



Special Called Meeting Agenda

281 James D. Nabors Drive
Council Chambers of Municipal Complex
Thursday, October 21, 2021 --- Meeting at 5:00 p.m.

Call to Order: Council President

Opening Prayer: Mayor Baird

Pledge of Allegiance: Councilman Hardy

Roll Call:

Approval of Agenda:

New Business:

1. Resolution 22-06: A Resolution to Approve a Memorandum of Understanding for the Option to Purchase and Development of Property
2. Resolution 22-07: A Resolution to Authorize the Mayor to Execute a CDBG Economic Development Application to Extend the City's Sanitary Sewer System to the Kellyton Industrial Park to Serve Alabama Graphite Products, LLC
3. Resolution 22-08: A Resolution to Authorize the Mayor to Execute a CDBG Economic Development Application to Extend the City's Sanitary Sewer System and Construct a Sewer Pumping Station to Serve New Development on Highway 63 South, Wicker Point
4. Resolution 22-09: A Resolution to Authorize the Mayor to Execute a Community Development Block Grant CARES Act Application for CDBG-CV Program Grant Funds for 2 New Ambulances

Comments from the Mayor:

Comments from the City Clerk:

Comments from the Council:

Adjournment:

RESOLUTION NO. 22-06

A Resolution to Approve a Memorandum of Understanding for the Option to Purchase and Development of Property

WHEREAS, City of Alexander City, Alabama, has an opportunity to grow our hospitality sector by selling a parcel known as the Russell Parcel 29 to develop a national brand hotel; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexander City, Alabama, be and hereby authorizes the Mayor to execute and Memorandum of Understanding for the option to purchase and develop property to develop a hotel; and

ADOPTED AND APPROVED this 21st day of October 2021.

ATTEST:

Amanda F. Thomas, City Clerk

Audrey "Buffy" Colvin, Council President

Curtis "Woody" Baird, Mayor

CERTIFICATION OF CITY CLERK

The undersigned, as City Clerk of the City of Alexander City, Alabama, hereby certifies that the foregoing is a true, correct and complete copy of **Resolution No. 22-06** which was adopted by the City Council on this 21st day of October 2021.

WITNESS MY SIGNATURE, as City Clerk of the City Alexander City, Alabama, under the seal thereof, this 21st day of October 2021.

City Clerk of the
City of Alexander City, Alabama

S E A L

Yeas: _____

Nays: _____

STATE OF ALABAMA)

COUNTY OF TALLAPOOSA)

**MEMORANDUM OF UNDERSTANDING
FOR OPTION TO PURCHASE AND
DEVELOPMENT OF PROPERTY**

THIS **MEMORANDUM OF UNDERSTANDING** (the "MOU") entered into on the ____ day of _____, 2021 by and between the **CITY OF ALEXANDER CITY, ALABAMA**, an Alabama municipal corporation (the "City"), and [REDACTED], or their legal entity which shall be owned by the [REDACTED] ("Purchaser/Developer").

AGREEMENT

WHEREAS, the City owns a parcel of land known as Russell Parcel 29, and the Purchaser/Developer are desirous of purchasing and developing a national brand hotel on approximately four (4) acres from said parcel; and

WHEREAS, the parties desire to enter into an exclusive Purchase Option Agreement whereby if certain conditions are met as stated herein, the City will convey to the Purchaser/Developer approximately four (4) acres within Russell Parcel #29 for the purpose of developing and causing to be constructed a national brand hotel with a minimum of seventy (70) rooms for the sum of One Hundred & 00/100 Dollars (\$100.00) and other good and valuable consideration as stated herein, said Purchase Option being for a term of one (1) year from date of execution of this MOU unless extended by mutual agreement; and

WHEREAS, Amendment No. 739/772 to the Constitution of Alabama (1901) of the Recompiled Constitution of Alabama and hereinafter referred to as "Amendment No. 739/772", authorizes the City to enter into agreements for the purpose of promoting economic development projects such as this proposed project; and

WHEREAS, the governing body of the City has determined that entry into the agreements and transactions described herein, including, without limitation, the City's grant of the property to the Purchaser/Developer, will promote the economic development of the City and will increase the tax base in and around the City, and improve the quality of life for citizens in and around the City; and the City's governing body has further determined that the grant of public property for the purposes specified herein will serve a valid and sufficient public purpose, notwithstanding any incidental benefits accruing to any private entity or entities, including the Purchaser/Developer, and has further determined that undertaking the agreements and transactions described herein is in the best interest of the economic benefit and welfare of the citizens in and around the City; and

WHEREAS, the parties hereto are desirous of entering into this MOU which shall be followed by a valid, binding, executed and duly enforceable Project Development Agreement and to set forth the framework for establishing the terms and conditions under which the national brand hotel and the related infrastructure will be acquired and constructed.

