

TOM WILLIAMS  
MAYOR

VICKI MILLER  
CITY CLERK

SHANE STRINGER  
CHIEF OF POLICE

CLYDE MILLER  
FIRE CHIEF



COUNCIL MEMBERS

RANDY LITTLE, PLACE 1

MIKE BUTLER, PLACE 2

JASON SKELTON, PLACE 3

ALLISON CROSS, PLACE 4

BILL BLACK, PLACE 5

## MINUTES OF February 21, 2017

### Pre-Council

The City Council of the City of Satsuma, Alabama, convened in the Pre-Council Session at City Hall in said city at 6:00 p.m. the 21st day of February, 2017. Those present were: Mayor Tom Williams; Councilmembers: Randy Little, Mike Butler, Jason Skelton, Allison Cross, and Bill Black.

Mayor Williams stated there is a resolution on the agenda for Council's consideration regarding condemnation of property on Williams Avenue. He asked Robert Matthews, Attorney for the Planning Commission, to discuss the condemnation process with regard to the Williams Avenue Community Development Block Grant paving project. Mr. Matthews explained that title work was done on the 4 (four) properties that are needed to complete the grant to identify the landowners. He stated that the title work showed that on two of the properties, the property owners are deceased and the heirs did not probate the estates. And on another property there are liens against the property owners which will have to be resolved before the property can be sold. His recommendation is to condemn all the properties. Mr. Matthews explained that the city will have to pay into court the amount of the appraised value of the needed property and then the property owners will have to satisfy the court requirements to receive the funds. The process will take approximately 80 days or longer. Mr. Matthews also stated the he would help the property owners with whatever is necessary to get their money.

Mayor Williams stated that there is also a resolution on the agenda for consideration regarding an opportunity for the City to apply for an ADEM Clean P.O. Box 517, Satsuma, Alabama 36572~Phone (251) 675-1440~Fax: (251) 675-1442  
Police: (251) 675-0151~Fire: (251) 679-1640

Water State Revolving Fund for storm water drainage improvements. He asked Jeremy McMath to speak on the matter. Mr. McMath stated that previously he has been asked to look at the drainage issues on 3<sup>rd</sup> Street and the Holcomb ditch. He stated that recently he found that there is some funding available through the State Revolving Fund for such projects. Mr. McMath stated this low interest rate program is given to projects that deal with water, sewer and drainage. He stated that the city can apply by completing a pre-application which is due by March 10, 2017. Mr. McMath stated that in this program, the state may forgive up to 50% of the project cost and then finance the remainder of the project for 20 years. Mr. McMath stated that what he needs from the council is a commitment that they would like to proceed with the process and hire Civil Southeast to complete the paperwork and do the engineering. A question was raised about the scope of work and cost. Mr. McMath stated that he can establish a figure once he looks more into the project. Council discussed and agreed for Mr. McMath to begin the engineering process and they would meet in a special called meeting to discuss the cost before the deadline.

Mayor Tom Williams discussed the agenda items.

### **Regular Meeting**

The City Council of the City of Satsuma, Alabama, convened in the regular public session at City Hall in said city at 7:00 P.M. the 21st day of February, 2017.

### **Invocation**

Councilmember Black gave the invocation and Duncan Reed and his brother led the Pledge of Allegiance.

### **Roll Call**

On roll call the following answered present: Mayor Tom Williams  
Councilmembers: Randy Little, Mike Butler, Jason Skelton, Allison Cross and Bill Black

Also present were Vicki Miller, City Clerk; James Elmore, Public Works Supervisor; Tom Briand, City Inspector, Fire Chief Clyde Miller and Police Captain Jana Dukes.

Absent: Jay Minus, City Attorney

### **Approval of Minutes**

Mayor Williams presented the minutes from the Regular Meeting on February 7, 2017. Councilmember Skelton made a motion to approve the minutes as presented. Councilmember Cross seconded the motion and it carried.

## **Special Recognition:**

### **1. Introduction of Duncan Herrington- hired as Police Officer**

Mayor Williams introduced Duncan Herrington to the audience as the newest Satsuma Police Officer.

### **2. Recognition of the Key Students**

Mayor Williams presented each student with a certificate and city pin. Each student was then congratulated by the council members.

Council recessed at 7:20

Council reconvened at 7:25

## **Visitors: NONE**

## **Mayor 's and Council's Reports:**

**Mayor Williams** reported that he received three separate calls from citizens in the last week giving accolades to the fire department and sanitation department.

Mayor Williams reported that he and Councilmember Butler attended an Alabama League CMO meeting in Montgomery this morning. He stated the meeting was very informative especially on some of the current legislation that is being considered.

