



Regular Council Meeting Minutes

281 James D. Nabors Drive
Council Chambers of Municipal Complex
Monday, May 6, 2024 --- 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, May 6, 2024, 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, Administrative Assistant; Police Captain McKinney; Brittany Shores, Mayor's office; Sasha Stewart, Purchasing Agent; Drew Meacham, Public Works Director; Amanda Thomas, Community Development Director; Christy Clayton, IT department; Aaron Gortney, Code Enforcement Officer; Jay Taylor, Building official. Others present included: Mrs. Keel, Minister Alice Hall, Teresa Moten, Sandra Fuller, Jim & Louse Duffy and others. The media was represented by the Outlook.

Councilor Keel stated that agenda item #1 is a required annual report.

Sasha reported that there were three (3) bidders with Pennsylvania Transformer Technology being the lowest responsible bidder.

Jay Taylor, building official, reported that agenda item #3 addresses multiple properties that are in need of condemnation and is requesting a public hearing to address each of these properties.

CALL TO ORDER THE REGULAR COUNCIL MEETING: Council President Colvin called the Council Meeting to order at 5:34 p.m. on Monday, May 6, 2024, in the Council Chambers of the Municipal Complex.

Minister Alice Hall led the invocation. Councilor Tapley led the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES: Work Session and Regular City Council meeting April 15, 2024. 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 (6-0).

APPROVAL OF THE AGENDA: Regular City Council meeting May 6, 2024. Councilor Tapley made a motion to approve the agenda as presented, and Council President Pro Tempore Hardy seconded the motion. The agenda was approved (6-0).

REPORTS FROM STANDING COMMITTEES:

Council President Colvin reported that the Finance and Revenue departments are doing a great job.

Councilor Eric Brown reported that the Fire and Police departments have job openings.

Councilor Keel stated that all utilities are being provided and serviced.

Councilor Chris Brown reported that the golf course is financially ahead of this time last year. Youth cheerleading is open for registration as well as swimming lessons and you can sign up at acpr.recdesk.com. Thanks to the water department for assisting in getting the city pool ready for the summer. Airport construction on the apron has started and will be completed in phases with phase 1B to begin Thursday, May 9.

Council President Pro Tempore Hardy thanked the brush crew for picking up debris throughout the city in a timely manner.

Councilor Tapley reported that the library will be holding drawing classes May 8th and 15th and encouraged registration.

Council President Colvin called a Public Hearing for May 20th at 5:30 p.m. to discuss council district line revisions. Public comment is requested.

REPORTS FROM SPECIAL COMMITTEES:

PUBLIC HEARING: None

REPORT ON STATUS OF CITY FINANCES: Romy presented three options (as attached) for refinancing the Municipal Complex. She would like to see this presented at the next City Council meeting.

PROCLAMATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. RESOLUTION: To Authorize the Mayor to Execute the 2024 Municipal Water Pollution Prevention Report for the Sugar Creek Waste Water and Coley Creek Treatment Facilities. (Sponsored By: Councilor Keel) **RESOLUTION BOOK 2024 – 38**

Councilor Tapley made a motion to adopt 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:

YEAS: TAPLEY, HARDY, E. BROWN, COLVIN, C. BROWN, KEEL 6
NAYS: NONE 0

ABSTAINED: NONE 0
ABSENT: NONE 0

2. RESOLUTION: To Award Bid No. 24-13 to Pennsylvania Transformer Technology, Inc. for Two (2) 3-PH Power Transformers 15/20/25 MVA at a Cost not to Exceed \$1,533,898.00. (Sponsored By: Councilor Keel) **RESOLUTION BOOK 2024 - 39**

Councilor Tapley made a motion to adopt the resolution as written. Council President Pro Tempore Hardy seconded the motion. Councilor Tapley commended Sasha for her efforts in bidding out these items and getting the best price. There being no further discussion, the resolution was adopted with the following roll call vote:

YEAS: TAPLEY, HARDY, E. BROWN, COLVIN, C. BROWN, KEEL 6
NAYS: NONE 0
ABSTAINED: NONE 0
ABSENT: NONE 0

3. RESOLUTION: To Set a Public Hearing for Fiscal Year 2024 Condemnation Proposals. (Sponsored By: Mayor Baird) **RESOLUTION BOOK 2024 - 40**

