

STATE OF ALABAMA  
ST. CLAIR COUNTY

The City Council of the City of Pell City met in a regularly scheduled work session at City Hall at 5:30 p.m. on Monday, July 10, 2023. Present were Council President Alverson, Councilmembers Jay Jenkins, Ivi McDaniel, Blaine Henderson, and Jason Mitcham. Those present constituting the entirety of the Council, Council President Alverson opened the meeting for discussion.

The invocation was led by Pastor Donald Gover.

The pledge to the American Flag was led by Councilmember Ivi McDaniel.

The City Clerk had roll call for attendance.

There were no comments regarding the bills on file.

Building Official Jerry Dailey addressed the Council regarding the condemnation of the following properties:

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|---|-----------------------------------|
| 1) 17 22 <sup>nd</sup> Street North (Lee Motel) | Parcel ID: 28-01-01-2-004-009.000 |
| 2) 706 28 <sup>th</sup> Street North            | Parcel ID: 23-07-36-4-004-010.000 |
| 3) 506 29 <sup>th</sup> Street North            | Parcel ID: 23-07-36-4-005-040.000 |
| 4) 107 Lakeview Drive                           | Parcel ID: 28-02-03-4-000-019.000 |

Mr. Dailey advised he had been in contact with the owners of the property located at 17 22<sup>nd</sup> Street North and stated they intended to begin demolition the following Monday. He advised Ms. Domit had paid the necessary administrative fees and confirmed she was on track to be complete before August 28<sup>th</sup> Council Meeting. Mr. Dailey advised Mr. Golden owner of 506 29<sup>th</sup> Street North had pulled permits and paid the necessary fees to move forward with the remodel of the structure. He confirmed that Mr. Golden is aware he has until the August 28<sup>th</sup> Council Meeting to complete the remodel. Mr. Dailey advised that David Ellen had in fact received a contract for the structure and property located at 107 Lakeview Drive.

Fire Marshal/Code Enforcement Officer Blake Harbison addressed the Council regarding setting a public hearing for August 14, 2023 at 6:00 p.m. to determine if the following properties should be declared a nuisance and ordered abated. Mr. Harbison advised the properties were provided courtesy letters and confirmed the properties were still in violation of the Ordinance 2018-4920.

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|-----------------------------------|-----------------------------------|
| 1) 279 Mays Bend Drive            | Parcel ID: 29-05-22-0-001-061.000 |
| 2) 6379 Mays Bend Road            | Parcel ID: 29-05-22-0-001-005.052 |
| 3) 1039 Cove Landing N (Lot 153)  | Parcel ID: 29-05-21-0-001-010.022 |
| 4) 1049 Cove Landing N (Lot 154)  | Parcel ID: 29-05-21-0-001-010.023 |
| 5) 1271 Valley Street             | Parcel ID: 29-05-22-0-001-005.202 |
| 6) 2519 11 <sup>th</sup> Avenue N | Parcel ID: 23-07-39-1-002-005.000 |
| 7) 101 Dogwood Trail              | Parcel ID: 29-09-30-3-000-027.001 |

City Clerk Sheree Pruitt addressed the Council regarding setting a public hearing for August 14, 2023 at 6:00 pm to consider assessing abatement costs to the following properties. Mrs. Pruitt advised the properties were what was defined as "repeat offenders" and were heard before the Municipal Court Judge. She confirmed that Judge Hufford issued an order for the abatement of the properties which were abated by street department personnel.

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|------------------------------|-----------------------------------|
| 1) 402 Wolf Creek Road South | Parcel ID: 28-02-03-4-000-011.000 |
| 2) 3312 Tyler Street         | Parcel ID: 22-09-31-3-001-002.009 |

Assistant Finance Director Theresa Brakefield addressed the Council regarding a new job description for an Administrative Analyst I. Ms. Brakefield stated her concerns as well as issues the revenue department had with the lock box system. She advised this position would allow for the water bill payments to be processed in-house and requested the position be filled during the

current budget year. Ms. Brakefield advised the proceeds were available within the budget. City Manager Brian Muenger gave a couple of examples of issues that were occurrent and stated the individual would also use a program called Jaguar for processing the payments.

Police Chief Clay Morris addressed the Council regarding a part-time position for an Evidence, Fleet, and Property Control Technician. Clay advised the position would free up the officers currently conducting the tasks to allow them to focus on their job. He stated he would like to keep the system for evidence and fleet with a better grasp in hopes of helping with repair costs to the vehicles. Clay requested this position to be filled during the current fiscal year and confirmed the cost associated was within the budget.

