

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, June 28, 2021. Present were Council President Alverson, Councilmembers Jay Jenkins, Blaine Henderson, and Jason Mitcham. Those present constituting a quorum of the Council, Council President Alverson opened the meeting for discussion.

The invocation was led by Reverend Donald Gover.

The pledge to the American Flag was led by Councilmember Jason Mitcham.

The City Clerk had roll call for attendance.

There were no comments regarding the bills on file.

There were no comments on the minutes of the regular council meeting held on June 12, 2021.

City Manager Brian Muenger addressed the Council regarding the grass and weed nuisance cases set for public hearing at 7:00 p.m. Mr. Muenger advised there were two batches of properties, but confirmed there were updated photos of the cutting of Pine Harbor Golf Course.

Jeff Smith, owner of 901 23rd Place North addressed the Council regarding the condemnation of his property. City Attorney John Rea advised Council that Mr. Smith had provided the Building Official a proposed plan of work which did not meet the criteria set out in the Ordinance. Mr. Rea advised that Mr. Jerry Dailey, the building official would accept the plan of work with specific conditions. Mr. Smith would be required to obtain the appropriate permits, request the required inspections, and confirmed a new certificate of occupancy would not be provided until all work was completed.

Building Official Jerry Dailey addressed the Council regarding the structure located at 745 Mineral Springs Road. Mr. Dailey advised the business had been closed since 2016 and stated the building was not up to code. He confirmed that an appropriate plan of work had not been submitted and recommended the condemnation of the structure.

City Manager Brian Muenger addressed the Council regarding the Final Plat request for Fox Hollow 5.1. Mr. Muenger advised that the Planning Commission recommended the approval on a unanimous consent. He confirmed that substantial financial guarantee had been received from the developers.

City Manager Brian Muenger addressed the Council regarding a Grant Application for ALDOT's Local Road Safety Initiative for Mays Bend Road. He advised that ALDOT had chosen to allocate funds toward the repair and upgrade of unsafe roads. Mr. Muenger advised that Mays Bend Road had been identified as needing safety measures taken due to the crash history. He stated that a ten percent match of the grant award was mandatory.

City Manager Brian Muenger addressed the Council regarding the award of the Exit 156 Sewer Project to Taylor Corporation. Mr. Muenger advised the bids were opened and the costs provided were between six hundred fifty thousand dollars and seven hundred thirty-five thousand dollars.

Library Director Danny Stewart addressed Council regarding a grant that was awarded through the Alabama Public Library Service. He advised that the state had already secured the pricing and advised that the cost was covered by the grant which was a little over eighteen thousand dollars.

City Manager Comments: Mr. Muenger advised the ALDOT Public Outreach Meeting notice was in their packet and stated the meeting was Thursday July 8th at the Civic Center.

Mayor Comments: None.

The City Council of the City of Pell City met in a regular scheduled council meeting at City Hall at 7:00 p.m. on Monday, June 28, 2021. Present were Council President Jud Alverson, Councilmembers Jay Jenkins, 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.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved the minutes of the regularly scheduled council meeting held on June 14, 2021.

Now was the time set aside for a public hearing regarding grass weed nuisance cases. Council President Alverson opened the public hearing at 7:02 p.m., there being no one present in favor or opposition, he closed the public hearing at 7:02 p.m.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2021 – 5508** declaring the certain properties a nuisance and ordering them abated.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously authorized the plan of work regarding 901 23rd Place North to be accepted and permits to be issued as per the Ordinance with fees included.

Now was the time set aside for a Public Hearing regarding the condemnation of 745 Mineral Springs Road. Council President Alverson opened the public hearing at 7:05 p.m.

Mr. Dilip Patel was present via zoom. Mr. Patel advised that he had completed a few items that were of immediate concern. He stated he would like to keep the property and bring it to compliance for future leasing.

Building Official Jerry Dailey recommended the condemnation of the property located at 745 Mineral Springs Road.

Police Chief Paul Irwin stated it was a blighted area and was subject to criminal activity.

There being no one else present in favor or opposition, Council President Alverson closed the public hearing at 7:17 p.m.

On motion of Council member Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2021 – 5509** condemning the property located at 745 Mineral Springs Road.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2021 – 5510** approving the Final Plat of Fox Hollow Phase 5, Sector 1.

Ms. Debbie Robinson was present and discussed her flooding issue concerns in the neighborhood.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2021-5511** authorizing a grant application to ALDOT for the LSRI Program regarding Mays Bend Road.

On motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2021 – 5512** awarding the bid for Phase 1 of Exit 156 Sewer Improvements Project to Taylor Corporation.

On Motion of Councilmember Jenkins, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2021 – 5513** accepting ARPA funding through Alabama Public Library Service and purchase of desk top computers through TSA.

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

W. Judge Alverson - Council President

ATTEST:

Sheree D. Pruitt - City Clerk