atlanta Regional Commission (ARC) through Livable Centers Initiative (LCI) Program grant. The requested funding is for design and construction of East King Street Realignment project.

Background/Summary:

The project was proposed in 2011-Hampton Town Center LCI and was referenced and adopted by the City in King, George, and Daniel Streets Revitalization Strategy LCI study in 2022. The E. King Street Realignment is designated as T-4 Transportation project and aims to address safety concerns arising from the existing geometry at the intersection of Rosenwald Drive, East King Street, and McDonough Street. The current layout poses risks for both vehicle users and pedestrians due to visibility issues and inefficient traffic flow. The proposed solution involves realigning East King Street so that it bends westward and intersects Rosenwald Drive at a right angle. If authorized by Resolution, staff will prepare the TIP application and submit it to ARC no later than January 23, 2026. The application will seek a founding grant of \$1,175,000 and will require a 20% local match (\$293,760) once awarded.

Financial Implications/Considerations

- | | |
|--|--------------|
| -Is project budgeted? | YY____ N____ |
| -Will project require the use of Fund Balance? | YY____ N____ |
| If yes, please state amount \$ 293,760 _____. | |
| -Will the project require funds? | YY____ N____ |
| -Is project grant funded and will require a 20% match | |
| and those funds are/are not budgeted. | YY____ N____ |
| -Is this request a Capital Project and part of Capital Project List? | YY____ N____ |

Additional Comments/Recommendations

The project listed is TSPLOST 2022-27 East King, McDonough, and Rosenwald Intersection project. Our TSPLOST listed budget for the project is 1.2 million. This amount was obtained from the 2022 LCI Study est. project costs. Due to the rise of construction costs since 2022, staff has increased the overall budget to \$1,468,000. Grant funds requested is \$1,175,000 and the 20% City match is \$293,760. Staff requests approval to apply for FY2026 TIP funding.

CITY OF HAMPTON

STATE OF GEORGIA

RESOLUTION NO. 2026-02

A RESOLUTION TO SUBMIT AN APPLICATION FOR TRANSPORTATION IMPROVEMENT PROGRAM ("TIP") GRANT FUNDING FROM THE ATLANTA REGIONAL COMMISSION ("ARC") THROUGH LIVABLE CENTERS INITIATIVE ("LCI") PROGRAM; TO PROVIDE FOR REPEAL OF CONFLICTING RESOLUTIONS; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the duly elected governing authority of the City of Hampton, Georgia is the Mayor and Council (hereinafter "City") thereof; and

WHEREAS, the City has completed its City and Henry County Trail Plan, Transportation Plan, King, George, and Daniel Street LCI Study and proposed therein is East King Street Realignment Project; and,

WHEREAS, The Atlanta Regional Commission, the federally designated Metropolitan Planning Organization responsible for developing and updating the TIP projects to meet federal planning requirements is soliciting for TIP projects for FY2026; and,

WHEREAS, for which the City can apply by January 23, 2026; and

WHEREAS, the City is aware of and certifies that in the event the City is recommended for said funding, the City will be responsible for twenty (20) percent of the total project cost; and,

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the City of Hampton, Georgia, that the City supports the City of Hampton's application to Atlanta Regional Commission for grant through the LCI program to implement the East King Street Realignment TIP project.

SO RESOLVED, this _____ day of _____, **2026**.

CITY OF HAMPTON, GEORGIA

ANN N. TARPLEY, Mayor

ATTEST:

MICHELLE HOOD, City Clerk

APPROVED AS TO FORM:

City Attorney



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11E

RFP

Meeting Date:

January 13, 2026

Action Type:

☒ Action by City Council

☐ For informational/discussion purposes only

Presenter:

Department Requesting Agenda Item

City Council

Exhibit Attachments s for Agenda Item:

- 1) Resolution 2026-03
- 2)
- 3)
- 4)
- 5)
- 6)

Agenda Item:

Council Consideration and Approval of Resolution 2026-03 Authorizing a Request for Proposals (RFP) for a Forensic Audit.

