

Council Meetings Q & A

Q. What is the status of the City Hall building and Police Station on Broad Street and Joe Jerkins?

A. **City Hall and Police Department Building Inspections Summary**

This is a summary of inspections by the Austell Building Inspector and Fire Marshall. The main concerns of the building and some uncurable are the following:

- ADA standards (handicap accessibility) throughout both buildings are completely out of code. The public entrances, restrooms, and hallways are out of compliance along with employee work areas. There are missing handrails on stairs and the absence of ramps where needed.
- The electrical service throughout both buildings is not code - compliant. There is low voltage and high voltage wires running together, wiring not properly fastened, insulation on top of wiring and lights, open junction boxes with exposed wiring etc. ...
- There are fire code compliances such as emergency egress violations, emergency exit signs, and other life safety concerns.
- The HVAC systems and ductwork throughout both buildings were also found to be noncompliant. Clogged ductwork, undersized natural gas services to appliances, electrical services to appliances and appliance venting are all concerns.
- There are some structural concerns presented as well. The roof has many defects and areas that need constant attention to keep it from leaking due to poor design. There are areas where the buildings were modified in the past that present some real concern. There are areas where the slab leaks also after heavy rain.

Q. Are there any updates on a senior discount for Leaf & Limb?

- #### **A.**
- To support our senior citizens of the City of Austell, the Public Works Department proposed a discount program of 50% or a fee reduction of \$7.50 for senior citizens ages sixty-five (65) or older for the removal of leaves, limbs, yard waste and bulk waste. The mayor and council voted on the change on Monday, April 7, 2025, and the program will go into effect May 1, 2025. The application to receive this discount can be found online at: <https://www.cognitofirms.com/CityOfAustellGA/LeavesAndLimbsDiscountForm2>

Q. Is it fair to charge condominium, duplex, apartment, and townhome dwellers for Leaf & Limb pick-up?

- #### **A.**
- #### **OVERVIEW OF BULK WASTE AND LEAVES AND LIMBS DISPOSAL FOR CONDOMINIUMS, DUPLEXES, APARTMENTS, AND TOWNHOMES IN METRO ATLANTA**

Research has shown that the number one reason for bulk waste disposal programs in Metro Atlanta for apartments, condominiums, duplexes, and townhomes is to manage large-items waste efficiently and prevent illegal dumping. High-density residential areas generate significant bulky waste, such as furniture, appliances, and mattresses, which standard waste collection services do not typically manage.

When addressing leaves, limbs, and bulk waste for single-family dwellings such as townhomes and duplexes, it is the responsibility of the owner of the duplex or townhome to properly secure the services of a waste disposal services provider in conjunction with the community's homeowner association (HOA) when disposing of leaves, limbs, and bulk waste.

Service maintenance management companies manage apartment buildings and condominium communities. As a “built-in service” bulk waste is a part of the lease. There are no leaves or limbs removal service fees. The average cost to dispose of bulk waste by specialized waste disposal service provider in Metro Atlanta is \$18.60 to \$69 per cubic yard.

The Public Works Department will provide the mayor’s office with a recommendation for leaves, limbs, and bulk waste removal for condominiums, duplexes, apartment buildings, and townhomes by Monday, May 28, 2025.

Q. Will there be a city-wide lighting assessment?

A.

The Public Works Department is collaborating with Georgia Power on assessing the city’s lighting infrastructure for commercial and residential city-wide. There are locations throughout the city with outdated light fixtures, and out light from the 2009 flood incident. Furthermore, we are also looking at areas citywide whereby residents have identified “dark areas” and assessing the addition of poles and lights.

Georgia Power has acknowledged that they are working to have the assessment completed by May 31, 2025.

Q. Why were we four citizens [who attended the Second Budget Meeting] not invited to ask questions?

A.

The purpose of the Budget Meeting is for Mayor, Council, and Directors to discuss the needs of the city. The budget meeting is planned according to the amount of time available for Mayor, Directors, and most importantly, to have a quorum of City Council members. For this reason, we must stay on schedule. Citizens are always welcome to submit questions either virtually (to Clerk@austellga.gov) or during Citizens Report during the Council Meeting.

Q. Has the decision been made to hire a City Manager? If so, why was this info. not made public?

A.

This issue has been discussed in Council meetings and although Mayor and Council agree that it would be ideal to hire a City Manager, the form of government will have to first be changed. Once the form of government is changed, a City Manager MUST be hired, but since Property Tax increase was not approved by Council in 2024, there is no budget to fill this position, and the request to change the form of government was not sent to the State of Georgia.

Q. Is there any possibility that some/many/all salaries could be reduced?

A.

The City of Austell tries to remain competitive with other cities in the surrounding area, however, our pay is still lower, in many cases, than most. A Pay and Compensation study is necessary to ensure that salaries are appropriate.