

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 24, 2023. Present were Council President Alverson, Councilmembers Jay Jenkins, Ivi McDaniel, and Blaine Henderson. Those present constituting a quorum 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 Blaine Henderson.

The City Clerk had roll call for attendance.

There were no comments regarding the bills on file.

City Manager Brian Muenger addressed the Council regarding the 2022 Worker's Compensation Audit. Mr. Muenger advised it was the third consecutive year for the City of Pell City to receive a refund. Councilmember Jay Jenkins thanked the department heads and employees for cutting down on accidents.

Code Enforcement Officer Blake Harbison addressed the Council regarding the Public Hearing scheduled for 6:00 p.m. to determine if the following properties should be declared a nuisance and ordered abated. Mr. Harbison advised that some of the properties had not been cut and were not in compliance with City Ordinance; but confirmed there were eleven properties that had been appropriately cut.

- | | |
|---|---|
| • 3103 6 th Avenue North | Parcel No.: 22-09-31-3-001-033.000 |
| • 46 Cogswell Avenue | Parcel No.: 28-02-03-2-000-016.000 |
| • 297 Hazelwood Drive | Parcel No.: 23-07-25-0-002-067.000 |
| • 305 30th Street North | Parcel No.: 28-01-01-1-001-005.000 |
| • 313 Ashley Drive | Parcel No.: 22-09-31-3-001-002.018 |
| • 404 30th Street North | Parcel No.: 23-07-36-4-005-052.000 |
| • 504 30 th Street North | Parcel No.: 23-07-36-4-005-045.000 |
| • 611 28 th Street North | Parcel No.: 23-07-36-4-004-017.000 |
| • 815 19th Street South | Parcel No.: 28-01-01-3-004-069.000 |
| • 2805 5 th Avenue North | Parcel No.: 23-07-36-4-005-030.000 |
| • 3227 6th Avenue North | Parcel No.: 22-09-31-3-001-022.000 |
| • 3227 7th Avenue North | Parcel No.: 22-09-31-3-001-010.000 |
| • 3311 Todd Street | Parcel No.: 22-09-31-3-001-002.032 |
| • 3315 Cogswell Avenue | Parcel No.: 22-09-31-3-001-038.000 |
| | Parcel No.: 22-09-31-3-001-044.001 |
| • 4103 Stemley Bridge Road | Parcel No.: 29-04-19-4-000-008.013 |
| • 4700 Traweek Lane | Parcel No.: 29-08-28-0-002-051.000 |
| • 3108 6th Avenue North | Parcel No.: 23-07-36-4-001-038.000 |
| • 121 Pine Hill Drive | Parcel No.: 28-01-11-1-001-013.000 |
| • 1117 1 st Avenue North | Parcel No.: 28-01-02-1-001-016.000 |

City Clerk Sheree Pruitt addressed the Council regarding setting a public hearing regarding the petition to vacate a street right-of-way and a 15-foot undeveloped alley. Ms. Pruitt confirmed the item was from planning commission with a unanimous recommendation for approval and stated the earliest possible hearing date was August 28, 2023.

City Manager Brian Muenger addressed the Council regarding the adoption of a new PayScale for the City of Pell City. Mr. Muenger advised the Council had previously authorized a classification study be conducted by Auburn University. He stated that each employee could be paced on the new plan at the next highest step and increased by one step adding an average of a five percent increase for each employee. Mr. Muenger advised there would also be credit for service in other cities as well as provide and upward incentive for education. Mr. Muenger

stated he was confident of the City's ability to accommodate the cost associated with the pay plan and recommended the approval.

City Manager Comments: None.

Mayor Comments: Mayor Pruitt reminded all that the grand opening for Five Below was scheduled for Friday August 4th at 9:30 a.m. and the grand opening for TJ Maxx was scheduled for Sunday August 6, 2023.

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 24, 2023. Present were Council President Jud Alverson, Councilmembers Jay Jenkins, Ivi McDaniel, and Blaine Henderson. Councilmember Mitcham was absent. Those present constituting a quorum 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 McDaniel, seconded by Councilmember Henderson, the Council unanimously approved the payment of bills on file.

On Motion of Councilmember Jenkins, seconded by Councilmember McDaniel, the Council unanimously approved the minutes from the regularly scheduled Council Meetings held on June 26, 2023 and July 10, 2023.

Now was the time set aside for a Public Hearing to determine if the following properties should be declared a public nuisance and ordered abated.

3103 6 th Avenue North	Parcel No.: 22-09-31-3-001-033.000
46 Cogswell Avenue	Parcel No.: 28-02-03-2-000-016.000
297 Hazelwood Drive	Parcel No.: 23-07-25-0-002-067.000
313 Ashley Drive	Parcel No.: 22-09-31-3-001-002.018
504 30 th Street North	Parcel No.: 23-07-36-4-005-045.000
611 28 th Street North	Parcel No.: 23-07-36-4-004-017.000
2805 5 th Avenue North	Parcel No.: 23-07-36-4-005-030.000
121 Pine Hill Drive	Parcel No.: 28-01-11-1-001-013.000
1117 1 st Avenue North	Parcel No.: 28-01-02-1-001-016.000

Council President Alverson opened the Public Hearing at 6:08 p.m. Code Enforcement Officer Blake Harbison stated that all properties were still in a nuisance condition and in violation of the City's Ordinance. There being no one else present, Council President Alverson closed the Public Hearing at 6:09 p.m.

On motion of Councilmember Henderson, seconded by Councilmember McDaniel, the Council unanimously approved the following resolutions declaring the properties a nuisance and ordering the abatement:

- | | |
|-----------------------------|-----------------------------------|
| • RESOLUTION NO 2023 – 5924 | 3103 6 th Avenue North |
| • RESOLUTION NO 2023 – 5925 | 46 Cogswell Avenue |
| • RESOLUTION NO 2023 – 5926 | 297 Hazelwood Drive |
| • RESOLUTION NO 2023 – 5927 | 313 Ashley Drive |
| • RESOLUTION NO 2023 – 5928 | 504 30 th Street North |
| • RESOLUTION NO 2023 – 5929 | 611 28 th Street North |

- **RESOLUTION NO 2023 – 5930**
- **RESOLUTION NO 2023 – 5931**
- **RESOLUTION NO 2023 – 5932**

2805 5th Avenue North
121 Pine Hill
1117 1st Avenue North

On motion of Councilmember Jenkins, seconded by Councilmember McDaniel, the Council unanimously agreed to set a public hearing for August 28, 2023 at 6:00 p.m. regarding the vacation of a street right-of-way and 15-foot undeveloped alley.

On motion of Councilmember Jenkins, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO 2023 – 5933** approving a PayScale for the City of Pell City.

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



W. Judge Alverson - Council President

ATTEST:



Sheree D. Pruitt - City Clerk