



**ALEXANDER  
CITY**  
ALABAMA

## Regular Council Meeting Minutes

---

281 James D. Nabors Drive  
Council Chambers of Municipal Complex  
Monday, October 16, 2023 --- Meeting at 5:30 p.m.

**CALL TO ORDER THE PRE-COUNCIL MEETING:** Council President Colvin called the Pre-Council Meeting to order at 5:30 p.m. on Monday, October 16, 2023, in the Council Chambers of the Municipal Complex. All councilors were recorded as being present.

Individuals present included: Mayor Baird, Romy Stamps, Finance Director; Piper Barnett, Records Clerk; Police Captain T. Tuck; Police Captain McKinney; Fire Chief McAlister; Larkin Radney; Kathy Railey, Human Resources Director; Kasey Kaschak, Parks & Recreation Director; Drew Meacham, Public Works Director; Lynn Miller, Wastewater Superintendent; Amanda Thomas, Community Development Director; Brandi Hardy, Nutrition Center; Chris Hardy, Gas Superintendent; Stephanie J. Southerland, City Clerk. Others present included: Jim Byard, Jr., Ben Wieseman, Mark Leavell, Arlene Wyckoff, Lee Johnsey, Mark Lamborne, Sandra Fuller, Jacob Meacham, Paige Patterson, James Dodwell, Michelle West, Denise Walls, Daniel Champion, Barbara Jackson, Rick Langhorne, Kimberly Carter and others. The media was represented by the Outlook.

Council President Colvin asked for information regarding each agenda item.

Mayor Baird explained that agenda item #1 is an allocation from the County Commission intended to be used towards the Imagination Station.

Councilor Tapley stated that agenda item #2 is an annual contract.

Mayor Baird stated that agenda item #3 is for the lift station to serve the senior building at Legacy.

Council President Colvin stated that item #4 was addressed in the Work Session. Councilor Tapley stated that he feels they are at a good time to help move the city move forward. Mr. David Champion signed in to speak regarding this item, but deferred when called upon.

Councilor Keel stated that agenda item #5 is to extend the contract. Lynn Miller reported that the current contract has been for 40 years, but is moving to a 10-year contract.

Council President Colvin stated that agenda item #6 has already been discussed.

Council President Colvin stated that agenda item #7 is an amendment to the current Gateway project. Council President Pro Tempore Hardy asked for clarification. Mr. Lee Johnsey, representative of Alex City Development, LLC, stated that the future ALDOT bridge project could affect the completion date of the project. This amendment does not change the period of time of the sales tax agreement and cleans up minor details regarding the financing. This has a

maximum of a 365 day delay clause and reiterated that this agreement does not change the terms. The mayor asked why the citizens should suffer as a result of an ALDOT bridge project that is beyond our control. Mr. Rick Langhorne stated that any potential delay in opening would not affect sales taxes because none would be being collected. Councilor Keel stated that there is no set date on the bridge project, therefore, there is no sense of urgency. Mr. Langhorne stated that they anticipate opening November, 2024. Mayor Baird further stated that the developers have delayed and “went dark” for nine months, when the project could have potentially been completed. He further argued that this agreement will be a tax burden to the citizens. Mr. Langhorne argued that the world changed 2021-2022 with inflation, pricing and construction costs and the project wasn’t economically viable at that time. Council President Pro Tempore Hardy asked if this agreement is a definitive delay affecting sales taxes. Mr. Johnsey further stated that each day they are not open affects the developers as well.

**CALL TO ORDER THE REGULAR COUNCIL MEETING:** Council President Colvin called the Council Meeting to order at 5:47 p.m. on Monday, October 16, 2023, in the Council Chambers of the Municipal Complex.

The opening prayer and Pledge of Allegiance to the American flag was held during the work session, preceding the city council meeting.

**APPROVAL OF MINUTES:** Regular City Council meeting October 2, 2023. Councilor Tapley made a motion to approve the minutes as written and Council President Pro Tempore Hardy seconded the motion. There being no discussion, the minutes were adopted (5-0).

**APPROVAL OF THE AGENDA:** Regular City Council meeting October 16, 2023. Councilor Tapley made a motion to approve the agenda as presented, and Council President Pro Tempore Hardy seconded the motion. The agenda was approved (5-0).

