

STATE OF ALABAMA
ST. CLAIR COUNTY

The City Council of the City of Pell City met in a work session at City Hall at 5:30 p.m. on Monday, December 28, 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 Councilmember Jay Jenkins.

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

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 December 14, 2020.

Mr. Shane Bell with the Pell City Futbol Club addressed the Council regarding the school soccer program. Mr. Bell advised they had taken over the soccer program at Eden Westside Baptist Church and were meeting with Lincoln to take over their soccer program. He advised that there were limitations with the City running the soccer program and stated they would like to consume control over the soccer program from the City of Pell City.

City Manager Brian Muenger addressed the Council regarding the Amendment 772 Public Hearing regarding the proposed QuickTrip Development. Mr. Muenger advised there was a mandatory statewide publication of the Public Hearing which was completed. Mr. Don Smith advised this was just as much an infrastructure project as it is an economic development project. He advised this would allow the growth to move forward with the sewer project that would take place. Mr. Muenger advised there were no substantial changes that had taken place since it was last discussed. He advised the project was separated into phase one and phase two.

Chief Paul Irwin addressed the Council regarding the ABC License Transfer request from Jimmy's Country Store. He advised it was an existing establishment that had changed owners. Chief Irwin advised the new owner did pass the background check that was conducted by Lieutenant Warrington.

Mr. Muenger addressed the Council regarding the approval of the Final Plat for Fox Hollow Phase 4, Sector 3. Mr. Muenger advised it was tabled from a previous Council Meeting due to a large number of comments that were provided by the Engineers. He confirmed all deficiencies had not been satisfied but advised there were contingency items that would require a bond placed for a certain amount. Mr. Muenger advised it would be necessary for the engineers to conduct another inspection to determine the amount of the bond. He advised there was substantial progress made and recommended the approval of the final plat with an appropriate bond in place.

Mr. Muenger addressed the Council regarding the submission of the delinquent debt into the Municipal Intercept Service. He advised the list only contained information relative to utility accounts and confirmed the Court debts were entered directly and did not come before the Council for approval.

Mr. Muenger addressed the Council regarding the insurance renewal with Union State Insurance. He advised the policy had been updated to reflect coverage for additional property and vehicle purchases that were made along with a three percent inflation value. Mr. Muenger stated the total premium was \$265,688, which was an approximate \$3,000 increase over the last year.

Chief Irwin addressed the Council regarding a DHS-HHS Grant Award for the Police Department. He advised the grant was approved but it was required the grant be run through the

County. Chief Irwin advised Pell City Police Department was the only recipient of this grant in St. Clair County. He further advised the City would be the administrator over the grant.

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 6:05 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 McDaniel, Mitcham, Henderson, and Jenkins. Nays: None. Council President Alverson declared the motion approved.

On Motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council reconvened for the regularly scheduled council meeting.

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, December 14, 2020. Present were Council President Jud Alverson, Councilmember 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 Jenkins, 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 Henderson, seconded by Councilmember Mitcham, the council unanimously approved the minutes of the regularly scheduled council meeting held on December 14, 2020.

Now was the time set aside for an Amendment 772 Public Hearing regarding a proposed QuikTrip Development Agreement between the City of Pell City and QuikTrip Corporation. Council President Alverson opened the public hearing at 7:07 p.m.

Mr. Don Smith with the St. Clair County Economic Development Council was present. He stated the 772 Amendment allowed a City to use their funds, lending, or other instruments in assisting a private company for an economic development project. He advised these were typically used to either encourage or incentivize a company to open in the city. Mr. Smith advised this was used to overcome development issues. He advised the company was willing to partner with the City to extend the sewer line to open up development for approximately 250 acres at the Eden Exit. Mr. Smith confirmed the developer would appropriate approximately \$450,000, for the sewer project. Mr. Smith advised it would be a positive revenue for the City and open up the interchange for Development.

City Attorney John Rea advised the purpose of the public hearing was to allow the public to appear to speak in support of or against the amendment.

Mr. Muenger advised the general sales tax on all goods has increased steadily over the last six years, but confirmed the motor fuel tax had stagnated or declined. He stated he hoped this would help increase the motor fuel tax.

Council President Alverson closed the public hearing at 7:15 p.m.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2020 – 5448** authorizing a sewer infrastructure development agreement with QuikTrip Corporation.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved **RESOLUTION NO. 2020 – 5449** authorizing the issuance of a limited obligation certificate of indebtedness concerning a certain sewer infrastructure development agreement.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved an alcohol license transfer for Jimmy’s Country Store located at 2500 Stemley Bridge Road.

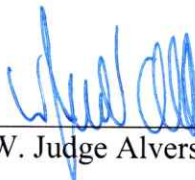
On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION 2020 – 5443** regarding the Final Plat for Fox Hollow phase 4, Sector 3 upon satisfaction of a bond.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION 2020 – 5444** authorizing the submittal of the MIS Listing for 2020.

On motion of Councilmember Jenkins, seconded by Councilmember Henderson, the Council unanimously approved the 2021 Insurance Proposal as presented.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2020 – 5447** authorizing an agreement with St. Clair County for the purchase of two Rapid All-Terrain Tower cameras through ALEA.

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



W. Judge Alverson - Council President

ATTEST:



Sheree D. Pruitt - City Clerk