



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL WORK SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

October 17, 2023 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:05 PM
2. **ROLL CALL:** All Members of the Council were present, which constituted a quorum.
 - ✓ Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - ✓ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the October 17th Meeting.

AMEND AGENDA:

MOTION: Councilman Adams motioned to amend the agenda and move Section 5.- item 5. I. above Section 4 - item 4.I., Councilman Alexander provided a second. **Motion carried 4-0.**

4. ~~5~~ PUBLIC HEARING:

- 4.I. ~~5.-I~~ Consideration and Action of a Conditional Use Permit request to operate a spa at 3392 & 3396 Dogwood Drive.

Background:

Kristin Cooper is requesting a Conditional Use Permit to operate a spa at 3392 & 3396 Dogwood Drive (Parcel ID's: 14 009800180145 and 14 009800180152). The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this item on October 10, 2023, and recommended approval, subject to the applicant providing a scaled drawing to confirm the location and number of parking spaces.

Staff Comments: City Planner Dr. Lynn Patterson summarized the background for this special use permit request to Council. Dr. Patterson acknowledged that the site is a former dry cleaner. The same entity owns the two parcels. One is a parking lot, and the other has limited parking in the front of the building. She stated that the application was reviewed by the Planning Commission the prior week and was recommended for approval subject to the parking lot drawing to ensure that we have adequate parking. Dr. Patterson informed the Council that she spoke with the architect, who stated that they would not be able to provide the scale drawing in time for the Mayor and Council meeting. She specified that there would be enough space--at about 3,000 square feet max. Nine parking spaces are required. Staff wanted to ensure adequate circulation so that cars could be coming in and out, preventing vehicles from being backed up along Dogwood Drive, which is why Staff are requesting that we

have appropriately dimensioned parking spaces. Dr. Patterson recommended that Council approve the special use permit with the following recommendations: *The proposed use of a wellness spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval provided the outstanding parking lot issues are addressed to the satisfactory compliance of the Code.*

Applicant Comments: Applicant Kristen Cooper answered questions concerning the wellness spa services that would be provided to patrons. She stated that the services are listed on her application, and IV therapy could be added as a service in the future, making the Spa a medical spa. Ms. Cooper informed Council of the exterior changes, which consisted of striking being completed in the parking lot. She further stated that she might change the fence from a metal fence to a private fence in the back of the building, and on the inside, she would need to do a complete build-out.

Public Comments:

1. Elise Brown

MOTION: Alderman Rast made a motion to approve a Special Use Permit request to operate a spa at 3392 & 3396 Dogwood Drive, Councilman Reichert provided a second. **Motion carried 4-0.**

5. ~~4~~ PRESENTATIONS:

- 5.I. ~~4-I~~ Pensions, Defined Benefit v Defined Contributions – GMEBS, Michelle Warner .

George Municipal Association (GMA) Director of Retirement Field Services and Defined Contribution Program Michelle Warner introduced the Governing Body to Mr. Malichi Waterman, the Vice President, and Consulting Actuary of Segal. Mr. Waterman presented to the Council a review presentation of the City retirement plan.

6. QUESTIONS ON AGENDA ITEMS: None

7. CONSENT AGENDA:

- 7.I. Consideration and Action to approve the October 3rd Meeting minutes.
- 7.II. Consideration and Action to approve the October 3rd Executive Session minutes.

MOTION: Councilman Reichert made a motion to approve the consent agenda, Councilman Alexander provided a second. **Motion carried 4-0.**

8. OLD BUSINESS: None

9. NEW BUSINESS:

- 9.I. Approval for Marriott International Art Alley Event Rental Request- *Marriott's Global Customer Appreciation Week.*

MOTION: Councilman Reichert made a motion to approve the Marriott International Art Alley Event Rental Request- *Marriott's Global Customer Appreciation Week* with caveat that no food or beverage be stored or served in the Art Container and that the artist whose art is on display is notified prior to the event, Councilman Alexander provided a second. **Motion carried 4-0.**

- 9.II. Discussion on Main Street Projects

DISCUSSION: This was an open discussion between Main Street Board Chairman Charlotte Rentz and the Governing Body. This discussion is an ongoing dialogue from the September 26, 2023, joint meeting between the Main Street Board, Mayor, and Council. This was a discussion item only. **No action was taken.**

- 9.II.1. A Main Street City Butterfly Banners

- **Conclusion:** The Mayor and Council disagreed with the current designs that Main Street presented and recommended that the Main Street Board and ATL District work

together to create multiple configurations to present to the Council.

9.II.2. Butterfly Parade

- **Conclusion:** The Mayor and Council disagreed with the current designs that Main Street presented and recommended that the Main Street Board and ATL District work together to create multiple configurations to present to the Council.

9.II.3. Remembrance Plaza

- **Conclusion:** Mayor Hallman will contact DELTA to set up a meeting and present rendering of the memorial to the Company.

9.II.4. Art District Signage

- **Conclusion:** Mayor Hallman stated that the Art District Signage would start with Atlanta Printmaker Studio, which is on to be determined status as of now.

10. **CITY MANAGER REPORTS:** City Manager, Tim Young spoke about the Following items:

- Upcoming Event(s)
 - The Annual Chili Cookoff on Saturday, October 21st
 - Hapeville Elementary Halloween Event, Friday October 27th
 - South Art Film Series showing on Friday, October 27th – “Black Barbie.”
 - Dia De Muertos Event on Saturday, October 28th
- Hapeville Trick or Treat Map can be downloaded from the City’s website.
- 2023 Audit is in full Swing current, and the Audit report should come before council at the November or December meeting.
- Workshop for Parking hosted by Modern Mobility Partners on Tuesday, October 24th.
- **Friendly Reminder** that the next Mayor and Council will be hosted on Tuesday November 14th and the cast your vote for the 2023 General election on Tuesday, November 7th.

11. **PUBLIC COMMENTS:**

1. Carol Cahill,
2. Charlotte Rentz

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander reminds the public that the Day of the Dead event is two weeks and is excited about the event.

Alderman Rast had no additional comments at this time.

Councilman Adams Thanked City Staff and Ms. Charlotte Rentz for the fantastic film debut of the "Doctor." He stated that the turnout for the screening was terrific. Councilman Adams noted that the film highlighted the disparities in healthcare in South Georgia, a rural country.

Councilman Reichert had no additional comments at this time.

Mayor Hallman echoed Councilman Adams's comments regarding the film "Doctor." He noted that the Movie screening was very well attended, provocative, and made one think about access to healthcare, its limitations, and the uninsured. Mayor Hallman thanked everyone for coming to the Council meeting and being a part of their local government.

13. **EXECUTIVE SESSION:**

MOTION: Councilman Adams made a motion to go into recess, Councilman Alexander provided a second. **Motion carried 4-0.**

MOTION: Councilman Reichert made a motion to go into executive session at 8:06PM. Councilman Adams provided a second. **Motion carried 4-0.**

MOTION: Councilman Alexander made a motion to convene back into regular session at 8:42 PM, Councilman Adams second. **Motion carried 4-0.**

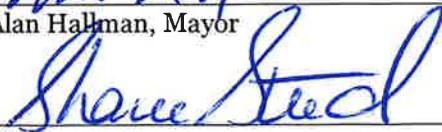
14. **ADJOURN:**

MOTION: Alderman Rast made a motion to adjourn at 8:43 PM, Councilman Reichert provided a second. **Motion carried 4-0**

Respectfully submitted,



Alan Hallman, Mayor



Sharee Steed, City Clerk