**REPORTS FROM STANDING COMMITTEES:**

**Council President Colvin** presented a breakdown of just over \$17 mil+ tax rollups during fiscal year 2023. Honorable mention: Last week, Brittany completed her second series of classes with the continuing education department at the University of Alabama that is part of the requirements for her certification as a certified municipal revenue officer (CMRO). She will attend training in the spring for the next series of classes and will finish the training Fall 2024. She further thanked the Finance Department and the job they do.

**Councilor Eric Brown** reported that the Fire Department is in their 2<sup>nd</sup> week of Fire School.

**Councilor Keel reported** that the Gas Department is still working on annual valve maintenance, we have started removing gas from the Dilapidated Structures list. We should begin running gas lines to the Cottages next week if weather permits.

The Light Department has completed the new line to K2 Storage. We have also been doing a lot of right of way maintenance.

**The Adams Filter Plant:** We are washing our basins for last time this year, we have 2 valves awaiting parts, and preparing for the new building at gravel pad.

The Sewer Department: The new pump stations at Alabama Graphite and Robinson Road are complete and operating with a final review Oct. 17. The diesel bypass pump for the Wicker Point pump station inside the development is being tested. The Speakes Road pump station is expecting delivery of its bypass sump soon. Sewer Department personnel continues to replace sections of gravity sewer main between Byers Field and Sanders Rd. as well as repairing multiple services throughout the city.

The Water Department has repaired 31 leaks, installed several new services, and responded to multiple route notes and 811 locates. Also performed hundreds of lead and copper inspections.

On behalf of Councilor Chris Brown, **Council President Colvin** reported that Oktoberfest was a huge success. We ended up with about 135 different vendors in the Sportplex. Everyone had great reviews of their experience. Special thanks to Megan Blake who organized the event and the rest of the Sportplex, Cooper, and City Hall staff who made the event a huge success.

Youth Night was held Thursday night prior to the BRHS vs. Pelham Football game. The kids had a great time cheering on the team and running through the banner. Thanks to BRHS football for helping us put on youth night each year.

Youth Basketball Registration is going on right now. You can register online at [acpr.recdesk.com](http://acpr.recdesk.com) from now until November 17<sup>th</sup>. The cost to register is \$60.00 and includes jersey and shorts.

Adult Kickball Registration is also going on right now. Registration will run until October 24<sup>th</sup>. To register a team, call Nick Hand at 256-794-0972. Cost to register is \$125 a team.

Thanks to our finance department, we are now able to accept Imagination Station donations online via credit card. We look to add the link to the home page of the city website in the future, but right now you can visit the parks and recreation or imagination station Facebook pages to scan the QR code that redirects you to the donation site.

The new gym floor is scheduled to begin being installed next Monday, October the 23<sup>rd</sup>. We've been able to move rentals to the area previously used by the headstart program, so we do not expect a huge interruption for those who have reserved the gym for rental. We expect the project to last 3-4 weeks to complete.

**Council President Pro Tempore Hardy** reported that Public Works applied for and was awarded federal funds in the amount of \$115,754.40 through the Local Roads Safety Initiative program to construct guardrails for a total project amount of \$128,616.00. The difference will be paid from a gas tax that the city has already collected.

Last October, Public Works applied for the annual Rebuild Alabama Act grant. We have now been awarded this grant in the amount of \$250,000.00. These funds will be used toward the Rebuild Alabama project on the Coven Abbett bridge. This project is expected to cost around \$400,000.00 and the difference between the grant and the cost of the project will be paid from the Rebuild Alabama funds that have already been collected.

**Councilor Tapley** stated that the library hosted story time and had a large attendance. The Leadership Lake Martin made a visit there last week.

**REPORTS FROM SPECIAL COMMITTEES:** None

**PUBLIC HEARING:** None

**REPORT ON STATUS OF CITY FINANCES:** Romy Stamps, Finance Director, reported that the report (as attached) shows a \$6 million difference due to a transfer being made to one account while still showing in the account it transferred from.