**Municipal Services- Councilmember Little** stated that he did not have any items to discuss or report.

**Public Safety- Councilmember Butler** stated that he did not have any items to discuss or report.

**Administration-Councilmember Skelton** reported that the City will be having their annual wellness/benefit fair on March 9, 2017 from 10 a.m. to 1 p.m. at City Hall. He noted that the wellness check is mandatory and if the city gets 80% participation, then the insurance company issues a \$10 discount per employee that is on the insurance per month.

Councilmember Skelton reported that council was given a copy of the vehicle policy that needs to be amended to not allow for employees to use their personal vehicles for city business without the Mayors prior approval. He stated that the matter will be up for consideration at the next meeting.

**Parks- .Councilmember Cross** reminded everyone that the Balance class is in its third week and last week they had 17 participants. Councilmember Cross stated that she and Vicki Miller will be working on the Spotlight article for the Call News and something will be presented to council at the next meeting.

**Public Works- Councilmember Black** stated that he did not have any items to discuss or report.

## **ITEMS FOR CONSIDERATION**

**1. Payment of the bills.**

Councilmember Skelton made a motion to pay the bills in the amount of \$117,395.92 noting that of that amount \$48,779 is the second payment on the insurance and \$20,000 is for engineering. Councilmember Little seconded the motion and it carried.

**2. Approval to place a fire hydrant on Old Highway 43 at Knight Drive at a cost of \$6,100.00.**

Mayor Williams stated that he has met with the residents in that area and the road leading to their homes is a private drive, however, by placing the fire hydrant at the corner it will allow fire fighters to have closer access to water in case of a fire. Councilmember Butler made a motion to approve the expenditure. Councilmember Skelton seconded the motion and it carried.

**3. Approval of the Employee Performance Evaluation policy and report.**

Councilmember Skelton noted that council has reviewed the policy and it will be effective March 1, 2017. Councilmember Skelton made a motion to adopt the Employee Performance Evaluation policy and report. Councilmember Cross seconded the motion and it carried.

**4. Approval of the application for board members.**

Councilmember Skelton made a motion to approve the application to be used for persons interested in becoming a board member. Councilmember Cross seconded the motion and it carried.

**5. Call for a certification list from MCPB for police officer.**

Councilmember Butler made a motion to call for a list. Councilmember Little seconded the motion and it carried.

**6. Request for discontinuance of garbage from Ben Walter for property located at 6398 Gilbert Drive W.**

Councilmember Little noted that the property is not the permanent residence of Mr. Walters and then made a motion to discontinue the

garbage fee for the residence located at 6398 Gilbert Drive W.  
Councilmember Black seconded the motion and it carried.

**7. Consideration of quotes to cut down one (1) tree, remove debris and grind stump and grind additional stump located on right of way at 500 Baldwin Street. House address is 5200 Old Highway 43.**

Councilmember Cross opened and read the quotes as follows:

Reed Tree Service	\$850.00	to cut down, remove debris, grind stump
	\$150.00	to grind additional stump
Hammco Tree Service	\$740.00	to cut down tree, remove debris and grind stump and to grind additional stump.
Tree King	\$950.00	to cut down tree, remove debris and grind stump and to grind additional stump.

Councilmember Cross made a motion to award the project to Hammco, the lowest responsible bidder. Councilmember Black seconded the motion and it carried.

**8. Set a special called meeting to discuss grant and other city business.**

Councilmember Skelton made a motion to set the special called meeting for March 1, 2017 at 5:30 P.M. at City Hall. Councilmember Little seconded the motion and it carried.

**9. Motion to revise the bid package for the splash pad and re-bid the project.**

Councilmember Cross made the motion. Councilmember Skelton seconded the motion and it carried.

**10. Reschedule the regular council meeting set for May16, 2017 due to the SHS graduation.**

The matter was discussed and council decided to table setting the date until council has more time to check schedule of other events occurring during that month.

## **RESOLUTIONS, ORDINANCE, ORDERS AND OTHER BUSINESS**

**1. Resolution 2017-02-03- A Resolution rejecting the splash pad bid from J.A. Dawson.**

Councilmember Cross made a motion to adopt Resolution 2017-02-03.  
Councilmember Little seconded the motion and it carried

**RESOLUTION 2017-02-03**

**A RESOLUTION REJECTING BID FOR SPLASH PAD**

**BE IT RESOLVED** by the City Council of the City of Satsuma, that

**WHEREAS**, the City of Satsuma solicited sealed bids for providing materials and labor to install a splash pad; and

**WHEREAS**, only one bid was received and was opened on February 7, 2017 and read as follows:

J.A. Dawson                      \$250,811.00

**And:**

**WHEREAS**; after tabulation of the bid, it is clear that the cost exceed the City’s budgeted amount for the project and that the bid should be rejected.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Satsuma hereby rejects J.A. Dawson’s bid but reserves the right to re-bid the project at a later date.