Lieutenant Sean Stephen provided detail regarding an atm theft ring and the resources utilized in the investigation of the case as well as the assisting agencies.

City Manager Brian Muenger addressed the Council regarding a proposal received from Vulcan Materials Asphalt and Construction, LLC for paving services. Mr. Muenger advised once the roads listed were complete the only item left not completed in relation to the retail development project was the signal work. Street Superintendent Greg Gossett advised it would complete the FY22/23 paving project. Mr. Gossett confirmed some of the milling noted in the proposal would help with some of the inlet issues on Dr. John Haynes Drive. City Manager Brian Muenger advised that Vulcan had confirmed they could complete the project by the end of August.

City Manager Comments: Mr. Muenger advised of a preconstruction meeting for the HRR Project was coming up and then mobilization would take place within the next two weeks.

Mayor Comments: None.

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The City Council of the City of Pell City met in a regularly scheduled council meeting at City Hall immediately following the work session on Monday, July 10, 2023. Present were Council President Jud Alverson, Councilmembers Jay Jenkins, Ivi McDaniel, Blaine Henderson, and Jason Mitcham. Those present constituting the entirety of the Council, the following business was transacted:

The City Clerk had roll call for attendance.

On motion of Councilmember Henderson, seconded by Councilmember McDaniel, the Council unanimously approved the agenda as presented.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved the payment of bills on file.

Now was the time set aside for a Public Hearing regarding the condemnation of 506 29<sup>th</sup> Street North. Council President Alverson opened the Public Hearing at 6:02 p.m., there being no one present the Public Hearing was closed at 6:02 p.m.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved to table **RESOLUTION NO. 2023 – 5853** declaring the structure located at 506 28<sup>th</sup> Street North to be unsafe to the extent of being a Public Nuisance and ordering the structure demolished until August 28, 2023 at 6:00 p.m.

Now was the time set aside for a Public Hearing regarding the condemnation of 107 Lakeview Drive. Council President Alverson opened the Public Hearing at 6:04 p.m. The resident of 105 Lakeview Drive requested an updated on the property. City Clerk Sheree Pruitt confirmed there was a contract on the property to be closed on before August 9<sup>th</sup>. There being no one else present the Public Hearing was closed at 6:05 p.m.

On motion of Councilmember Jenkins, seconded by Councilmember Henderson, the Council unanimously approved to table **RESOLUTION NO. 2023 – 5851** declaring the structure located at 107 Lakeview Drive to be unsafe to the extent of being a Public Nuisance and ordering the structure demolished to August 14, 2023 at 6:00 p.m.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins the Council unanimously approved **RESOLUTION NO. 2023 – 5922** setting a Public Hearing for August 14, 2023 to determine whether the following properties should be considered a public nuisance and ordered abated.

|                                |                                   |
|--------------------------------|-----------------------------------|
| 279 Mays Bend Drive            | Parcel ID: 29-05-22-0-001-061.000 |
| 6379 Mays Bend Road            | Parcel ID: 29-05-22-0-001-005.052 |
| 1039 Cove Landing N (Lot 153)  | Parcel ID: 29-05-21-0-001-010.022 |
| 1049 Cove Landing N (Lot 154)  | Parcel ID: 29-05-21-0-001-010.023 |
| 1271 Valley Street             | Parcel ID: 29-05-22-0-001-005.202 |
| 2519 11 <sup>th</sup> Avenue N | Parcel ID: 23-07-39-1-002-005.000 |
| 101 Dogwood Trail              | Parcel ID: 29-09-30-3-000-027.001 |

On motion of Councilmember Henderson, seconded by Councilmember McDaniel, the Council unanimously approved setting a Public Hearing for August 14, 2023 to consider assessing abatement costs to the following properties.

|                           |                                   |
|---------------------------|-----------------------------------|
| 402 Wolf Creek Road South | Parcel ID: 28-02-03-4-000-011.000 |
| 3312 Tyler Street         | Parcel ID: 22-09-31-3-001-002.009 |

On motion of Councilmember McDaniel, seconded by Councilmember Jenkins, the Council unanimously approved the following proposed new job position descriptions as presented:

Administrative Analyst I  
Evidence, Fleet, and Property Control Technician

On motion of Councilmember Jenkins, seconded by Councilmember McDaniel, the Council unanimously approved **RESOLUTION NO. 2023 - 5923** authorizing the proposal received from Vulcan Materials Asphalt and Construction, LLC for paving services.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council adjourned, subject to the call of Council President Alverson.

  
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W. Judge Alverson - Council President

ATTEST:

  
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Sheree D. Pruitt - City Clerk