

COUNCIL MEETING
Council Chambers – Harpersville Town Hall
June 15, 2020 – 5:30 p.m.

MINUTES

Proper notice of the regularly scheduled meeting of the Harpersville Town Council was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

Date: June 15, 2020
Time: 5:30 p.m.
Place: Harpersville Town Hall
Present: Mayor Don Greene
Councilmember Beverly O. Johnson
Councilmember Martin Dates
Councilmember Sheila K. Rich
Councilmember William Rayfield
Councilmember Janet Gill

CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

Mayor Greene called the meeting to order at 5:30 p.m. Councilmember Dates led the invocation. The Pledge of Allegiance was led by firefighter Felix Dunn.

RECORD OF ATTENDANCE

The following elected officials were present:

Mayor Don Greene
Councilmember Beverly O. Johnson
Councilmember Martin Dates
Councilmember Sheila K. Rich
Councilmember William Rayfield
Councilmember Janet Gill

It was noted for the record a quorum of the town council was present.

APPROVAL OF TOWN COUNCIL AGENDA

Councilmember Gill made a motion to approve the town council agenda for June 15, 2020. Councilmember Dates seconded the motion. By voice vote, the motion passed unanimously by those members of the council present.

APPROVAL OF MINUTES

Councilmember Gill made a motion to approve and dispense with the reading of the regular council meeting minutes from June 1, 2020. Councilmember Rayfield seconded the motion. Mayor Greene called for a roll call vote:

Don Greene, Mayor	<u>Yes</u>
Beverly O. Johnson, Councilmember	<u>Yes</u>
Martin Dates, Councilmember	<u>Yes</u>
Sheila K. Rich, Councilmember	<u>Yes</u>
William Rayfield, Councilmember	<u>Yes</u>
Janet Gill, Councilmember	<u>Yes</u>

APPROVAL OF INVOICE REPORT

The Town Clerk/Treasurer presented the invoice report. Councilmember Rich made a motion to approve the report as submitted. Councilmember Johnson seconded the motion. Mayor Greene called for a roll call vote:

Don Greene, Mayor	<u>Yes</u>
Beverly O. Johnson, Councilmember	<u>Yes</u>
Martin Dates, Councilmember	<u>Yes</u>
Sheila K. Rich, Councilmember	<u>Yes</u>
William Rayfield, Councilmember	<u>Yes</u>
Janet Gill, Councilmember	<u>Abstain</u>

DEPARTMENT AND COMMITTEE REPORTS – None

PROCLAMATIONS BY THE MAYOR

Mayor Greene, by proclamation, declared June 15, 2020 as World Elder Abuse Awareness Day in Harpersville, Alabama.

PUBLIC HEARING – None

REQUEST(S) TO ADDRESS THE COUNCIL

1. Smith Douglas Homes

Connor Thorpe, representing Smith Douglas Homes (SDH), updated the town council on the housing development in the Farmingdale Estates subdivision. He stated with the success of the project, SDH has placed a tract of land under contract across the street from Farmingdale Estates. He said the property acquisition team along with the engineering firm are still conducting due diligence on the 46 acre tract.

Mr. Thorpe displayed a preliminary plat map of the proposed subdivision. He said the goal is to build approximately 100 homes on the property. He said the number of homes could increase or decrease depending on the final engineered drawings.

Mr. Thorpe noted the current zoning of the property is A-1 (Agricultural District). SDH has made application to the Planning & Zoning Board to rezone the property to RG (Garden Home Residential District). He added the regulations of RG require a minimum of 60-foot lots, but SDH is proposing to increase the lot size to 65-foot lots. He noted this increase would provide for more flexibility in building the homes as well as enhance the overall aesthetics of the development.

Mr. Thorpe stated the listing price of the homes would range from the high \$100,000s to the low \$200,000s. There are six home plans currently being used in Farmingdale Estates and he anticipates the number to increase during the construction of the new development. He said an estimated 90,000 yards of dirt would have to be graded and moved before the home construction can commence. Mr. Thorpe said SDH would be providing and installing all the necessary infrastructure with the exception of water meters.

Building Inspector Gary Barnett expressed his appreciation and noted how impressed he was with SDH. He stated he, too, was a homebuilder having built a subdivision in Vincent, Alabama. He said SDH is selling lots faster than they can build the houses. He said it is a quality product with a great price point.

Mr. Thorpe stated he was looking forward to discussing the rezoning request with the town council in the coming weeks.

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS – None

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Resolution 2020-06-15-01** for consideration to enter into a pole attachment agreement with Alabama Power Company for attachment of holiday decorations

Councilmember Gill moved to adopt Resolution 2020-06-15-01 and Councilmember Johnson seconded the motion.

There being no further discussion, Mayor Greene called for a roll call vote:

Don Greene, Mayor	<u>Yes</u>
Beverly O. Johnson, Councilmember	<u>Yes</u>
Martin Dates, Councilmember	<u>Yes</u>
Sheila K. Rich, Councilmember	<u>Yes</u>
William Rayfield, Councilmember	<u>Yes</u>
Janet Gill, Councilmember	<u>Yes</u>

The motion to adopt Resolution 2020-06-15-01 passed by a unanimous roll call vote of those members present and the mayor declared the same passed.

2. **Ordinance 2020-03** for consideration to regulate permitting, siting, and construction of wireless telecommunications facilities, including but not limited to towers and any associated equipment or facilities (First Reading)

Mayor Greene called on Town Clerk/Treasurer Jonathan Seale to read a summary of Ordinance 2020-03. Mr. Seale said a draft copy of Ordinance 2020-03 is available for review at Town Hall during normal business hours. This Ordinance will likely be considered by the town council at a future council meeting.

Councilmember Gill excused herself from the council meeting at 5:54 p.m.

COUNCIL AND PUBLIC COMMENTS

Mayor Greene reported on the following items:

1. The Harpersville Municipal Park has reopened. He said sanitation of the playground equipment and picnic tables would occur on a regular basis moving forward. He asked those who utilize the park to maintain proper social distancing.
2. Harpersville Municipal Court proceedings have moved to the Community Center. He said the town and court have both spent a significant amount of money to reconfigure the Community Center.
3. The Community Center and Senior Center have not reopened to the public.
4. Andy Barber, Manager of Streets, Landscape & Maintenance, started his employment with the town today.
5. Asked Town Clerk/Treasurer Jonathan Seale to prepare a year-to-date budget review for the next council meeting.

PUBLIC ANNOUNCEMENTS

1. The 2020 Census is happening now. You can respond online (my2020census.gov), by phone (844-330-2020), or by U.S. Mail.
2. Harpersville Town Offices will be closed on Friday, July 3, 2020 in observance of Independence Day.
3. The qualifying period for candidates for the offices of mayor and town council is Tuesday, July 7th at 8:00 a.m. through Tuesday, July 21 at 5:00 p.m. Candidates shall qualify with the Town Clerk/Treasurer at Town Hall located at 83 Town Hall Lane during regular office hours. The qualifying period ends promptly at 5:00 p.m. on Tuesday, July 21st.

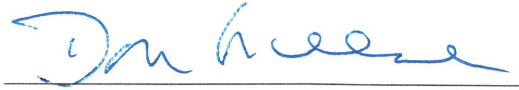
ADJOURNMENT

With no other business before the council, Councilmember Rayfield moved to adjourn the council meeting and Councilmember Rich seconded the motion. By voice vote, the motion passed unanimously by those members present and the council meeting was adjourned at 6:03 p.m.

Respectfully submitted this 15th day of June 2020,



Jonathan Seale, Town Clerk/Treasurer



Don Greene, Mayor