**ADOPTED** on this 21<sup>st</sup> day of February, 2017.

/s/ Thomas Williams  
Thomas Williams, Mayor

/s/ Vicki Miller  
Vicki Miller, City Clerk

**2. Resolution 2017-02-04- A Resolution authorizing Civil Southeast to make a pre-application to Alabama Department of Environmental Management’s Clean Water State Revolving Fund for storm drainage improvements.**

Councilmember Black made a motion to suspend the rules and put Resolution 2014-02-04 up for immediate adoption. Councilmember Skelton seconded the motion and on roll call the following answered:

Councilmember Little	Yes
Councilmember Butler	Yes
Councilmember Skelton	Yes
Councilmember Cross	Yes
Councilmember Black	Yes
Mayor Williams	Yes

Mayor declared the motion passed unanimously.

Councilmember Black made a motion to adopt Resolution 2017-02-04. Councilmember Skelton seconded the motion and it carried.

**RESOLUTION 2017-02-04****A RESOLUTION AUTHORIZING CIVIL SOUTHEAST  
TO MAKE A PRE-APPLICATION TO ADEM FOR  
DRAINAGE IMPROVEMENTS**

**WHEREAS, the City of Satsuma, Alabama is interested in applying under Alabama Department of Environmental Management's Clean Water State Revolving Fund (CWSRF) Program for Storm Drainage Improvements; and**

**WHEREAS, Civil Southeast has the staff and expertise to prepare the City of Satsuma's application;**

**NOW THEREFORE BE IT RESOLVED by the City Council that a CWSRF Pre-Application shall be prepared by Civil Southeast and submitted to ADEM and that the Council authorizes the Mayor to execute all required documents necessary for submission.**

**Passed this 21<sup>st</sup> day of February 2017, by the Council of the City of Satsuma.**

**/s/ Vicki Miller**  
Vicki Miller  
City Clerk

**/s/ Tom Williams**  
Tom Williams  
Mayor

**3. Resolution 2017-02-05- A Resolution for condemnation of real property fronting Williams Avenue for Community Development Block Grant Paving Project.**

Councilmember Skelton made a motion to suspend the rules and put Resolution 2014-02-05 up for immediate adoption. Councilmember Little seconded the motion and on roll call the following answered:

Councilmember Little	Yes
Councilmember Butler	Yes
Councilmember Skelton	Yes
Councilmember Cross	Yes

Councilmember Black	Yes
Mayor Williams	Yes

Mayor declared the motion passed unanimously.

Councilmember Skelton made a motion to adopt Resolution 2017-02-05.  
Councilmember Little seconded the motion and it carried.

## **RESOLUTION 2017-02-05**

### **RESOLUTION FOR CONDEMNATION OF REAL PROPERTY FRONTING WILLIAMS AVENUE FOR COMMUNITY DEVELOPMENT BLOCK GRANT PAVING PROJECT**

**WHEREAS, the City of Satsuma (the "City") has received approval for a Community Development Block Grant to pave Williams Avenue, a public street located within its municipal limits (the "Project"); and**

**WHEREAS, in order to complete the Project it is necessary and expedient for the City to acquire a public right-of-way by deed from certain property owners; and**

**WHEREAS, in the judgment of the City Council it is necessary and expedient for carrying out the full powers granted to the City to carry out such public improvements that such right-of-way be acquired for the Project; and**

**WHEREAS, the City has appraised the property and offered just compensation for the necessary takings, but title defects and liens exist which require the court to determine the validity of claims to the just compensation.**

**NOW, THEREFORE BE IT RESOLVED BY THE LEGISLATIVE BODY OF THE CITY OF SATSUMA, ALABAMA, AS FOLLOWS:**

**1. That Robert C. Matthews, Esq. shall proceed with a condemnation action against all those having an interest in the following described lands necessary for acquisition to complete the Project:**

**Parcel 1:**

**Key No.: 137435**

**Record Owner: George Martin, Jr.**

**Lienholder: Powell & Campbell; Alfa Mutual Insurance Company**

**Address: Williams Ave.**



COMMENCING AT THE NORTHWEST CORNER OF LOT #8, GRAND BAY LAND COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 152. PAGE 298-299, MOBILE COUNTY, ALABAMA THENCE SOUTH 00°20'43" WEST A DISTANCE OF 326.84 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE SOUTH 00°20'27" WEST A DISTANCE OF 30.00 FEET TO THE NORTH SIDE OF AN EXISTING RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°10'53" EAST A DISTANCE OF 208.75 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 00°20'27" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 89°10'53" WEST A DISTANCE OF 208.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES MORE OR LESS.

