

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, September 25, 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 Donald Gover.

The pledge to the American Flag was led by Mayor Bill Pruitt.

The City Clerk had roll call for attendance.

There were no comments regarding the bills on file.

City Clerk Sheree Pruitt addressed the Council regarding the Public Hearing set for 6:00 p.m. regarding the potential condemnation of property located at 107 Lakeview Drive. Ms. Pruitt advised she had contacted the closing attorney for the purchaser on the property who advised they were waiting on an order to sale the property and disburse funds from the Probate Judge. She confirmed that the Probate Judge had not received the order in a timely fashion, but did state they were working on the Estate.

Finance Director Teresa Brakefield addressed the Council regarding the bad debt declaration. She advised it was less than previous years. City Manager Brian Muenger stated the bad debt reduction as due to processes being implemented appropriately.

City Manager Brian Muenger addressed the Council regarding the amended budget for Fiscal Year 2022/2023 and the initial budget for Fiscal Year 2023/2024. Mr. Muenger advised there were two proposed modifications, and explained one was the employee healthcare schedule and the transfer to capital in addition to the three percent of sales tax. He confirmed the utility department was cash positive for part of the year. Mr. Muenger explained the newly funded positions included an additional officer in the Police Department as well as an Assistance Police Chief, six new medic positions in the fire department, a part-time position in the library and two positions in the Park and Recreation Department. Mr. Muenger called out each appropriation request as listed below:

| Appropriations Budget Request | | | | |
|-------------------------------|--|---------------------|---------------------|---------------------|
| FY 23-24 | | | | |
| Account | Name | 2023 Budget | 2023 FYE Projection | 2024 Request |
| 01-56703-2922 | Appropriations - Pell City School System | 5,028,223 | 5,778,223 | 5,028,223 |
| 01-56705-2922 | Appropriations - Chamber | 20,000 | 20,000 | 40,000 |
| 01-56709-2922 | Appropriations - Kid One | 2,000 | 2,000 | 3,000 |
| 01-56710-2922 | Appropriations - JBS Mental Health | 5,000 | 5,000 | 10,500 |
| 01-56715-2922 | Appropriations - St Clair Economic Develop Council | 75,000 | 75,000 | 75,000 |
| 01-56716-2922 | Appropriations - St Clair Soil & Water Conserv | 3,000 | 3,000 | 4,000 |
| 01-56717-2922 | Appropriations - United Way | 1,000 | 1,000 | 1,000 |
| 01-56718-2922 | Appropriations - Boys & Girls Club | 17,000 | 17,000 | 17,000 |
| 01-56719-2922 | Appropriations - St Clair Childrens Policy Council | 4,000 | 4,000 | 4,000 |
| 01-56720-2922 | Appropriations - St. Clair Children's Advocacy Cen | 4,000 | 4,000 | 4,000 |
| 01-56721-2922 | Appropriations - Christian Love Pantry | 7,200 | 7,200 | 7,200 |
| 01-56722-2922 | Appropriations - American Red Cross | 2,500 | 2,500 | 5,000 |
| 01-56723-2922 | Appropriations - YWCA | 2,000 | 2,000 | - |
| 01-56725-2922 | Appropriations - DARE Program | 10,000 | 10,000 | 17,500 |
| 01-56726-2922 | Appropriations - St Clair County Airport Authority | 15,000 | 15,000 | 15,000 |
| 01-56727-2922 | Appropriations - Council of the Arts | 1,500 | 1,500 | - |
| 01-56728-2922 | Appropriations - Special Events | 8,500 | 27,500 | 8,500 |
| 01-56729-2922 | Appropriations - SCCHC | - | 19,919 | - |
| 01-56730-2922 | Appropriations - Lakeside Hospice | 2,500 | 2,500 | - |
| 01-56731-2922 | Appropriations - ARC | 7,500 | 7,500 | 10,000 |
| | Appropriations - Museum | | | 5,000 |
| | TOTAL APPROPRIATIONS | 5,215,923.00 | 6,004,842.44 | 5,254,923.00 |

Council President Alverson thanked everyone for their work in completing the budget.

City Manager Brian Muenger addressed the Council regarding a proposal from CMH Architects for the New Fire Station No. 2. He stated they were going through the due diligence process and also working to close on the preliminary site plan for Fire Station No. 2. Billy with CMH a preliminary floor plan had and site plan had already been submitted for review but confirmed there were several items left to complete. He advised it was approximately a 10-12 month bid time depending on material but confirmed a transformer was approximately 52 weeks out for arrival. Mr. Muenger advised they were waiting on the ten-foot contours and alta survey. He stated the rough estimate for the construction cost was 6.5 million to 7 million dollars. Council President Alverson requested that all parties ensure the design and plan would last as far as capacity for five to seven years.

Human Resources Director Dawn Childre addressed the Council regarding a supplemental pay for a concession manager. She advised the position had been unable to be filled due to the number of hours, all weekends, long nights, etcetera. Ms. Childre advised the pay would be similar to a stipend.

City Manager Brian Muenger addressed the Council regarding the Solid Waste Rate Schedule. He advised he included a notice from ADSI regarding the CPI indicator. He advised the increase was approximately \$1.18 per unit that would go into effect on September 1st. Mr. Muenger confirmed the City could absorb a portion via the roll-off fee schedule and stated the base customer rate would be \$23.18.

