

STATE OF ALABAMA
ST. CLAIR COUNTY

The City Council of the City of Pell City met in a work session at the City Hall at 5:30 p.m. on Monday, November 23, 2020. Present were Council President Jud Alverson, Councilmember Jay Jenkins, Ivi McDaniel, Blaine Henderson, and Jason Mitcham. Council President Alverson opened the meeting for discussion.

The invocation was led by Mayor Bill Pruitt.

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

The City Clerk had roll call for attendance.

Council President Alverson stated the bills on file had been reviewed and everything was in order.

There were no comments on the minutes of the regular council meeting held on November 9, 2020.

Carol Pappas addressed the Council regarding the Museum. Ms. Pappas requested that the museum be able to utilize space on the second floor at the Pell City Municipal Complex. Ms. Pappas also requested the Council to create a board to oversee the museum at the appropriate time and advised they would hopefully be able to move in at the first of the year if approved.

City Manager Brian Muenger addressed the Council regarding status of the condemnation of two properties. Mr. Muenger advised that the owner of 711 28th Street North was amenable to demoing the structure by January 15, 2021. In regard to 901 23rd Place North, Mr. Muenger advised the building inspector was allowed access to the structure for a second inspection on November 18, 2020. He stated the building inspector's recommendation was unchanged and he recommended the structure to be demolished. Mr. Jeff Smith, owner of the property located at 901 23rd Place North, advised the council the plans of work were the same. He advised he had received a second bid for the cost of \$6,500. He stated the house was small and could be repaired in under thirty days. Mr. Muenger advised that city staff did not believe the plan of work submitted met the requirements as specified in the City Ordinance.

Mr. Muenger addressed the Council regarding the submittal of an application under the FY2021 Rebuild Alabama Act. Mr. Muenger stated the program was funded by ALDOT and closed at the end of the month. Mr. Muenger advised if approved the grant would assist funding the needed repairs to Industrial Park Drive. He stated that the repairs would cost approximately \$407,000.00. He recommended the Council approve the resolution authorizing the submittal of a grant application.

Mr. Muenger addressed the Council regarding an agreement with Cobbs Allen to act as a broker of record for the City of Pell City. Mr. Muenger advised the agreement would also assist with an employee assistance program, employee policy review, training, etcetera. He stated the contact was for three years; however, there was a verbal negotiation that the City would have the right to opt out at any time with a 60-day written notice. Mr. Muenger stated that Cobbs Allen would be paid from brokerage fees and believed the City would benefit from this agreement.

Mr. Muenger addressed the Council regarding the Capital Improvement Plan Budget. Chief Irwin advised there was nothing to add regarding the police vehicles. Mr. Muenger advised he received a revised timeline for from CDG for the services that would be rendered.

Mr. Muenger addressed the Council regarding the Final Plat for Fox Hollow Phase 4, Sector 3. He advised there were several comments of different issues from Municipal Consultants and CDG. James Hadaway, Utility Supervisor advised there was one problem with a man hole. Mr. Muenger advised there were bonding recommendations if the plat was to approved. He advised if the Council would like to move forward, the planning commission did recommend approval. City Attorney John Rea advised the burden was on the City and staff to ensure the mylar was not

signed and filed until all items were rectified. He advised you could move forward this way so long as the staff was certain that no one signed off on the plat unless all items were completed.

City Manager Muenger addressed the Council regarding the December 28, 2020 council meeting date. The Council advised there were no conflicts with the scheduled date.

City Manager Comments: None.

Mayor Comments: None.

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. At 6:08 p.m., Councilmember Mitcham made a motion to enter into Executive Session until 7:00 p.m. The motion was seconded by Councilman Henderson and unanimously approved by the Council. On roll call, those voting aye being: Council President Alverson, Councilmembers Henderson, Jenkins, McDaniel, and Mitcham. Nays: None. Council President Alverson declared the motion approved.

The City Council of the City of Pell City met in a regular council meeting at City Hall at 7:00 p.m. on Monday, November 23, 2020. Present were Council President Jud Alverson, Councilmembers Blaine Henderson, Jay Jenkins, Ivi McDaniel 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 Jenkins, seconded by Councilmember Henderson, the council unanimously approved the agenda as presented.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, 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 of the regular scheduled council meeting held on November 9, 2020.

Now was the time set aside for a Public Hearing to consider the condemnation of a structure located at 711 28th Street North.

Council President Alverson opened the Public Hearing at 7:01 p.m. There being no one present in support of or against the condemnation of 711 28th Street North; Council President Alverson closed the Public Hearing at 7:01 p.m.

Now was the time set aside for a Public Hearing to consider the condemnation of a structure located at 901 23rd Place North.

Council President Alverson opened the Public Hearing at 7:01 p.m. Jeff Smith (1709 Cogswell Avenue, Pell City, AL) addressed the Council and advised the new contractor he had obtained was Mr. Horsley. Mr. Smith advised he had twenty other units that were habitable and this structure would be more than habitable. Councilmember Henderson confirmed there was no electrical or plumbing work noted on the plan of work submitted by Mr. Smith. There being no further comment in support of or against the condemnation of the structure located at 901 23rd Place North, Council President Alverson closed the public hearing at 7:05 p.m.

On motion of Councilmember McDaniel, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO 2020 – 5424** declaring the property a nuisance and ordering it abated. The property owner was allowed until January 15, 2020, for the property to be demolished.

On motion of Councilmember Mitcham, seconded by Councilmember McDaniel, the Council unanimously approved **RESOLUTION NO 2020 – 5425** declaring the property located at 901 23rd Place North a nuisance and ordering it abated.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved **RESOLUTION NO 2020 – 5438** authorizing the submission of a grant application under the FY2021 Rebuild Alabama Act.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO 2020 – 5439** authorizing an agreement with Cobbs Allen as a Broker of Record for the City of Pell City changing the termination clause to allow a 60 day written notification.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved **RESOLUTION NO 2020 – 5440** authorizing the purchase of 5 Police Tahoes from the CIP Budget.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2020 – 5441** authorizing the upfitting of the Sutphen Aerial Vehicle from the CIP Budget.

On motion of Councilmember Mitcham, seconded by Councilmember McDaniel, the Council unanimously approved **RESOLUTION NO 2020 – 5442** authorizing an agreement with CDG Engineers & Associates, Inc. for a GIS Based Paving Assessment from the CIP Budget.

On motion of Councilmember Mitcham, seconded by Councilmember McDaniel, the Council unanimously approved to table **RESOLUTION NO. 2020 – 5443** regarding the Final Plat of Fox Hollow Phase 4, Sector 3 until the Council Meeting scheduled for December 14, 2020 (*deficiencies are at a manageable level*).

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



W. Judge Alverson - Council President

ATTEST:



Sheree D. Pruitt - City Clerk