Councilor Tapley made a motion to adopt the resolution as written. Council President Pro Tempore Hardy seconded the motion. Councilor Tapley thanked Jay Taylor and Aaron Gortney for their work in identifying these properties. There being no further discussion, the resolution was adopted with the following roll call vote:

YEAS: TAPLEY, HARDY, E. BROWN, COLVIN, C. BROWN, KEEL 6
NAYS: NONE 0
ABSTAINED: NONE 0
ABSENT: NONE 0

PUBLIC COMMENTS (3 minutes per speaker):

COMMENTS FROM THE MAYOR: Thanks to Amanda for her efforts in the condemnation process. Please pray for Dana Fuller as she did not receive good reports on her recent biopsy.

COMMENTS FROM THE FINANCE DIRECTOR: None

COMMENTS FROM THE CITY CLERK: There will be a Special Called Meeting Thursday, May 9 at 4:30 p.m. for interviews for a vacancy on the Board of Education. Our next Work Session and City Council meetings will be held Monday, May 20, 2024 at 4:30 and 5:30 p.m. Happy Birthday tomorrow to Councilor Tapley.

COMMENTS FROM THE COUNCIL:

Councilor Tapley thanked everyone for coming and further asked for prayers for Dana.

Council President Pro Tempore Hardy thanked everyone for their attendance. He commended the mayor and Finance department on the refinance deals that have been presented.

Councilor Eric Brown thanked everyone for coming out and gave a brief update from the Tourism Board and encouraged everyone to check out www.explorelakemartin.com.

Councilor Chris Brown thanked everyone for coming out.

Councilor Keel thanked everyone for coming out and those watching live. He asked for prayers for Dana and her family and all of those that are sick and shut in.

Council President Colvin thanked everyone for coming out and being involved. She asked for continued prayers for the governmental body and the city staff. She asked for prayers for Dana.

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 (6-0). The meeting adjourned at 5:51 p.m.

APPROVED:

FOR PUBLIC RELEASE PUBLIC RELEASE

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 May 10, 2024 for review.

OTHER:

ATTACHMENTS:

1. Agenda
2. Sign – in sheet
3. Municipal Complex Refinance options



**ALEXANDER
CITY**
ALABAMA

Regular Council Meeting Agenda

281 James D. Nabors Drive
Council Chambers of Municipal Complex
Monday, May 6, 2024 --- Meeting at 5:30 p.m.

Call to Order: Council President Colvin

Opening Prayer: Minister Alice Hall

Pledge of Allegiance: Councilor Tapley

Roll Call:

Approval of Minutes: April 15, 2024 Work Session
April 15, 2024 Regular Meeting

Approval of Agenda: May 6, 2024

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

We will be holding a Public Hearing here in the City Council chambers on Monday, May 20, 2024 at 5:30 p.m. to discuss district line revisions and accept any public input.

Reports from Special Committees:

Public Hearing: None

Report on Status of City Finances: Discussion of Municipal Complex financing options

Proclamation: None

Unfinished Business: None

New Business:

1. RESOLUTION: To Authorize the Mayor to Execute the 2024 Municipal Water Pollution Prevention Report for the Sugar Creek Waste Water and Coley Creek Treatment Facilities. (Sponsored By: Councilor Keel)

2. RESOLUTION: To Award Bid No. 24-13 to Pennsylvania Transformer Technology, Inc. for Two (2) 3-PH Power Transformers 15/20/25 MVA at a Cost not to Exceed \$1,533,898.00. (Sponsored By: Councilor Keel)

3. RESOLUTION: To Set a Public Hearing for Fiscal Year 2024 Condemnation Proposals. (Sponsored By: Mayor Baird)

Public Comments (3 minutes per speaker): Please step to the podium and state your name and address for the record.

