

MINUTES OF THE CITY OF HULL MAYOR AND COUNCIL

August 27, 2020

The meeting was called to order by Mayor Paul Walton at 7:00 p.m.. Those in attendance in addition to the Mayor were the Clerk, and council member Marilyn Walton. Councilmembers Brian Koepnick and John Barber were not present at the beginning of the meeting however, Councilmember Brian Koepnick was able to join the meeting. Due to the current State of Emergency due to Covid 19 the meeting was held via Zoom. In addition there were several guests at the meeting. Stephen Jacques and Eva Kennedy from NEGRC were present for the Zoning portion of the meeting. Also, City Attorney, Fredrel Green along with Donna Sherrer-Gantt, Jon Erickson, Jay Pridgen; J. Robinson, Loretta Scott and "Mia" joined the meeting.

A moment of silent prayer followed the pledge of allegiance. Mayor Walton asked that everyone remember the family of former City Mayor and Council Member, Rebecca Hutchins as well as the victims of the recent hurricane.

The minutes from the July meeting had been provided to Mayor and Council prior to the meeting however the approval of the minutes was tabled until the September meeting due to a lack of a quorum. Likewise the Financial Reports were read by the Clerk but a vote to approve was tabled until the September meeting.

Mayor Walton gave an update of the status of the pre-application for funding for the new City Hall. In order to move forward there has to be a Financial Feasibility Study which the NEGRC is working with the City to provide; A preliminary Architectural Design which may require a boundary survey; and a public hearing which hopefully can take place in the next month or so. Attorney Green advised that the City should consider having a survey done even if the same is not required.

The next item on the agenda was the Zoning hearing which is the second hearing conducted. Stephen Jacques advised that they had put out a survey to try and get citizen feed back but that there had been little feedback so far. Stephens then presented a drawing of the proposed zoning codes and areas affected. Going forward the NEGRC will put together a zoning code to be presented and approved by Mayor and Council taking into account public feedback as well as feedback from Mayor and Council. Ms. Kennedy strongly urged Mayor and Council to have a plan in place for staffing; forms, etc. before the zoning code is adopted. She suggested that Mayor and Council consider contacting other cities within the county to see how they handle zoning matters as far as application; approval; etc. for assistance in being prepared to move forward. The floor was opened for questions after Stephen presented the proposed zoning map. There were some questions about the R1 and R2 zoning; sewer system which Mayor Walton indicated that the City would like to see in the future but that a sewer system was not currently available. there was also some discussion about manufactured housing that even though there was currently no manufactured housing there was a category on the zoning map for future use. Ms. Sherrer-Gant had a question why Hidden Falls Subdivision was zoned agriculture and not residential. Stephen indicated that they would take a second look at that as to possible R1 or R2 zoning. Ms. Sherrer-Gant pointed out that the subdivision did have the infrastructure to be zoning R2 in her opinion in that there is county water available. Ms. Kennedy pointed out that agriculture did not mean no homes just that they were on bigger lots. Ms. Sherrer-Gantt pointed out that the lots in Hidden Falls would not be considered big lots. Mia had a questions about wild/stray dogs and cats and would the zoning code effect that. The Clerk pointed out that the City had an Intergovernmental Agreement in place with Madison County that covers that issue.

The City has no Court or way to enforce. Any issues should be addressed to Madison County Animal Control. There was also some discussion on minimum lot sizes for manufactured homes. There was a question about how covenants were enforced in the County. Covenants generally are enforced by the Homeowner's Association not the City or County. Ms. Kennedy advised in answer to a question about implementation and enforcement that this is not something the NEGRC does. Basically there "job" ends once the zoning code has been approved. Ms. Sherrer-Gantt again inquired about updating the Zoning for Hidden Falls and was assured this would be considered before the final document is ready to move forward. Mayor and Council expressed their thanks to Stephen and Eva for their hard work on the Zoning and that they look forward to the next steps in the process.

Mayor Walton advised that he had been able to use some of the funds provided to the City through the CARES Act to put together with help from council member Marilyn Walton 100 Covid Care Packages and these will be distributed Saturday between 11-3 p.m. at the Well. Signs and posters are being placed around the area to let people know about this give away. Ms. Sherrer-Gantt volunteered to bring a tent in case of bad weather. Everyone that can is encouraged to assist with this project. Mayor Walton further advised that this project was made possible by funds received by the City under the CARES Act. The City has received 30% of the available funds and will be eligible for the remaining 70% once proof of the expenditure of the first 30%. There was a very short time frame in which to allocate the 30% which is part of the reason that he and Councilmember Marilyn Walton proceeded to put together these Covid care packages. The purpose of these funds is provide materials/safety equipment/PPE equipment, etc. due to Covid-19. Any suggestions on how to allocate these funds going forward are welcome. Mayor Walton did advise that as long as the funds were being used specifically for expenses related to Covid-19 the cities and counties can share the funds for that purpose. Councilmember Brian Koepnick inquired as to the difficulty of finding items to fill the care packages. Mayor Walton advised that he and council member Marilyn Walton had put a lot of time and energy into finding items but overall they had not had a problem obtaining items useful for the packages.

Mayor Walton expressed his thanks to the guests who had participated in the meeting and for their input and assistance.

There being no further business the meeting was adjourned after a motion by Brian Koepnick and a second by Marilyn Walton.

Respectfully submitted,

Sandra Pou
Hull City Clerk