

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, August 14, 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 Councilmember Jay Jenkins.

The pledge to the American Flag was led by Councilmember Blaine Henderson.

The City Clerk had roll call for attendance.

The Council presented an appropriation to the Heart of Pell City on behalf of the City and the County Commission in support of the purchase of the Christmas Tree to be placed at the St. Clair County Courthouse.

Rodney Burrow and George Stewart addressed the Council regarding a free event that will take place at Mr. Burrow's ranch on October 14, 2023. Mr. Stewart advised there would be live gospel music and preaching. He also stated the event would be publicized on television on the gospel channel. Mr. Stewart confirmed all work would be conducted by their staff and asked that the City welcome everyone and embrace the event.

There were no comments regarding the bills on file.

There were no comments regarding the minutes from the regularly scheduled council meeting held on July 24, 2023.

Code Enforcement Officer Blake Harbison addressed the Council regarding public hearing to determine whether the following properties should be declared a nuisance and ordered abated. Mr. Harbison advised that approximately half of the properties had been cut.

- 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~~
- ~~401 4<sup>th</sup> Street North Parcel ID: 23-08-34-4-002-005.000~~
- ~~308 4<sup>th</sup> Street North Parcel ID: 23-08-34-4-002-021.000~~
- 3305 Stemley Bridge Road Parcel ID: 29-04-19-1-000-008.000
- ~~3220 6<sup>th</sup> Avenue North Parcel ID: 22-09-31-3-001-021.000~~
- ~~506 29<sup>th</sup> Street North Parcel ID: 23-07-36-4-005-040.000~~

City Clerk Sheree Pruitt addressed Council regarding the following properties that were abated by City staff by Municipal Court Order. She advised proper notice was provided and the cost should be assessed to the property.

- 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

City Manager Brian Muenger addressed the Council regarding available dates to begin budget work sessions. After a brief discussing Council agreed to begin on September 5, 2023 at 5:00 p.m. to take place at the municipal complex.

Human Resources Director Dawn Childre addressed the Council regarding position description changes for IT administrator and positions within the street department. Ms. Childre advised both descriptions were more in line with the actual work conducted and confirmed the positions would remain on the same grade on the pay scale.

City Manager Brian Muenger and Street Superintendent Greg Gossett addressed the Council regarding the Rebuild Alabama Act Transportation Plan. Mr. Muenger advised crews had begun work on Dr. John Haynes Drive which was a road selected from FY22/23 plan. He stated the plan for FY23/24 was for Industrial Park Drive.

City Manager addressed the Council regarding the appointment of Teresa Brakefield as the City Treasurer. Mr. Muenger advised that Ms. Brakefield had been acting in the position for some time and confirmed that the resolution was required to make it official.

City Clerk Sheree Pruitt addressed the Council regarding a final plat resurvey for property located at 124 Charter Drive. She advised this was a simple line adjustment for the property and confirmed it was recommended with unanimous approval from the Planning Commission.

City Manager Brian Muenger addressed the Council regarding an agreement with Environmental Inc. He reminded the Council had of the approval to enter the project with ADEM. Mr. Muenger stated there were parts of the project that were not covered such as the ASTs on the property. Once the project is complete Mr. Muenger advised the City would have a certificate for future use of the property.

City Manager Comments: Mr. Muenger advised construction would begin at the intersection of Hazelwood Drive at 8:00 p.m. He confirmed there would be detours for the Dr. John Haynes Drive paving project.

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, August 14, 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.

On Motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved the minutes from the regularly scheduled Council Meetings held on July 24, 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.

- 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
- 3305 Stemley Bridge Road Parcel ID: 29-04-19-1-000-008.000

- 121 Pine Hill Drive Parcel No.: 28-01-11-1-001-013.000
- 1117 1<sup>st</sup> Avenue North Parcel No.: 28-01-02-1-001-016.000

Council President Alverson opened the Public Hearing at 6:11 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 6:11 p.m.

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

- **RESOLUTION NO 2023 – 5936** 279 Mays Bend Drive
- **RESOLUTION NO 2023 – 5937** 6379 Mays Bend Road
- **RESOLUTION NO 2023 – 5938** 1039 Cove Landing North (Lot 153)
- **RESOLUTION NO 2023 – 5939** 1043 Cove Landing North (Lot 154)
- **RESOLUTION NO 2023 – 5940** 1271 Valley Street
- **RESOLUTION NO 2023 – 5941** 3305 Stemley Bridge Road

Now was the time set aside for a Public Hearing to consider assessing the abatement cost 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

Council President Alverson opened the Public Hearing at 6:12 p.m. There being no one present, Council President Alverson closed the Public Hearing at 6:12 p.m.

On motion of Councilmember Mitcham, seconded by Councilmember McDaniel, the Council unanimously approved **RESOLUTION NO. 2023-5942** fixing costs incurred in the abatement of property located at 402 Wolf Creek Road South.

On motion of Councilmember Jenkins, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2023-5943** fixing costs incurred in the abatement of property located at 3312 Tyler Street.

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

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved **RESOLUTION NO. 2023 – 5944** authorizing the FY2024 City of Pell City Transportation Plan for the Rebuild Alabama Act.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023 – 5945** appointing Teresa Brakefield as the City Treasurer.

On motion of Councilmember Mitcham, seconded by Councilmember McDaniel, the Council unanimously approved **RESOLUTION NO. 2023 – 5946** authorizing a new bank account at Valley National Bank for the Pell City Police Department

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved **RESOLUTION NO. 2023 – 5947** authorizing a final plat resurvey for property located at 124 Charter Drive.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023 – 5948** authorizing an agreement with Environmental, Inc.

City Attorney John Rea advised that the Council needed to enter into Executive Session to discuss potential litigation involving the City as well as a potential real estate transaction. Mr. Rea certified this qualified for Executive Session and did not expect the session to last any longer than 30 minutes and did expect any action from the session. At 6:15 p.m., Councilmember Henderson made a motion to enter into Executive Session until 6:45 p.m. The motion was seconded by Councilmember Mitcham 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.

City Council re-entered the Council Meeting at 6:47 p.m.

Councilmember Henderson 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 Jenkins. 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 amend the agenda to add **RESOLUTION NO. 2023-5949** authorizing an appropriation to the Pell City Board of Education and **RESOLUTION NO. 2023-5950** authorizing a purchase agreement with Four Leaf Properties. 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 Mitcham, the Council unanimously approved **RESOLUTION NO. 2023-5949** authorizing an appropriation to the Pell City Board of Education.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2023-5950** authorizing a purchase agreement with Four Leaf Properties.

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