**PROCLAMATION:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**1. RESOLUTION:** To Authorize the Mayor to Enter into an Agreement with the Tallapoosa County Commission to Accept \$25,000.00 American Rescue Plan Act Funds for the Purpose of Expanding Recreational Services. (Sponsored By: Mayor Baird) **RESOLUTION BOOK 23 - 113**

Councilor Tapley made a motion to approve the resolution as written. Council President Pro Tempore Hardy seconded the motion. Councilor Tapley thanked the County Commission for this much needed allocation. There being no further discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**2. RESOLUTION:** To Authorize the Mayor to Execute a Contract for Services to Aging Consumers Under Title III of the Older Americans Act with the East Alabama Regional Planning and Development Commission. (Sponsored By: Councilor Tapley) **RESOLUTION BOOK 23-114**

Councilor Tapley made a motion to approve the resolution as written. Council President Pro Tempore Hardy seconded the motion. There being no discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**3. RESOLUTION:** To Award Bid No. 23-20 to Ballard Construction for the Construction of a Sewer Pump Station to Serve the Russell Medical Assisted Living Facility and Independent Living Cottages in an Amount not to Exceed \$793,751.00. (Sponsored By: Mayor Baird)  
**RESOLUTION BOOK 23-115**

Councilor Tapley made a motion to approve the resolution as written. Council President Pro Tempore Hardy seconded the motion. Councilor Tapley thanked Russell Medical for partnering with the city in this project. There being no further discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**4. RESOLUTION:** To Authorize the Mayor to Enter into an Agreement with Place Associates in Providing a Comprehensive Plan, Zoning Map and Subdivision Regulations for the City of Alexander City in an Amount not to Exceed \$150,000.00. (Sponsored By: Mayor Baird)  
**RESOLUTION BOOK 2023-116**

Councilor Tapley made a motion to approve the resolution as written Council President Pro Tempore Hardy seconded the motion. Council President Pro Tempore Hardy commended the Community Development team in coordinating this to aid our city in moving forward. There being no further discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**5. RESOLUTION:** To Authorize the Mayor to Sign a Wholesale Contract Renewal with Jackson's Gap Water Authority. (Sponsored By: Councilor Keel) **RESOLUTION BOOK 23-117**

Councilor Tapley made a motion to approve the resolution as written. Council President Pro Tempore Hardy seconded the motion. Councilor Tapley thanked Jacksons Gap for purchasing their water from the city. There being no further discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**6. To Authorize the Mayor to Enter into an Agreement with Russell Hospital Corporation to Submit to a Neutral Third-Party Regarding Gas Usage. (Sponsored By: Mayor Baird)**  
**RESOLUTION BOOK 23-118**

Councilor Tapley made a motion to approve the resolution as written. Council President Pro Tempore Hardy seconded the motion. Councilor Tapley asked if there is an estimate on the cost or if we can set a cap on the amount. Mayor Baird stated that the cost will be determined by the amount of time it takes the arbitrator to review the evidence, but should not take that long. There being no further discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**7. RESOLUTION:** To Authorize the Mayor to Sign an Amendment to the Project Agreement Between the City of Alexander City and Alex City Development, LLC. (Sponsored By: Council President Colvin) **RESOLUTION BOOK 23-119**

Councilor President Colvin read the proposed amendments as follows:

- On line 6, change the word "September" to "October".*
- On line 45, after the word "due", add the word "solely", before the word "to".*
- On line 47, change the word "any" to "a", and after the word "Phase", insert "Prior to the completion of the ALDOT Project" before "delays".*
- On line 48, after the word "public", insert "within the Initial Phase (the portion of the Initial Phase to be leased to such tenant, an "Applicable Pre-Opening Portion") before "for".*
- On line 49, strike the word "then" and insert "such delay being documented by a writing from such tenant evidencing that the delay is a result solely of the ALDOT Project, then, as respect the Applicable Pre-Opening Portion", before the word "the".*
- On line 50, after the word "construction", insert "of the Applicable Pre-Opening Portion" before the word "of".*
- On line 52, after the word "above", insert "as respects the Applicable Pre-Opening Portion of", before the word "shall".*
- On line 54, after the word "If", strike the words "due to" and insert "a tenant that has opened for business to the public within the Project prior to completion of the ALDOT Project temporarily closes such portion before completion of" before the word "the". After the word "Project", strike "any tenant temporarily closes" and insert "(the "Applicable Post-Opening Portion")" before the word "to".*
- On line 56, strike the word "suspension" and insert "closure" before the word "being".*
- On line 57, insert "such temporary closure being documented by a writing from such tenant evidencing that such closure is solely a result of the ALDOT Project", before the word "then".*



After the word "Term", insert "as to such Applicable Post-Opening Portion" before the word "shall".