City Manager Brian Muenger addressed the Council regarding two leak credit adjustment requests. He advised that both leaks were under the concrete and was not visible. Mr. Muenger advised the resident on Morning Glory Drive had a usage of approximately 100 thousand gallons. He advised the second request was from Fort McClellan Credit Union and confirmed a letter was received from the general contractor due to the issue being covered by warrant. Mr. Muenger stated the two requests were sewer only credits.

City Manager Comments: Mr. Muenger advised he had just received some quotes from various companies for the lease of a dozier in the street department. He confirmed the request was urgent in nature and advised they would attempt to side bar to discuss.

Mayor Comments: None.

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, September 25, 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 Mitcham, 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.

Council President Jud Alverson advised Theresa Walsh (2803 Fairway Drive) was present to address the Council. Ms. Walsh and her boyfriend Art expressed their concerns regarding debris being dumped in front of their property.

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 6:26 p.m., there being no one present, he closed the public hearing at 6:26 p.m.

On motion of Councilmember Henderson, seconded by Councilmember McDaniel, 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 to be demolished until December 11, 2023 at 6:00 p.m.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023 - 5969** authorizing certain utility accounts to be written off as uncollectable.

Council President Alverson introduced **RESOLUTION NO. 2023 - 5970** adopting the revised budget for Fiscal Year 2022-2023 and the initial annual budget for Fiscal Year 2023-2024.

Councilmember Mitcham moved that all rules and regulations, which unless suspended would prevent the immediate consideration and adoption of said resolution, be suspended and that unanimous consent to the immediate consideration and adoption of said resolution be given. The motion was seconded by Councilmember Henderson. On roll call vote those voting aye being: Councilmember Jenkins, McDaniel, Henderson, Mitcham, and Council President Alverson. Nays: None. Council President Alverson declared the motion approved.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously adopted said resolution. On roll call vote those voting ayes being: Councilmember Jenkins, McDaniel, Henderson, Mitcham, and Council President Alverson. Nays: None. Council President Alverson declared the motion approved.

On motion of Councilmember Jenkins, seconded by Councilmember Henderson, the Council unanimously approved the following resolutions with regard to the appropriation requests:

| | |
|-----------------------------------|--|
| RESOLUTION NO. 2023 – 5971 | Chamber of Commerce |
| RESOLUTION NO. 2023 – 5972 | Kid One Transport |
| RESOLUTION NO. 2023 – 5973 | JBS Mental Health |
| RESOLUTION NO. 2023 – 5974 | St. Clair County Economic |
| RESOLUTION NO. 2023 – 5975 | St. Clair Soil and Water |
| RESOLUTION NO. 2023 – 5976 | United Way |
| RESOLUTION NO. 2023 – 5977 | Boys & Girls Club |
| RESOLUTION NO. 2023 – 5978 | St. Clair Children’s Policy Council |
| RESOLUTION NO. 2023 – 5979 | St. Clair Children’s Advocacy Ctr |
| RESOLUTION NO. 2023 – 5980 | Christian Love Pantry |
| RESOLUTION NO. 2023 – 5981 | American Red Cross |
| RESOLUTION NO. 2023 – 5982 | DARE Program |
| RESOLUTION NO. 2023 – 5983 | St. Clair County Airport Auth. |
| RESOLUTION NO. 2023 – 5984 | Museum of Pell City |
| RESOLUTION NO. 2023 – 5985 | CEPA |

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023 – 5986** authorizing an appropriation request for the ARC of St. Clair County. Councilmember Jay Jenkins recused himself.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023 - 5987** approving a proposal from CMH Architects for Architectural and Engineering Services for the New Fire Station No. 2.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved a supplemental pay for a Concessions Manager as presented.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved a change to the Solid Waste Rate Schedule as presented.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved a leak credit adjustment for 13 Morning Glory Drive in the amount of \$1,683.84.

On motion of Councilmember Henderson, seconded by Councilmember McDaniel, the Council unanimously approved a leak credit adjustment for 2239 Martin Street South in the amount of \$5,978.78.

Councilmember Jenkins moved that all rules and regulations, which unless suspended would prevent the immediate consideration and amendment of said agenda, be suspended and that unanimous consent to the immediate consideration and amendment of said agenda be given. The motion was seconded by Councilmember Henderson. On roll call vote those voting aye being: Councilmember Jenkins, McDaniel, Henderson, Mitcham, and Council President Alverson. Nays: None. Council President Alverson declared the motion approved.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved to add **RESOLUTION NO. 2023 – 5988** authorizing a lease agreement with Tractor and Equipment Company for a Dozier for use in the Street Department.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023 – 5988** authorizing a lease agreement with Tractor and Equipment Company for a Dozier for use in the Street Department.


City Attorney John Rea advised that the Council needed to enter into Executive Session to discuss potential litigation involving the City. Mr. Rea certified this qualified for Executive Session and did not expect the session to last any longer than 30 minutes. Mr. Rea stated he did not expect any action from the session. At 6:30 p.m., Councilmember McDaniel made a motion to enter into Executive Session for approximately thirty minutes. The motion was seconded by Councilmember Henderson and unanimously approved by the Council. On roll call, those voting aye being: Council President Alverson, Councilmembers Jenkins, Mitcham, and Henderson. Nays: None. Council President Alverson declared the motion approved.

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