



Work Session Minutes of the City Council

281 James D. Nabors Drive
Council Chambers in the Municipal Complex
Monday, November 20, 2023 --- Meeting at 4:30 p.m.

The City Council of the City of Alexander City held a work session on Monday, November 20, 2023, at 4:30 p.m. in the Council Chambers at the Municipal Complex, 281 James D. Nabors Drive, Alexander City, AL 35010. Councilors Scott Hardy and Chris Brown were recorded as being absent.

The meeting was called to order by Council President Colvin. The invocation was led by Councilor Eric Brown and Council President Colvin led the Pledge of Allegiance to the American flag. Those present included Mayor Baird, Romy Stamps, Finance Director; Piper Barnett, Administrative Assistant; Dana Fuller, Mayor's office; Police Captain T. Tuck; Drew Meacham, Public Works Director; Kasey Kaschak, Parks & Recreation Director; Chris Hardy, Gas Superintendent; Amanda Thomas, Community Development Director; Jerry Hagood, Matt Wilbanks, and Larkin Radney.

NEW BUSINESS DISCUSSION:

Kasey Kaschak reported that the Family Worship Center has agreed to lease space for the Nutrition Center. He distributed the most recent statement on the Imagination Station fund raising efforts. They plan to apply for a \$25,000.00 grant from Alabama Power Company for funds for the Imagination Station. The Sportplex now has signs with QR codes posted for making payments and/or donations to the Imagination Station. Tuesday, December 12, 5:30 – 7:00 p.m. will be a fund-raising event at Chick-fil-a, where t-shirts will be sold to support the Imagination Station. Kasey commended Councilor Tapley in the amount of money he has raised thus far. There are discussions about selling engraved bricks that would be an addition to the handprint wall to fund the Imagination Station.

Amanda Thomas presented the Community Development Update to include: Comprehensive Plan, Holiday Inn Express, Gateway, downtown water lines, downtown building demolition, sidewalk improvement grant, a Master Sidewalk plan, Planning Commission subcommittee projects, Flood plain updates, updating Chapter 18 of the city code, PLL, OpX project management, creating a Development video for contractors/general public, and the condemnation process.

Jerry Hagood, CemWall Systems, Inc, requested that the property located at 470 Joseph Street, he has been leasing from the city, be offered a lease to purchase option. Councilor Tapley asked the mayor if the terms are accurate. Mayor Baird stated that it is not correct, and Mr. Hagood wants to apply prior lease payments towards the down payment. The current lease ends November 30, 2023. He further stated that structural changes have been made

without city consent or approval. Council President Colvin asked how many jobs are offered at the business. Mr. Hagood responded that there are currently about 18 jobs. Councilor Tapley stated the tax assessment on the building is over \$4 million, and further stated that the city is not in the financing business. Councilor Eric Brown acknowledged that Mr. Hagood has spent a lot of money on the building and commended him for growing his business. He further expressed his appreciation for his interest in continuing business within the city. Councilor Keel expressed that in his opinion, the building is being underutilized.

Chris Hardy, Gas Superintendent, reported that there have been discussions with the Gas Authority in selling gas appliances through the city's gas department. Matt Wilbanks, Gas Authority, distributed a handout, as attached. He gave an overview of how to engage in gas appliance sales and how they can assist.

Drew Meacham reported that the proposed land disturbance ordinance has been reviewed and stated that some revisions can be made. Councilor Keel stated that the EPA and ADEM and 811 should cover what this ordinance is proposing. Drew stated that a land owner on Highway 280 leveled 20 acres and caused flooding across the highway and other property owners. Mayor Baird reported that another property owner recently caused a disturbance that has created a possible issue with a main utility line on the city's right-of-way. The city is trying to protect its infrastructure. Councilor Eric Brown asked that Larkin Radney review the proposal and offer any amendments.

Council President Colvin stated that the council will be going into Executive Session to discuss possible litigation and should take approximately 10 - 15 minutes. They entered Executive Session at 5:27 p.m.

ADJOURNMENT: The meeting adjourned during Executive Session at 5:35 p.m.

~~APPROVED:~~

FOR PUBLIC RELEASE

Stephanie J. Southerland

City Clerk

FOR PUBLIC RELEASE

Audrey "Buffy" Colvin, President

Alexander City, City Council