On line 59, after the word "days.", insert "Copies of all notices from tenants of the Project delivered to the Developer and upon which the Developer seeks to assert its rights under the immediately preceding two sentences of this Section 2.1(i) shall be provided by the Developer to the City."

On line 65, after the word "proceeds", strike the word "are" and insert "of such loan being" before the word "used".

On line 87, insert "Any interest that accrues on the Developer Loan prior to the Reimbursement Term shall solely by borne by Developer and shall not be paid from any Incentive Payments".

Councilor Tapley made a motion to approve the amendments to the resolution as written. Council President Pro Tempore Hardy seconded the motion. There being no discussion, the amendments to the resolution were adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN</b>	<b>4</b>
<b>NAYS:</b>	<b>KEEL</b>	<b>1</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

Council President Pro Tempore made a motion to suspend the rules to bring an item from the floor. Councilor Eric Brown seconded the motion. There being no discussion, the motion to suspend the rules was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>
<b>ABSTAINED:</b>	<b>NONE</b>	<b>0</b>
<b>ABSENT:</b>	<b>NONE</b>	<b>0</b>

**8. RESOLUTION:** To Authorize the Mayor to Sign a Contract to Purchase Property Located at the Corner of Coley Creek Road and Dadeville Road for the Construction of a Substation at a Cost not to Exceed \$30,000.00. **RESOLUTION BOOK 23-120**

Council President Pro Tempore Hardy made a motion to approve the resolution as written. Councilor Eric Brown seconded the motion and asked about the price of the property being paid.

Mayor Baird explained that the cost is about \$4,000.00 less than the appraisal. The property is to be used for a lift station and sub-station. Councilor Tapley asked if this was tax deed property. Mayor Baird assured that the land was purchased from a real estate agent. There being no further discussion, the resolution was adopted with the following roll call vote:

<b>YEAS:</b>	<b>COLVIN, HARDY, TAPLEY, E. BROWN, KEEL</b>	<b>5</b>
<b>NAYS:</b>	<b>NONE</b>	<b>0</b>

**ABSTAINED: NONE 0**  
**ABSENT: NONE 0**

Councilor Tapley addressed the fact that resolution #7 was not voted on for adoption. The only vote was for the amendments. Councilor Eric Brown made a motion to adopt the resolution as amended. Council President Pro Tempore Hardy seconded the motion. There being no further discussion, the amended resolution was adopted with the following roll call vote:

**YEAS: COLVIN, HARDY, E. BROWN 3**  
**NAYS: TAPLEY, KEEL 2**  
**ABSTAINED: NONE 0**  
**ABSENT: NONE 0**

**PUBLIC COMMENTS (3 minutes per speaker):** Ms. Barbara Jackson thanked the council for their assistance in getting signs put on Highway 280. Council President Colvin credited ALDOT for the signs.

**COMMENTS FROM THE MAYOR:** Mayor Baird reminded everyone of Trunk or Treat will be held at the Municipal Complex on October 31 from 5:00 – 7:00 p.m. and asked everyone to come out for a safe place to trick or treat.

**COMMENTS FROM THE FINANCE DIRECTOR:** Romy stated that the additional \$25,000.00 shown in the Imagination Station account is a donation from the city's ARPA funds.

**COMMENTS FROM THE CITY CLERK:** The next City Council meeting will be held Monday, November 6, 2023, at 5:30 p.m.

**COMMENTS FROM THE COUNCIL:**

Councilor Keel thanked everyone for coming out and asked for prayers for Israel and the innocent people in Pakistan.

Councilor Tapley thanked everyone for their attendance and expressed his appreciation to Jim Byard, Jr. for what he does and has done for our state. He also asked for continued prayers for those in Israel and Pakistan as well as our military.