NOW, THEREFORE, upon and in consideration for the mutual promises and covenants contained herein and for other valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the parties hereby agree and enter into this MOU for the purpose of pursuing the development of the national brand hotel and agree as follows:

1. Purchaser/Developer shall have the exclusive right to purchase approximately four (4) acres as identified as Exhibit A attached hereto and made a part hereof. The option to purchase shall be for one (1) year from the date of execution of this MOU. The option date may be extended by mutual agreement of the parties. If the option is not exercised within the time period allotted, the option shall expire.

2. This Option Agreement is not assignable by the Purchaser/Developer without the express written consent of the City.

3. If Purchaser/Developer is successful in obtaining the construction commitment for the target hotel chain within the option term, the Purchaser/Developer shall have the right to purchase the identified parcel for the sum of One Hundred & 00/100 Dollars (\$100.00) evidenced by a mutually agreeable Purchase Agreement which shall further detail the terms of purchase as to the survey and easement rights. The Purchase Agreement shall have a reversion clause if the Project Concept Plan is not developed.

4. The parties agree that the Project Concept Plan as attached as Exhibit A, provides a general framework for the property to be conveyed. The project plan shall be for the construction of a national brand target hotel consisting of a minimum of seventy (70) rooms.

5. Upon an approved construction commitment, the City shall request that the Lake Martin Area Economic Development Alliance assist the Purchaser/Developer with a one (1) year abatement of ad valorem property tax.

6. This MOU may be executed in multiple counterparts, each of which shall be deemed to be an original but when taken together shall be deemed to be a single instrument.

7. This MOU contains all of the agreements between the Parties hereto and may not be modified in any manner other than by agreement in writing signed by the Parties hereto and their permitted successors or assigns.

8. This MOU is binding as to the Option Agreement with the conditions stated herein.

IN WITNESS WHEREOF, each party hereto has caused this Agreement to be duly executed as of the date first above written.

Print Name: [REDACTED]

Date:

Print Name: [REDACTED]

Date:

CITY OF ALEXANDER CITY, ALABAMA

By: _____

Print Name: **CURTIS W. BAIRD**

Its: **Mayor**

Date: _____

[SE

RESOLUTION NO. 22-07

A Resolution to Authorize the Mayor to Execute a CDBG Economic Development Application to Extend the City’s Sanitary Sewer System to the Kellyton Industrial Park to Serve Alabama Graphite Products, LLC

WHEREAS, Coosa County, acting by and through its County Commission has approved applying for Community Development Block Grant (CDBG) funds for the purpose of performing eligible community development activities that will benefit low and moderate-income residents in Coosa County, Alexander City, and surrounding areas; and

WHEREAS, the County’s proposed CDBG Economic Development Application is requesting Fiscal Year 2021 Community Development Block Grant Funds in the amount of \$1,000,000.00 to extend the City of Alexander City’s sanitary sewer system to the Kellyton Industrial Park to serve Alabama Graphite Products, LLC which is locating in the Industrial Park which will result in the creation of 100 new jobs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexander City, Alabama, hereby agrees and commits to provide a cash match in the amount of **\$8,000,000.00** in support of this needed project to be submitted to the Alabama Department of Economic and Community Affairs for funding consideration.

ADOPTED AND APPROVED this 21st day of October 2021.

ATTEST:

Amanda F. Thomas, City Clerk

Audrey “Buffy” Colvin, Council President

Curtis “Woody” Baird, Mayor

CERTIFICATION OF CITY CLERK

The undersigned, as City Clerk of the City of Alexander City, Alabama, hereby certifies that the foregoing is a true, correct and complete copy of **Resolution No. 22-07** which was adopted by the City Council on this 21st day of October 2021.

WITNESS MY SIGNATURE, as City Clerk of the City Alexander City, Alabama, under the seal thereof, this 21st day of October 2021.

