

ST. CLAIR COUNTY COMMISSION MEETING JANUARY 11, 2022

The St. Clair County Commission met in regular session on January 11, 2022 in the County Commission Chambers of the St. Clair County Courthouse Annex #1 (Administrative Center) in Ashville, Alabama.

Members Present: Paul Manning, Chairman
Ricky Parker, Commissioner District Two
Tommy Bowers, Commissioner District Three
Bob Mize, Commissioner District Four

Members Absent: Jeff Brown, Commissioner District One

Others Present: Tina Morgan, Administrator
Corey Phillips, Assistant Deputy Administrator
Dan Dahlke, Engineer
James E. Hill, III, County Attorney
Gary Hanner, License Inspector
Matt Coupland, Sheriff Dept.
John McWaters, Sheriff's Dept.
Freddie Turrentine, Operations
Aislinn Campbell, E-911 Director
Jason Goodgame, Goodgame, Co.
Josie Howell, St. Clair Times
Richard Harvey, BREMSS Board
John Garrison, Garrison Steel
Jay Stewart
Lyman Lovejoy

PUBLIC HEARING TO DISCUSS

Chairman Paul Manning opened the Public Hearing at 9:07 a.m. James Hill, County Attorney, stated the purpose of the Public Hearing is to discuss the Economic Development Project with Noon Pell City, LLC., seeking to develop property in the City of Pell City. The City of Pell City approved and adopted a corresponding agreement to the County's agreement. From the County's perspective this project is remarkably similar to other projects & incentives that the County has provided for other projects over many, many years as we have worked with almost every City in the County to develop those properties that are developable within the County. The specific terms of the agreement are that the incentives are 100 percent performance based, that the County will rebate 50 percent of the taxes that the County collects, the County collects 1 cent on sales tax in Pell City, so the County rebates one-half of one cent for up to twenty years. There are thresholds within that twenty years that will cause the rebate to go away more quickly if the center performs at a higher rate, but at no point & time would St. Clair County ever be rebating money that it doesn't have and hasn't collected from new taxes generated by the center. It's a retail center that should produce sale taxes, increase jobs, and improve aesthetics, it should nurture & promote economic development in the area. Notices have been sent out in three newspapers, which are of the largest circulation in St. Clair County identifying today as the day of this meeting, identifying today as the day of the public hearing and to take comments of the project. The Commission will seek & will consider at its meeting whether or not the project is a project related to commercial or economic development and

whether it serves a valid and sufficient public purpose, notwithstanding any incidental benefits that may be received by the developer, Noon Pell City, LLC. The economic development council has worked extremely hard on all projects, but on this one in particular it has taken a long time to come together, COVID did not help. Don Smith is here and he can speak if need be & if more detail is needed. Don has worked very hard on this project as he has on all projects. Mr. Hill asked for any comments at this time. Don Smith, Economic Development Council, stated that this is a project that we have worked with the Commission hand in hand for over three years. There have been a lot of struggles along the way that we couldn't control, but I do want to say a special thanks to County Attorney, James Hill. I just want to commend Mr. Hill on his really working hard protecting the County, making sure that the project agreement is great for the citizens of St. Clair County without risking the project itself and I would also like to thank the County Commission for their patience & commitment to this project. It is a one-hundred thirty thousand square foot retail development guaranteed. It is going to be over one-hundred sixty-five thousand square feet. Roughly two-hundred new jobs with some of those being part-time. It is a Twenty-four-million-dollar investment with an estimated thirty-million dollar in retail sales annually. Then there is also a parcel for a steakhouse, additional retail, and a hotel. The retailers that can be named right now are T.J. Maxx & Hobby Lobby, there are other similar types of retailers that will be coming in, we just can't announce them at this time. I can tell you this, there will be a large percentage of sales taking place at this retail center that are sales that are taking place outside the County right now. Folks are leaving St. Clair County to purchase these goods & this retail center will retain a lot of those customers. The EDC is very excited & recommends this project. The City of Pell City could not have done this without the help of the County Commission. The County is unique in this State in understanding the "Big Picture" that a strong, small community is a strong county. Thank you so much. There was no opposition and there being no additional public comment, Chairman Paul Manning closed the Public Hearing at 9:14 a.m.