Comments from the Mayor:

Comments from the Finance Director:

Comments from the City Clerk:

Comments from the Council:

Executive Session:

Adjournment:

We will have a Special Called meeting Thursday, May 9 for BOE interviews

**The next Work Session and City Council meetings are scheduled for
Monday, May 20th, 2024 at 4:30 and 5:30 p.m.**

Municipal Complex Refinance Options

Current Payment \$49,396.22

Central State bank

Interest Rate 2.71%
Amortization 15 years

Payment (\$52,043.26)

Total payments: (\$9,367,787.34)

Notes: - Depository relationship - \$6,537,000 minimum continuing balance

Valley Bank

Option 1

Interest Rate 5.97%
Amortization 15 years

Payment (\$64,772.38)

Total payments: (\$11,659,028.53)

Option 2

Interest Rate 5.97%
Amortization 20 years

Payment (\$54,964.24)

Total payments: (\$13,191,417.90)

Notes: - Five-year balloon



February 16th, 2024

To: City of Alexander City, Alabama
Re: Loan Proposal – Refinance of General Obligation Warrant 2019

We are pleased to provide this proposal for your consideration as the potential Borrower and Central State Bank, the potential Lender / Warrantholder.

GENERAL LOAN INFORMATION

- Borrower: City of Alexander City, Alabama
- Loan Amount: \$7,730,000*
- Lender Security: A General Obligation Warrant of the City of Alexander City, Alabama
- Loan Type: Fully amortizing term loan facility
- Loan Term: 15 years
- Loan Amortization: 15 years
- Tax-Exempt Fixed Rate: 2.71% **
- Loan Fees: None

*The approximate principal balance due on 04/01/2024

**Subject to increase upon a determination of taxability

PARTICULAR COVENANTS OF THE CITY

Agreement not to Encumber. The City shall not, without the prior written consent of the Lender: (a) create, incur, assume or suffer to exist any mortgage, lien, or security interest on the Municipal Complex, other than Permitted Encumbrances, or (b) sell, convey, or otherwise dispose of, any of the City's rights, titles and interests in and to the Municipal Complex for so long as the Warrant is deemed outstanding.

Financial Statements. The City will furnish its financial statements to the Lender on an annual basis, commencing with the financial statements for the fiscal year ended September 30, 2024, and will in good faith endeavor to provide such financial statements within 180 days (but in no event later than 270 days) of the end of each fiscal year of the City.

Depository Relationship. The City shall establish a Depository Account(s) with the Lender containing at least 85% (eighty-five) of the principal amount of the Warrant then outstanding. The City and the Lender shall agree upon a calendar day of the year to test this covenant before funding of the Warrant, provided, in no event shall this covenant be tested more than one time in any calendar year. The City and the Lender agree that the interest rate paid by the Lender on amounts in the Depository Account shall not exceed 31 (thirty-one) basis points, unless otherwise agreed in writing between the City and the Lender. A good faith attempt to maintain the depository balances so required can be considered abiding by the covenant. A Depository Account(s) can be any type of checking, savings, money market, or certificate of deposit account offered by the Lender and transactional in nature for operational purposes at the City's discretion. No holds, pledges or encumbrances or limitations will be placed on a Depository Account(s) of the City by the Lender.



Compliance with the Internal Revenue Code. (a) The City covenants and agrees that it will, to the extent permitted by law, comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code") that constitute conditions to or requirements for the exclusion of the interest income on the Warrant from the gross income of the recipients thereof for federal income tax purposes pursuant to the provisions of Section 103 of the Internal Revenue Code. (b) The City will designate the Warrant as a "qualified tax-exempt obligation" for purposes of paragraph (b)(3)(A) of Section 265 of the Internal Revenue Code.

All loans are subject to underwriting and must receive approval prior to funding of the loan. To close the loan, certain conditions must be met including, but not limited to:

- Satisfactory Underwriting Analysis
- No adverse change has occurred in Borrower creditworthiness or repayment ability
- No substantial change has occurred in market conditions or Lender's ability to lend

Sincerely,

Mitt Schroeder
Chief Executive Officer
Central State Bank





April 26, 2024

The City of Alexander City
281 James D. Nabors Drive
Alexander City, AL 35010

RE: The Refinance of the Series 2019 General Obligation Warrant

Set forth below is a preliminary outline of terms that may be appropriate for your request. This is not a loan commitment or an agreement of any kind by Valley National Bank ("VNB"). Neither this term sheet nor any other discussions between us shall imply any obligation on the part of VNB to continue to discuss or enter into any future agreement with respect to any financing. Notwithstanding the exchange of term sheets such as this one, or correspondence or discussions relating to financing, whether or not containing expressions suggesting an agreement or understanding, no such commitment or agreement will exist unless and until it is embodied in a formal document and executed specifically as a loan commitment or other agreement by an authorized officer of VNB. This term sheet is transmitted CONFIDENTIALLY for the sole use of the individual(s) and entities shown above, and it may not be forwarded or disclosed to others without the express consent of VNB.