Background/Summary:

A resolution authorizing the issuance of a Request for Proposals (RFP) for the selection of an independent forensic auditing firm to conduct a comprehensive forensic audit of the City of Hampton's operational and administrative processes, including but not limited to procurement policies, financial management, human resources policies and practices, purchasing and approval procedures, licensing and permitting processes, fee structures, property tax assessments, and water, sewer, and utility billing and revenue practices.

Financial Implications/Considerations

-Is project budgeted?	Y_____ N_____
-Will project require the use of Fund Balance?	Y_____ N_____
If yes, please state amount \$_____.	
-Will the project require funds?	Y_____ N_____
-Is project grant funded and will require a _____% match	
and those funds are/are not budgeted.	Y_____ N_____
-Is this request a Capital Project and part of Capital Project List?	Y_____ N_____

Additional Comments/Recommendations

TBD

**STATE OF GEORGIA
COUNTY OF HENRY**

RESOLUTION NO. 2026-03

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAMPTON, GEORGIA AUTHORIZING THE ISSUANCE OF REQUEST FOR PROPOSALS (“RFP”) FOR THE PROCUREMENT OF PROFESSIONAL AUDITING SERVICES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Hampton, Georgia (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the City has a fiduciary duty to ensure the proper stewardship, transparency, and accountability of public funds; and

WHEREAS, the Mayor and Council have determined that it is in the best interest of the City to conduct a forensic audit of the City’s financial records, accounts, and transactions in order to assess the City’s financial condition and internal financial controls; and

WHEREAS, a forensic audit is a specialized examination of financial records and statements designed to evaluate accuracy, legality, and compliance with applicable laws and policies, and to identify potential financial irregularities, misconduct, or fraud; and

WHEREAS, forensic audits involve enhanced investigative and analytical procedures beyond those employed in a standard financial audit and may be relied upon in administrative, civil, or criminal proceedings, if warranted; and

WHEREAS, the City must procure qualified professional auditing services with the requisite expertise to conduct such a forensic audit; and

WHEREAS, the City is authorized under its Charter, applicable state law, and the City’s purchasing and procurement policies to procure professional services through a competitive selection process, including the issuance of a Request for Proposals (“RFP”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAMPTON, GEORGIA, AS FOLLOWS:

Section 1. Authorization to Issue RFP. The City Manager is hereby authorized and directed to issue Request for Proposals (“RFP”) for professional forensic auditing services for the purpose of conducting a comprehensive forensic audit of the City’s financial standing. The RFP shall be prepared by the City Manager and the Finance Director, with input, as needed, from the City Attorney.

Section 2. Scope. The forensic auditing services shall include, but are not limited to, a detailed examination of the City’s financial records, transactions, internal controls, and compliance

with applicable laws, regulations, and policies, and shall investigate any potential financial irregularities, misappropriation of funds, fraud, or other unlawful financial activities.

Section 3. Timeline for Submission. The proper officers, directors, and employees of the City are hereby authorized to establish a timeline for the publishing of RFP to the public and the submission of proposals, ensuring adequate time for prospective financial services providers to submit their qualifications and proposals. The timeline may be subject to change due to unforeseen circumstances, but any adjustments will be made in compliance with applicable statutory or regulatory requirements to ensure the process remains transparent and fair.

Section 4. Evaluation of Proposal. All submitted proposals shall be evaluated based on criteria such as experience, qualifications, cost-effectiveness, and ability to meet the needs of the City's requirements. A recommendation for the selection of a professional auditor will be brought to the City Council for approval following the evaluation process.

Section 5. Compliance with Laws. All procedures related to the issuance of the RFP, evaluation of proposals, and contract award shall comply with all applicable Georgia laws, federal laws and regulations, including those governing public contracts, and the City's purchasing policies.

Section 6. General Authority. The proper officers, directors, agents, and employees of the City are hereby authorized, empowered, and directed to take all actions, including, but not limited to, publishing the RFP, execute all documents, and perform all other acts as may be necessary or appropriate implement and carry out the RFP process and to finalize a contract with the selected professional auditor, subject to a separate resolution authorizing execution of said contract by the City Council.

Section 7. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City.

Section 8. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

Section 9. Attestation. The Clerk is authorized to execute, attest to, and seal any documents necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 10. Effective Date. This Resolution shall become effective immediately upon adoption.

