

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, April 11, 2022. 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 Reverend 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.

There were no comments on the minutes of the regularly scheduled council meeting held on March 28, 2022.

Council President Alverson requested that City Attorney John Rea, provide information regarding the City of Pell City's Zoning Ordinance regarding short-term rentals. City Attorney John Rea advised the Ordinance had been in place since the 70's and was amended in August 2015. Mr. Rea advised that short-term rentals were closely related to tourist homes, which were a conditional use in RA and RE zoning. He confirmed that tourist homes, such as Airbnb were not permissible in regular residential zoned areas of the City. Mr. Rea stated the Council would not address the change being proposed.

David Secor, who resides at 1117 Savannah Drive, Mobile, Alabama 36609, and is a managing member of Francor Properties, LLC owns property located in the City Limits of Pell City. The properties Mr. Secor owns are located on Tucker Drive and Dye Creek. Mr. Secor would like for the zoning ordinance to be changed in order to allow for the continued operation of short-term rentals. Ms. Elizabeth Thomaston, resides at 120 Osprey Drive and works for Mr. David Secor of Francor Properties. She stated she would like the ordinance to be changed to allow for short-term rentals. Ms. Thomaston also stated that she ensures that all City Rules and Ordinances are followed. Mr. Andrew Brush (107 Tucker Drive), Mr. Eddy Collier (112 Tucker Drive), and Al (113 Harmon Island Road) all spoke in opposition to the request of Mr. David Secor of Francor Properties.

Urainah Glidewell addressed the Council regarding the 2022 Hometown Block Party. She advised Mr. Casey Cambron was the president-elect of the Chamber. Ms. Glidewell stated that she would provide the list of vendors as requested and stated there would be three stages with live music as well as a car show.

City Manager Brian Muenger addressed the Council regarding an agreement with Lake Front Motel for sewer service. Mr. Muenger confirmed the motel was currently on a septic system and advised there were 24 rooms at the motels. He stated the cost of the system would be borne of the owner of Lake Front Motel and confirmed the owner would also be responsible for connection and impact fees as provided for in the Ordinance.

City Manager Brian Muenger addressed the Council regarding a Public Hearing on redistricting. He confirmed that the Council would have to select one of the options or a modified version prior to publication.

City Clerk Sheree Pruitt addressed the Council regarding a Public Hearing on an Amendment to the Pell City Land Use Regulations. Ms. Pruitt confirmed the hearing would need to be publicized and the earliest date possible would be May 9, 2022.

City Manager Brian Muenger addressed the Council regarding a proposed contract to update a classification study for the City. He advised Jacksonville State had conducted the most recent study in 2014. Mr. Muenger confirmed that proposals had been solicited and one was received

from the Government Economic Development Institute of Auburn University in the amount of \$23,400.

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, April 11, 2022. 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 Henderson, seconded by Councilmember Mitcham, the Council unanimously approved the payment of bills on file.

On motion of Councilmember McDaniel, seconded by Councilmember Jenkins, the Council unanimously approved the minutes of the regularly scheduled council meeting held on March 28, 2022.

On motion of Councilmember Jenkins, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2022 – 5654** authorizing a User Agreement with the Chamber of Commerce for the 2022 Hometown Block Party.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2022 – 5655** authorizing an agreement with Lake Front Motel regarding sewer connection.

On motion of Councilmember Jenkins, seconded by Councilmember McDaniel, the Council unanimously approved setting a Public Hearing regarding Redistricting on May 9, 2022 at 6:00 p.m.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved setting a Public Hearing regarding an amendment to the Pell City Land Use Regulations regarding R4 Zoning.

On motion of Councilmember Mitcham, seconded by Councilmember Jenkins, the Council unanimously approved **RESOLUTION NO. 2022 – 5656** authorizing an Agreement with the Government Economic Development Institute regarding employee benefits.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council unanimously approved **RESOLUTION NO. 2022 – 5657** authorizing an updated interim pay scale. The City Council and Mayor collectively thanked all City employees for their dedication to the City and their hard work. He also thanked other City Employees for the work that went into making the approval of the interim pay scale and agreement with Auburn possible.

Manager Comments: Mr. Muenger thanked the Council for the two actions approved with regard to employee benefits.

Mayor Comments: Mayor Pruitt thanked the employees and council for taking the intermediary action.

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



W. Judge Alverson - Council President

ATTEST:



Sheree D. Pruitt - City Clerk