

# CITY OF HAPEVILLE



BRETT REICHERT

MARK ADAMS

MAYOR ALAN HALLMAN

MIKE RAST

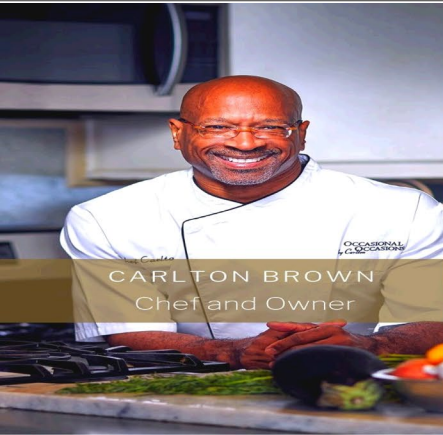
CHLOE ALEXANDER

MAYOR AND COUNCIL  
2023 STRATEGIC  
PLANNING RETREAT



Hapeville  
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# Breakfast Menu



Mini Bagels, Muffins, Pastries and Fruit Potpourri (A Creative Display of Hand Cut Seasonal Fruits and Berries, Cream Cheese and Jellies)

Croissant, Bacon Egg and Cheese

Croissant, Bacon Egg and Cheese

Gourmet Coffee Service

Includes gourmet selection of roasted coffee, coffee urn or airpot, and condiments

Assortment of drinks: such as Orange, Apple and Grape juice and Water



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HAPEVILLE CITY COUNCIL  
2023 STRATEGIC PLANNING RETREAT  
SATURDAY, JULY 15<sup>TH</sup>



**The Trees Atlanta Venue**  
825 Warner St., SW, Atlanta, GA 30310  
Parking available upon arrival

## AGENDA SUMMARY

|                     |                                                       |
|---------------------|-------------------------------------------------------|
| 8:00 AM – 9:00 AM   | Breakfast                                             |
| 9:00 AM- 9:30 AM    | Welcome and Introductions                             |
| 9:30 AM – 10:15 AM  | 2022 Review and Recap                                 |
| 10:15AM – 10:30 AM  | Break                                                 |
| 10:30 AM – 12:00 PM | Main Street/Art Containers                            |
| 12:00 PM – 1:00 PM  | Lunch                                                 |
| 1:00 PM – 1:30 PM   | City Moratorium on Multifamily Dwellings              |
| 1:30 PM- 2:15 PM    | Parking Study                                         |
| 2:15 PM- 2:30 PM    | Break                                                 |
| 2:30 PM- 3:30 PM    | Service Delivery in the Face of Growth –The Year 2030 |
| 3:30 PM- 4:30 PM    | PUBLIC WORKS                                          |
| 4:30 PM- 5:00 PM    | Reflection- Closing Remarks                           |
| 5:00 PM             | Adjourn                                               |



# City Manager's Message

Mayor and Council,

Welcome to the 2023 Council Retreat!

At the time of the July 2022 retreat, we were on the “precipice” of a growth spurt. The buildouts are now in progress, the growth is happening, and we are on the upslope for the next 36-72 months. Signal multifamily community is nearing completion, with two buildings leased out and 100% capacity expected before Thanksgiving. 801 N Central, townhome community has begun delivery of units.

Other housing projects in various planning and construction stages are Epic's developments at Stillwood and King Arnold, Serenity at VA Park, DR Horton community, Dogwood townhomes, and Modera multifamily. Additionally, Atlanta Postal Credit Union has begun land disturbance and is pouring foundations this month. Although development is exciting to others, it can be unsettling to some. It comes with both challenges and trust. Challenges – with perceptions of regular problems such as parking and crowding. Trust – that our planning, zoning, and design ordinances, as our work with the Comprehensive Plan, will bring Hapeville to the points as planned with limited disruption once completed.

There is much to celebrate – some items of note:

## **Main Street District**

After more than a year, the Corner Tavern has completed renovations and has reopened.

The Pride Painting by Artiste Misty Lacky has been completed in Sam Hape Plaza.

Coffee Man has replaced Drip.

Café Belli has opened and added elegant flair to the café scene.

Bespokuture is a new fashion clothier opened along N Central.

The First Hapeville Butterfly Parade was a great spring success.

## **Other Highlights – Community Services**

Completion of the sale of Perkins Land and Public Works transitioning to North Central at the City's border

Completion of Splash Pad

## **Financial**

Initiation of MOST, aiding in affording water infrastructure projects

Completion of L.O.S.T. negotiations with Fulton County and between its cities, securing sales tax revenue stream over the next 10 years

## **CHALLENGES**

Economics of servicing growth, maintaining infrastructure, maintaining quality staff, growing staff, is and will be our most significant challenge, particularly during the period of growth.

## **OUTWARD FOCUS**

### **COMMUNITY - Civility, Diversity Equity, Inclusion**

This year, Georgia Municipal Association has emphasized that cities recognize the importance of Civility, DEI, Diversity, Equity, and Inclusion. GMA recommended that cities incorporate a Civility Pledge in their meetings and, moreover operate with respect and civility to and for all. Also, GMA offers cohorts and coursework to become cities of “Diversity, Equity, and Inclusion.” Much of this is common sense, but municipalities should still be intentional in being the best representatives to constituents. Civility matters. Inclusiveness matters. Hapeville has incorporated the Civility pledge, but more importantly, this Mayor and Council modeled the tenets long before GMA requested, we sign a pledge into a Resolution.

For Hapeville – as we continue to grow and add more people, we need to be mindful of the intentionality of keeping that “charm” as one of the characteristics that make Hapeville a desirable destination. We need to represent openness, willingness to listen, willingness to engage, and willingness to have our ideas challenged.

City staff looks forward to joining with council at this retreat to focus on the upcoming year and the future.