SO RESOLVED, this 13th day of January, 2026.

CITY OF HAMPTON, GEORGIA

Ann Tarpley, *Mayor*

ATTEST:

_____(SEAL)
City Clerk

APPROVED AS TO FORM:

City Attorney



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11F

Provide Information as requested

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Wanda Moore

Department Requesting Agenda Item

City Council

Exhibit Attachment s for Agenda Item:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Council discussion to review and assess all previously approved and currently pending data center permits and applications within the City of Hampton.

Background/Summary:

This discussion will include an examination of approval timelines, compliance with zoning and land-use regulations, infrastructure capacity impacts (including water, sewer, power, and public safety), and consistency with regional planning standards. The purpose of this discussion is to ensure transparency, identify any outstanding conditions or compliance issues, and evaluate the cumulative impact of data center development on the City's long-term planning, financial sustainability, and quality of life..

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match | |
| and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11G

Provide Information as requested

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Wanda Moore

Department Requesting Agenda Item

City Council

Exhibit Attachments s for Agenda Item:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Council discussion Regarding Present and Future Annexation Requests.

Background/Summary:

Council discussion regarding all current and anticipated annexation requests to the City of Hampton. This item will include a review of annexation procedures, service delivery obligations, fiscal and infrastructure impacts, and alignment with the City's comprehensive plan and growth strategy. The discussion is intended to evaluate whether annexation requests support orderly growth, protect the City's financial and operational capacity, and align with the long-term interests of residents and stakeholders.

Financial Implications/Considerations

- | | |
|--|---------------------|
| -Is project budgeted? | Y_____ N <u>n/a</u> |
| -Will project require the use of Fund Balance? | Y_____ N <u>n/a</u> |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N <u>n/a</u> |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y_____ N <u>n/a</u> |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N <u>n/a</u> |

Additional Comments/Recommendations



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11H

Provide Information as requested

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Wanda Moore

Department Requesting Agenda Item

City Council

Exhibit Attachments s for Agenda Item:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Council discussion to review past and present zoning requirements, rezonings, variances, special use permits, and related approvals granted by the City of Hampton.

Background/Summary:

This discussion will focus on consistency with adopted zoning ordinances, the comprehensive plan, and established approval processes, as well as any deviations, precedents, or policy gaps that may exist. The purpose is to ensure zoning decisions have been applied fairly, lawfully, and consistently, and to identify potential areas for policy clarification, corrective action, or future amendments.

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match | |
| and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 111

Provide Information as requested

Meeting Date:

January 16, 2026

Action Type:

☒ Action by City Council

☐ For informational/discussion purposes only

Presenter:

Department Requesting Agenda Item

City Council

Exhibit Attachment s for Agenda Item:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Council discussion regarding the appointment of City Council members to serve as Council liaisons or representatives on the City of Hampton's boards, authorities, and committees.

Background/Summary:

This item will include consideration of appointments necessary to ensure each body is properly staffed, supported, and aligned with the City Council's policy direction and governance responsibilities.

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match | |
| and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations



City of Hampton LEGISLATIVE SUMMARY

Type of Request

ITEM # 11J

Provide Information as requested

Meeting Date:

January 13, 2026

Action Type:

- ☒ Action by City Council
☐ For informational/discussion purposes only

Presenter:

Department Requesting Agenda Item

City Council

Exhibit Attachment s for Agenda Item:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Agenda Item:

Council discussion regarding updates on the status of water from the City of Griffin and (or) Henry County Water Authority for Equinox Construction. How are they getting water? What are the future water plans for Equinox?

Background/Summary:

Financial Implications/Considerations

- | | |
|--|---------------|
| -Is project budgeted? | Y_____ N_____ |
| -Will project require the use of Fund Balance? | Y_____ N_____ |
| If yes, please state amount \$_____. | |
| -Will the project require funds? | Y_____ N_____ |
| -Is project grant funded and will require a _____% match and those funds are/are not budgeted. | Y_____ N_____ |
| -Is this request a Capital Project and part of Capital Project List? | Y_____ N_____ |

Additional Comments/Recommendations