CALL TO ORDER of Regular Meeting

Chairman Manning declared a quorum present at 9:21 a.m. and called the meeting to order.

APPROVAL OF AGENDA

On a motion by Commissioner Bowers, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that the Agenda be approved as presented.

APPROVAL OF MINUTES

On a motion by Commissioner Parker, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that the minutes of the regular meeting on December 28, 2021 be approved.

ENGINEER'S REPORT

The first item of the Engineer's report was an informational item updating the road crews.

The next item was to discuss approval of the recommendation of Dan Dahlke, Engineer, to hire Brad Davies into the vacant Road Worker I Contract position. On

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a motion by Commissioner Parker, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that the recommendation of Dan Dahlke, Engineer, to hire Brad Davies into the vacant Road Worker I Contract position is approved. (Contract to be made a part of these minutes as Attachment #1)

The next item was to discuss approval of the County Rebuild Alabama Annual Report (CRAAR). On a motion by Commissioner Bowers, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that the County Rebuild Alabama Annual Report (CRAAR) is approved. (Document to be made a part of these minutes as Attachment #2)

The next item was to discuss adopting Resolution 2022-22 with ALDOT for Project STPAA-HSIP-FMGR-0053(595) which will resurface & stripe US 231 from Shelby County line to 19th Street in Pell City. On a motion by Commissioner Parker, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that Resolution 2022-22 with ALDOT for Project STPAA-HSIP-FMGR-0053(595) which will resurface & stripe US 231 from Shelby County line to 19th Street in Pell City is approved. (Resolution to be made a part of these minutes as Attachment #3)

The next item was to discuss approval of overtime for Blake Phillips & Blake Gallahar on Project RABRZ-5818(252) to replace a bridge on Washington Valley Road. On a motion by Commissioner Mize, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that overtime for Blake Phillips & Blake Gallahar on Project RABRZ-5818(252) to replace a bridge on Washington Valley Road is approved.

ADMINISTRATOR'S REPORT

The first item of the administrator's report was to discuss approving travel requests as presented in the work session. On a motion by Commissioner Parker, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that the travel requests as presented in the work session are approved. (List to be made a part of these minutes as Attachment #4)

COUNTY ATTORNEY'S REPORT

The first item of the County Attorney's report was to discuss amending Policy 24 (regarding employees' personal use of County-Owned vehicles, per IRS regulations). On a motion by Commissioner Parker, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that amending Policy 24 (regarding employees' personal use of County-Owned vehicles, per IRS regulations) is approved. (Policy to be made a part of these minutes as Attachment #5)

OLD BUSINESS

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The first item of Old Business was to approve re-posting the Safety & Operations Manager Contract position that was tabled from Dec. 28, 2021 meeting. Commissioner Bowers made a motion to table again until the next meeting, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that to re-post the Safety & Operations Manager Contract position that was tabled from Dec. 28, 2021 meeting be tabled again until the next Commission meeting.

NEW BUSINESS

The first item of New Business was to adopt Resolution 2022-23 for the Economic Development agreement with Noon Pell City, LLC. On a motion by Commissioner Mize, seconded by Commissioner Parker, with all voting aye, it was

RESOLVED, that Resolution 2022-23 for the Economic Development agreement with Noon Pell City, LLC., is approved. (Agreement to be made a part of these minutes as Attachment #6)

The next item was to discuss the request from Patrice Kurzejeski, EMA Director, to submit a letter of intent for applying for Hazard Mitigation Preparedness Grant (HMPG) funds. On a motion by Commissioner Bowers, seconded by Commissioner Parker, with all voting aye, it was

RESOLVED, that the request from Patrice Kurzejeski, EMA Director, to submit a letter of intent for applying for HMPG funds is approved. (Letter to be made a part of these minutes as Attachment #7)

The next item was to discuss the request of Patrice Kurzejeski, EMA Director, to approve a quote to remove the remainder county weather sirens, a total of fifteen (15) sirens. The quote is from C&C Tree Service and Stump Grinding in the amount of \$9,000.00. On a motion by Commissioner Parker, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that the request of Patrice Kurzejeski, EMA Director, for a quote to remove the remainder county weather sirens, a total of fifteen (15) sirens from C&C Tree Service and Stump Grinding in the amount of \$9,000.00 is approved. (Invoice to be made a part of these minutes as Attachment #8)

The next item was to discuss an approval of overtime pay to Patrice Kurzejeski, EMA Director, (exempt employee) during the recent weather events. On a motion by Commissioner Bowers, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that overtime pay to Patrice Kurzejeski, EMA Director, (exempt employee) during the recent weather events is approved.