City Clerk of the
City of Alexander City, Alabama

S E A L

Yeas: _____

Nays: _____

Table 1
 Kellyton Industrial Park Wastewater Service – Conceptual Design Cost Estimate

Item No.	Description	Cost Estimate
1	Industrial Park Pump Station Number of Pumps: 2 Type: Submersible Capacity: 80 gpm (firm) Manufacturer: Flygt or ABS Wet Well: 12 feet x 12 feet x 12 feet	\$500,000
2	Force Main and Appurtenances Diameter: 6 Inch Length: 2,500 feet Material: C900 or HDPE Installation Method: Open Cut Air Relief Valves: 1 Isolation/Plug Valve and 6 inch x 10 inch Reducer	\$260,000
3	Force Main and Appurtenances Diameter: 10 Inch Length: 17,500 feet Material: C900 or HDPE Installation Method: Open Cut and/or Directional Drill Air Relief Valves: 4 Isolation/Plug Valves: 3	\$4,415,000
4	Robinson Road Pump Station Pumps: 2 Type: Submersible Capacity: 100 gpm (firm) Manufacturer: Flygt or ABS Wet Well: 20 feet x 20 feet x 12 feet	\$1,000,000
5	Force Main and Appurtenances Diameter: 10 Inch Length: 13,130 feet Material: C900 or HDPE Installation Method: Open Cut and/or Directional Drill Air Relief Valves: 2 Isolation/Plug Valves: 2	\$3,303,000
	SUBTOTAL:	\$9,478,000
6	Contingency (Includes: Utility conflicts (water/gas/fiberoptic), Unknowns)	\$947,000
7	Engineering Design, Surveying, Geotechnical, Permitting, Services During Construction	\$890,000
	TOTAL:	\$11,315,000

Note: A conceptual cost estimate is expected to be within +30% to -50% and used for budgetary purposes only. Cost estimates will be further refined as the design process progresses to final stage.

RESOLUTION NO. 22-08

A Resolution to Authorize the Mayor to Execute a CDBG Economic Development Application to Extend the City’s Sanitary Sewer System and to Construct a Sewer Pumping Station to Serve New Development on Highway 63 South and Wicker Point

WHEREAS, the City of Alexander City, Alabama, acting by and through its City Council proposes to apply for Community Development Block Grant Economic Development Funds to extend sanitary sewer service which will require the construction of a sewer pumping station to serve new development on HWY 63 South, the Wicker Point Development; and

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Alexander City, Alabama, be and hereby authorizes the Mayor to execute and submit an application with appropriate assurances to the State of Alabama Department of Economic and Community Affairs, requesting Fiscal Year 2021 Community Development Block Grant Economic Development funds in the amount of **\$500,000.00** to construct the sewer pumping station required to serve to the Wicker Point Development; and

FURTHER BE IT RESOLVED, the City of Alexander City, Alabama, will provide a local match of **\$1,250,000**, in support of this project.

ADOPTED AND APPROVED this 21st day of October 2021.

ATTEST:

Amanda F. Thomas, City Clerk

Audrey “Buffy” Colvin, Council President

Curtis “Woody” Baird, Mayor

CERTIFICATION OF CITY CLERK

The undersigned, as City Clerk of the City of Alexander City, Alabama, hereby certifies that the foregoing is a true, correct and complete copy of **Resolution No. 22-08** which was adopted by the City Council on this 21st day of October 2021.

WITNESS MY SIGNATURE, as City Clerk of the City Alexander City, Alabama, under the seal thereof, this 21st day of October 2021.

City Clerk of the
City of Alexander City, Alabama

S E A L

Yeas: _____

Nays: _____

RESOLUTION NO. 22-09

A Resolution to Authorize the Mayor to Execute a Community Development Block Grant CARES Act Application for CDBG-CV Program Grant Funds for 2 New Ambulances

WHEREAS, the City of Alexander City, acting by and through its City Council proposes to apply for CARES Act Community Development Block Grant (CDBG) CV Program Grant funds to address various needs related to the COVID-19 Pandemic in the City of Alexander City; and

WHEREAS, City of Alexander City, acting by and through its City Council proposes to apply for CDBG CV Funds to purchase 2 new ambulances for the Alexander City Fire & EMS, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexander City, Alabama, be and hereby authorizes the Mayor to execute and submit an application appropriate assurances to the State of Alabama, Department of Economic and Community Affairs, requesting CDBG CV funds in the amount of **\$325,000.00**, to purchase two ambulances for the City of Alexander City Fire and EMS.