Tim Young,  
City Manager



## The Trees Atlanta Kendeda TreeHouse

Trees Atlanta is headquartered in southwest Atlanta, Georgia in the Oakland City neighborhood near Adair Park. In early 2023, we finished construction and moved into this new facility that houses our administrative, program, and implementation center. Over half of the land on our property has been reforested with over 200 new trees and thousands of native plants.

On the east side of the property and facing Allene Avenue and the Atlanta BeltLine Westside Trail is a stunning meadow of native grasses surrounded by trees and native perennials. Beside the meadow is a special landscape installation, designed by reknown landscape architect Darrel Morrison, that replicates a granite outcrop appropriate to the Georgia Piedmont. A walking trail meanders through the greenspaces of the property.

### Message to Council:

We appreciate your choosing Trees Atlanta for your Hapeville City Council 2023 Strategic Planning Retreat. All proceeds directly fund our mission to protect and improve Atlanta's urban forest through planting, restoration, conservation, and education. Our staff hopes to help create an enjoyable and memorable retreat for you.

Sincerely,  
Alexander Beasley,  
Associate Director - Donor Relations and Facilities Rental



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# Meet the Facilitator



## Suzette Arnold, MPA

Public Service Assistant; Governmental Training, Education, And Development

### **Bio:**

Suzette Arnold joined the Institute of Government in May 2017 and is currently working in the Governmental Training, Education, and Development division. She is responsible for working with charter schools, state, local, and online training programs. She also conducts retreats and facilitates focus groups and other meetings. She is a certified facilitator and serves as the program manager for retreats. She is also a graduate of the Vivian H. Fisher Leadership Academy. She previously served as grants and contracts director, with the Georgia Department of Labor and the Fulton County government. Suzette has 18 years of experience managing project-based teams in Georgia and New York and has expertise in social service programs such as homelessness, mental health, workforce development, housing, and community development.

### **Education:**

M.P.A., Bernard Baruch College, City University of New York

**Areas of Expertise:** Grant management; fiscal affairs; public service; social service programs



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Carl Vinson  
Institute of Government

# Agenda

## MORNING SESSION

Current Reality - A Deep Look At Now

8:00 AM

BREAKFAST

9:00 AM – 9:30 AM

WELCOME AND INTRODUCTIONS

9:30 AM – 10:15 AM

2022 REVIEW AND RECAP

10:15 AM – 10:30 AM

BREAK

### MAIN STREET

10:30 AM – 11:15 AM

#### ART ALLEY

- Inclusion
- Theatre

### MAIN STREET *Cont....*

11:15 AM- 12:00 PM

#### ART CONTAINERS

- Usage Discussion

12:00 PM – 1:00 PM

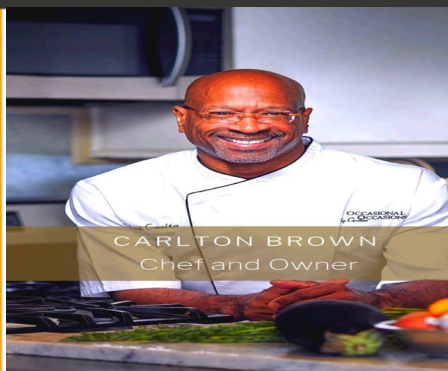
LUNCH



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Original Home of Chick-fil-A

# Lunch Menu



Mixed Green Salad with Raspberry Vinaigrette or Dressing  
Mixed Green Salad Mix with Chopped Pecans, Cherry Tomatoes and choice of Raspberry Vinaigrette, Balsamic Vinaigrette and Ranch Dressing.

Baked Chicken with Vidalia Onion Sauce  
Sweet Vidalia onions are roasted to intensify their natural sugars and then combined with sherry, which contributes a distinctive nuttiness to the sauce.

Lemon Pepper Salmon

Quinoa Stuffed Bell Peppers  
Bell peppers stuffed with the superfood quinoa and fresh vegetables.

Carlton's Favorite Mac & Cheese  
Macaroni mixed with shredded Cheddar, Parmesan, cottage cheese and sour cream, then topped with breadcrumbs and baked.

Green Beans with Blistered Cherry Tomatoes  
Green Beans tossed with cherry tomatoes in a buttery basil sauce to make a delicious accent to any meal.

Honey & Apple Cider Collard Greens  
Slow cook our Collard Greens with Honey and Apple Cider to create a surprising mouthful.

Cheesecake New York  
New York Style Cheesecake

Pineapple Sweetened Iced Tea  
Sweetened Iced Tea with a unique pineapple flavor

Basil Infused Lemonade  
Fresh squeezed lemonade with a hint of basil



# Agenda

## AFTERNOON SESSION

### Future Reality - Direction and Plans

1:00 PM – 1:30 PM

#### **CITY MORATORIUM ON MULTIFAMILY DWELLINGS**

- Expectations
- What Outcomes Do We Want
- How and What to Communicate to the Public and Investors

1:30 PM- 2:15 PM

#### **PARKING STUDY**

- Parking Survey Results
- Parking Forum
- Impressions – Future Actions

2:15 PM -2:30 PM

**BREAK**

#### **SERVICE DELIVERY IN THE FACE OF GROWTH –THE YEAR 2030**

2:30 PM-3:30 PM

#### **PUBLIC SAFETY**

- Police, Fire, EMS Staffing, Code Enforcement
  - Current Staff
  - Future Staff
    - Force Size
    - Force Pay
    - Staff Maintenance
    - Actions and Cleanliness

3:30 PM- 4:30 PM

#### **PUBLIC WORKS**

- Waste Services
- Infrastructure Review

4:30 PM – 5:00 PM

#### **REFLECTION-CLOSING REMARKS**

5:00 PM

**ADJOURN**

RISE HAPEVILLE



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