Borrower:	The City of Alexander City "The City"
Purpose:	To refinance the Series 2019 General Obligation Warrant
Loan:	\$7,690,518
Term:	60 months
Amortization:	Option 1: 180 months with monthly principal and interest payments Option 2: 240 months with monthly principal and interest payments
Interest:	The bank qualified tax-exempt equivalent of the U.S. 5-year treasury rate + 127 basis points fixed for the term of the loan determined at closing. Today's bank qualified tax-exempt rate would equate to 5.97%. The fixed rate is quoted as of 04/26/2024 and subject to market fluctuation. The rate will be fixed two weeks prior to closing.
Fees:	The Borrower will be responsible for the payment of all costs associated with the closing of this loan including, but not limited to, Borrower and Lender legal fees, third party reports, and any required recording fees or loan document preparation fees.
Security:	General Obligation of the City of Alexander City for which the full faith and credit of the City is irrevocably pledged.
Prepayment Penalty:	None.
Other Terms:	<ul style="list-style-type: none">• Warrant Fund: The City will continue to maintain the Warrant Fund as described in the original Series 2019 Agreement• Financial Statements: The City will work to provide Audited Financial Statements on an annual basis within 180 days of fiscal year end, but in no event later than 270 days. The City will also provide any other financial information, unaudited or otherwise, as available when requested.

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- Depository Relationship: Upon issuance of the refinance, the City will maintain a depository relationship with the Warrant holder containing as of April 1 of any particular year at least the then outstanding principal amount of the Warrant.

This is a non-binding term sheet and does not constitute a commitment to lend by Valley National Bank. Valley National Bank will have no obligation to provide the credit facility contemplated by this term sheet until a separate written agreement designated as a commitment letter is executed by an authorized representative of VNB and accepted in writing by the Borrower.

Please indicate your desire to have Valley National Bank further consider your request for a credit facility by signing this letter where indicated below and by returning this letter.

I sincerely appreciate the opportunity to present you with this term sheet and look forward to working with you on this transaction. If you have any questions or concerns regarding the content of this term sheet, please feel free to give me a call at 256-794-2994

Sincerely,

FOR PUBLIC RELEASE

David Banard, A.V.

ACCEPTANCE OF TERM SHEET

YOUR SIGNATURE BELOW INDICATES YOUR ACCEPTANCE OF THE PROPOSED TERMS AND CONDITIONS TO BE INCLUDED IN A LOAN.

"BORROWER"

By: _____

Printed: _____

Its: _____



**City of Alexander City
Banking Statement Balances**

**Balances As Of
4/30/2024**

Truist Bank	
BB&T - Economic Devel	97,441.19
River Bank	
Municipal Court Collect	308,150.69
Municipal Court Cash Bond Acct	99,832.65
Clearing Account	880,937.51
ACRIP	2,224,091.67
ACPR/Sportplex	323,308.18
Imagination Station	96,245.79
SRF - Clean Water	1,065,541.39
Sewer Capital Improvement	507,046.13
SRF - Wicker Point	7,801.60
Valley Bank	
#75 School Acct #10	204,785.73
Operating Reserves	1,362,575.36
Utility Deposit	983,768.45
Utility Collection	9,278,050.39
4 Cent Gas Tax	209,924.82
Golf Course	447,479.74
Airport Operations	98,954.38
Sales & Use Tax	2,318,567.68
Ala Trust Fund	284,468.37
Water Capital Improvement	746,072.84
General Operating	6,669,651.66
Rebuild Alabama	470,378.47
CD	1,500,000.00
Wells Fargo	
WF - General Fund	2,006,086.81
State Gasoline Fund	730,557.35
Payroll Account 2	464,532.66
Motor Vehicle Tax	184,980.09

Total Balance @ period end \$33,571,231.60

City of Alexander City, Alabama City Council Public Comments

Agenda Item: Public Comments (3 minutes per Speaker)

Date & Time: May 6, 2023 at 5:30 pm

Public Comments before the City Council are an opportunity for citizens to express their views.

ANYONE WISHING TO SPEAK MUST SIGN-IN

Print Name

Address or District

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