FURTHER BE IT RESOLVED, the City of Alexander City, Alabama, will provide a local match of **\$71,311.00**, in support of this project.

ADOPTED AND APPROVED this 21st day of October 2021.

ATTEST:

Amanda F. Thomas, City Clerk

Audrey "Buffy" Colvin, Council President

Curtis "Woody" Baird, Mayor

CERTIFICATION OF CITY CLERK

The undersigned, as City Clerk of the City of Alexander City, Alabama, hereby certifies that the foregoing is a true, correct and complete copy of **Resolution No. 22-09** which was adopted by the City Council on this 21st day of October 2021.

WITNESS MY SIGNATURE, as City Clerk of the City Alexander City, Alabama, under the seal thereof, this 21st day of October 2021.

City Clerk of the
City of Alexander City, Alabama

S E A L

Yeas: _____

Nays: _____



ALEXANDER CITY FIRE, AL

VEHICLE & CHASSIS TYPE:		TYPE I 12' - CHEVROLET - 3500HD - 4x2 - DIESEL
DATE PRICED OUT		8/23/2021
		VEHICLE TOTAL
		\$208,781
PERFORMANCE BOND %		CTBW FEE (3%) =
		\$0
VEHICLE TOTAL (INCLUDING BOND IF APPLICABLE)		\$208,781
OPTIONAL LINE ITEMS QUOTED (NOT INCLUDED IN TOTAL)		
STANDARD BASE UPFIT CONVERSION w OPTION CHOICES		
CHASSIS ADD-ON / SECTION 1.0		
Option - Suspension System - OEM		▼
Mud Flaps- DRW - No Logo		
Diamond Plate Running Boards - Reg Cab		▼
Spare Tire		
Wheel Inserts - Phoenix		▼
No Brush Guard - Standard		▼
MODULAR BODY / SECTION 2.0		
All Aluminum Modular Body - Base 12' (MB/BB)		
Aluminium Thresholds Exterior Compartments		
Fenderette - Aluminum		▼
Flooring - Coosa Composite Sub Flooring ILO Wood		
Insulation - Poly Fiber		▼
Diamond Plate - All Compartments		▼
Splash Fill Guard: Polished Aluminum		
Window Curb Side Door - Sliding - Dark Tint - 18"X24" Ea		▼
Window Rear Door - Fixed - Dark Tint - 14"X24" Ea		▼

PATIENT COMPARTMENT CABINET & HARDWARE / SECTION 3.0			
Cabinets - (12') 3/4 Inch Plywood w Life Defender Fixed Windows			▼
Cabinet Over Rear Door			▼
Cabinet Over Squad Bench			▼
Countertops: (2) Solid Surface Staron	Select Color:		▼
Assist Handicap Entry Door Handles "V" Style			
Attendant Seat - Child 3 Point Safety with Swivel Base - Wise	▼	Select Color:	▼
Option - Cot Fastener System - Power Load W Floor Plate - Stryker			▼
Cot Fastener System Position - Center			▼
Emergency Release Latch's on Entry Doors			▼
Fire Extinguisher #5 - Qty 2			
Flooring: Lonplate II - Gray- Rolled 3"			
Formica	Select Color:		▼
Glove Box Over Curbside Entry Door			
Grab Rails - Ceiling 72" - Yellow	Qty Needed:	2	▼
Harness - 6 Point	Qty Needed:	3	▼
Safety Grab Handle on Entry Doors - Yellow			
Safety Netting - Head Of Squad Bench			▼
Upholstery - Vacuum Formed	Select Color:		▼
MEDICAL - OXYGEN EQUIPMENT - SECTION 4.0 & 5.0			
IV Hangers Recessed - Standard Is 2	Qty Needed:	2	▼
O2 Wrench Mounted			
Oxygen Bracket - Universal Cylinder			▼
Oxygen Outlets - Standard Is 3 - (2) Action Area (1) Head of Squad Bench	Qty Needed:	3	▼
Rico Suction - Suction Aspirator - Located in Action Area			▼
Vacuum Outlet - Standard Is 1	Qty Needed:	1	▼
Vacuum Pump			
ENVIROMENTAL SYSTEMS / SECTION 6.0			
AC/Heat - Hoseline Brushless Motor *Ducted* System 12VDC W B.M.C.			▼
Exhaust Fan/ Vent			
ELECTRICAL / SECTION 7.0			
Antenna Coax - Standard Is 2	Qty Needed:	2	▼
Additional Batteries	Qty Needed:	0	▼
Back Up Alarm			
Exterior Back Up Camera With 7" Monitor			▼
Clock - Digital EMS - Intellitec			▼
Console - Wood - Scorpion	▼	Select Color:	▼
Electrical System - 12V Rctronics			▼
Power Panel Location - Interior - Standard			▼
Inverter - Dimensions 1000 Watt			▼
Inverter Pre Wire			
Pre-Wire 12V Radio (2)			
Option - Power Locks - All Compartments & Entry Doors w Hidden Stealth Switch			▼
Shoreline: 20 Amp Auto Eject			▼