The next item was to discuss approval of a topographic survey of the Arena site from Luker & Company Surveying in the amount of \$2,400.00. On a motion by Commissioner Mize, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that a topographic survey of the Arena site from Luker & Company Surveying in the amount of \$2,400.00 is approved. (Invoice to be made a part of these minutes as Attachment #9)

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The next item was to discuss an approval of the ACCA Declarations Page and Participation Agreement effective January 1, 2022 -January 1, 2024 and payment to the ACCA Liability Self-Insurance Fund, Inc. Property and Auto Program Coverage in the amount of \$147,705.24 and \$244,218.81. On a motion by Commissioner Parker, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that the ACCA Declarations Page and Participation Agreement effective January 1, 2022 -January 1, 2024 and payment to the ACCA Liability Self-Insurance Fund, Inc. Property and Auto Program Coverage in the amount of \$147,705.24 and \$244,218.81 are approved. (Documents to be made a part of these minutes as Attachment #10)

The next item was to discuss the request from Paula Ballard, McCain Memorial/Ashville Public Library for an appropriation to the City of Ashville in the amount of \$4,400.00. On a motion by Commissioner Parker, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that the request from Paula Ballard, McCain Memorial/Ashville Public Library for an appropriation to the City of Ashville in the amount of \$4,400.00 is approved. (Request to be made a part of these minutes as Attachment #11)

The next item was to discuss approval to pay a Sheriff's office invoice without a P.O. to Home Depot in the amount of \$ 8.98 due to Home Depot charging to an old account. On a motion by Commissioner Bowers, seconded by Commissioner Parker, with all voting aye, it was

RESOLVED, that the request from the Sheriff's office to pay an invoice without a P.O. to Home Depot in the amount of \$ 8.98 due to Home Depot charging to an old account is approved.

The next item was to discuss approval to reimburse the City of Springville for repairs made to a generator staged at the Springville Fire Station in the amount of \$300.00. On a motion by Commissioner Parker, seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that reimbursing the City of Springville for repairs made to a generator staged at the Springville Fire Station in the amount of \$300.00 is approved. (Document to be made a part of these minutes as Attachment #12)

The next item was to discuss approval of the request of Lynn Crow, Maintenance Supervisor, to pay an invoice without a purchase order to GKL Companies, Inc., in the amount of \$340.00, due to an emergency call on the weekend. On a motion by Commissioner Parker, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that the request of Lynn Crow, Maintenance Supervisor, to pay an invoice without a purchase order to GKL Companies, Inc., in the amount of \$340.00, due to an emergency call over the weekend is approved.

BOARD APPOINTMENTS

The next item to discuss was Board appointments. Commissioner Parker made a motion to appoint Gary Hanner as an alternate to the M4A Board. Motion was seconded by Commissioner Mize, with all voting aye, it was

RESOLVED, that the request to appoint Gary Hanner to the M4A Board is approved.

The next item for discussion was to approve payment of the monthly bills. On a motion by Commissioner Mize, seconded by Commissioner Bowers, with all voting aye, it was

RESOLVED, that the monthly bills be approved for payment with the exception of those that are questioned by the Commission before the close of business today.

There being no further business, the meeting adjourned, subject to call, at approximately 9:38 a.m. On a motion by Commissioner Parker, seconded by Commissioner Mize, with all voting aye.

{ SIGNATURE PAGE TO FOLLOW }

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Paul Manning, Chairman

Absent

Jeff Brown, Commissioner

Ricky Parker, Commissioner

Tommy Bowers, Commissioner

Bob Mize, Commissioner