Council President Pro Tempore Hardy thanked everyone for coming out and expressed his appreciation to the team affiliated with Place Associates.

Councilor Eric Brown thanked everyone for coming out and thanked the mayor and his staff and is looking forward to participation with Place Associates in planning and implementation.



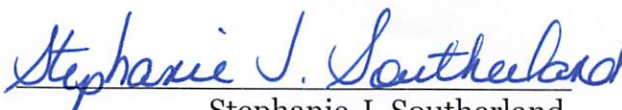
Council President Colvin thanked everyone for their attendance and thanked the employees for the work that they do on a daily basis. She asked for continued prayers for Israel to God, Buddha, or whomever you pray to for intercession in our lives.

**ADJOURN:** There being no further business to come before the council, Councilor Tapley made a motion to adjourn and Council President Pro Tempore Hardy seconded the motion. All were in favor (5-0). The meeting adjourned at 6:13 p.m.

**APPROVED:**



Audrey "Buffy" Colvin  
Council President



Stephanie J. Southerland  
City Clerk

**METHOD OF DELIVERY:**

The draft minutes were e-mailed to the mayor, city council members and the city attorney on October 20, 2023 for review.

**OTHER:**

**ATTACHMENTS:**

1. Agenda



## Regular Council Meeting Agenda

---

281 James D. Nabors Drive  
Council Chambers of Municipal Complex  
Monday, October 16, 2023 --- Meeting at 5:30 p.m.

**Call to Order:** Council President Colvin

**Opening Prayer:** Held in Work Session

**Pledge of Allegiance:** Held in Work Session

**Roll Call:**

**Approval of Minutes:** October 2, 2023 Regular Meeting

**Approval of Agenda:** October 16, 2023

**Reports from Council on Standing Committees:**

Finance Committee: Council President Colvin

Public Safety Committee: Councilor Eric Brown

Utilities Committee: Councilor Keel

Parks and Recreation: Councilor Chris Brown

Public Works Committee: Council President Pro Tempore Hardy

Buildings and Properties: Councilor Tapley

**Reports from Special Committees:**

**Public Hearing:** None

**Report on Status of City Finances:** Romy Stamps, Finance Director

**Proclamation:** None

**Unfinished Business:**

**New Business:**

**1. RESOLUTION:** To Authorize the Mayor to Enter into an Agreement with the Tallapoosa County Commission to Accept \$25,000.00 American Rescue Plan Act Funds for the Purpose of Expanding Recreational Services. (Sponsored By: Mayor Baird)

**2. RESOLUTION:** To Authorize the Mayor to Execute a Contract for Services to Aging Consumers Under Title III of the Older Americans Act with the East Alabama Regional Planning and Development Commission. (Sponsored By: Councilor Tapley)

**3. RESOLUTION:** To Award Bid No. 23-20 to Ballard Construction for the Construction of a Sewer Pump Station to Serve the Russell Medical Assisted Living Facility and Independent Living Cottages in an Amount not to Exceed \$793,751.00. (Sponsored By: Mayor Baird)

**4. RESOLUTION:** To Authorize the Mayor to Enter into an Agreement with Place Associates in Providing a Comprehensive Plan, Zoning Map and Subdivision Regulations for the City of Alexander City in an Amount not to Exceed \$150,000.00. (Sponsored By: Mayor Baird)

**5. RESOLUTION:** To Authorize the Mayor to Sign a Wholesale Contract Renewal with Jackson's Gap Water Authority. (Sponsored By: Councilor Keel)

**6. RESOLUTION:** To Authorize the Mayor to Enter into an Agreement with Russell Hospital Corporation to Submit to a Neutral Third-Party Regarding Gas Usage. (Sponsored By: Mayor Baird)

**7. RESOLUTION:** To Authorize the Mayor to Sign an Amendment to the Project Agreement Between the City of Alexander City and Alex City Development, LLC. (Sponsored By: Council President Colvin)

**Public Comments (3 minutes per speaker):**

**Comments from the Mayor:**

**Comments from the Finance Director:**

**Comments from the City Clerk:**

**Comments from the Council:**

**Executive Session:**

**Adjournment:**

**The next City Council meeting is scheduled for Monday, November 6, 2023 at 5:30 p.m.**