Option - Dual Tone Siren Flush Mount- 295HFSA7		▼
Option - Siren - Howler - Whelen		▼
No Additional Siren		▼
Siren Speakers - Recessed Front Bumper Cast		▼
Timer - 15 Minute Check Out		▼
12V Outlets - Standard Is 3 - Loc: (1) AA - (1) TEL	Qty Needed: 2	▼
110V GFI Duplex Outlets Lighted - Standard Is 3 - Loc: (1) AA - (1) TEL - (1) ALS	Qty Needed: 3	▼
USB Outlets - Standard Is 2 - Loc: (1) AA - (1) Console	Qty Needed: 2	▼
Wire Engine Block Heater - Shorline Supplied & Switched		▼
LIGHTING (EMERGENCY) / SECTION 8.0		
Whelen ION LED W/Bezels - Grille (2) Lights w Clear Lens - R/R		▼
Whelen ION LED W/Flanges - Front Intersection (2) Lights w Clear Lens - R/R		▼
Whelen M9 Front Wall Straight- (5) Lights w/ Clear Lens R/C/R/C/R		▼
Whelen M9 LED W/Flanges - Rear Wall (3) Lights w / Clear Lens- R/A/R		▼
Whelen M9 LED W/Flanges - Rear Window Level (2) w Clear Lens - R/R		▼
Whelen M9 LED W/Flanges - Side (4) Lights w Clear Lens - R/R/R/R		▼
LIGHTING (NON-EMERGENCY) / SECTION 8.0		
Action Area - Standard Is 2	Qty Needed: 2	▼
Compartment Light - Single Six (6) Led Strip Light		▼
Dome Lights - Whelen LED		▼
ICC Marker Lights - LED		▼
Scene Lights: (6) Whelen M9 LED W/Flanges		▼
Spotlight: Handheld	Installed On Console	▼
Stepwell Light LED		▼
S-T-T Lights - Whelen M6 / Arrow Turn / Led Reverse / Docking Lights		▼
Tag Light - LED		▼
DECALS - GRAPHICS - LETTERING / SECTION 9.0		
Option - One Color Body & OEM Color Chassis (Standard)		▼
Lettering & Graphics		▼
SOL Decals		▼
All Modular Door Panels - Chevrons		▼
ADJUSTMENTS TO STANDARD:		
R2 COMPARTMENT		
ATTENDANT SEAT MODEL: WISE WITH ARM REST		



August 20, 2021

Alexander City Fire & EMS
PO Box 552
Alexander City, AL 35011

Attention: Chief McAlister

Dear Chief,

Southern Emergency Consultants, LLC is pleased to quote the following for your review and acceptance.

2022 Wheeled Coach Type II HR Transit Ambulance: **\$162,530.00**
(PLEASE NOTE: UNIT IS SAME SPECIFICATIONS AND PRICE AS LAST UNIT PURCHASED)
STRYKER POWER LOAD AND STRYKER POWER COT INCLUDED IN PRICING:

Delivery on the above quoted unit could be accomplished 210 days after receipt of your order and chassis. Our terms are net upon delivery and acceptance.

Southern Emergency Consultants, LLC would like to thank Alexander City Fire & EMS for allowing us to quote on your emergency vehicle needs. If I can be of any further assistance please feel free to contact me at 706-594-2228.

Sincerely,

Brock Butts
Owner