Parcel 2:

Key No.: 1414106

Record Owner: Walter Hughes Jr., and Mattie Hughes

Address: 92 Williams Ave.

COMMENCING AT THE NORTHWEST CORNER OF LOT #8, GRAND BAY LAND COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 152, PAGE 298-299, MOBILE COUNTY, ALABAMA THENCE SOUTH 00°20'43" WEST A DISTANCE OF 326.84 FEET; THENCE SOUTH 89°16'54" EAST A DISTANCE OF 540.93 FEET; THENCE SOUTH 00°02'50" EAST A DISTANCE OF 50.31 FEET TO THE SOUTH SIDE OF A RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°06'48" EAST A DISTANCE OF 68.00 FEET SAID POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE SOUTH 89°06'48" EAST A DISTANCE OF 19.59 FEET TO A POINT ON THE SOUTHEAST SIDE OF A CUL-DE-SAC; THENCE ALONG SAID CUL-DE-SAC BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A LENGTH OF 27.44 FEET A CHORD OF SOUTH 47°26'07" WEST, 27.10 FEET; THENCE LEAVING SAID CURVE NORTH 01°08'26" WEST, 18.64 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 208 SQUARE FEET MORE OR LESS.

Parcel 3:

Key No.: 137382

Record Owner: Johnnie Drakes, Jr. and Viola N. Drakes

Lienholders: Citibank; Capital One Bank USA, N.A.

Address: Williams Ave.

COMMENCING AT THE NORTHWEST CORNER OF LOT #8, GRAND BAY LAND COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 152, PAGE 298-299, MOBILE COUNTY, ALABAMA THENCE SOUTH 00°20'43" WEST A DISTANCE OF 326.84 FEET; THENCE SOUTH 89°10'53" EAST A DISTANCE OF 208.75 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE 89°20'40"

EAST A DISTANCE OF 332.18 FEET; THENCE NORTH 46°08'13" EAST A DISTANCE OF 8.14 FEET; THENCE ALONG A CUL-DE-SAC WITH A RADIUS OF 50.00 FEET, A LENGTH OF 129.09 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67°41'50" EAST 96.11 FEET TO THE NORTH SIDE OF A RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 89°22'42" WEST A DISTANCE OF 427.14 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 00°20'27" A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 0.33 ACRES MORE OR LESS.

**Parcel 4:**

**Key No.: 137373**

**Record Owner: Brian Schatz, as Trustee of the Logan Carl Trust, dated January 7, 2014**

**Address: 94 Williams Ave.**

**COMMENCING AT THE NORTHWEST CORNER OF LOT #8 GRAND BAY LAND COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 152, PAGE 298-299, MOBILE. COUNTY, ALABAMA THENCE SOUTH 00°20'43" WEST A DISTANCE OF 326.84 FEET; THENCE SOUTH 89°16'54" EAST A DISTANCE OF 540.93 FEET; THENCE SOUTH 00°02'50" EAST A DISTANCE OF 50.31 FEET TO THE SOUTH SIDE OF A RIGHT OF WAY SAID POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE SOUTH 89°06'48" EAST A DISTANCE OF 68 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°08'26" WEST A DISTANCE OF 18.64 FEET; THENCE ALONG A CUL-DE-SAC BEING A CURVE TO THE RIGHT HAVING A LENGTH OF 69.43 FEET, A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77°03'29" WEST, 63.99 FEET; THENCE NORTH 44°27'32" WEST A DISTANCE OF 7.50 FEET TO THE. POINT OF BEGINNING AND CONTAINING 0.03 ACRES MORE OR LESS.**

**ADOPTED AND APPROVED THIS 21<sup>st</sup> DAY OF February, 2017.**

**CITY OF SATSUMA, ALABAMA  
AN ALABAMA MUNICIPAL  
CORPORATION**

**/s/ Tom Williams  
MAYOR**

**ATTEST:**

/s/ Vicki Miller  
CITY CLERK

**Adjournment**

Councilmember Black made a motion to adjourn the meeting. Councilmember Skelton seconded the motion and the meeting adjourned at 7:50 P.M.

/s/ Tom Williams  
Mayor Williams

/s/ Randy Little  
Councilmember Little

/s/ Mike Butler  
Councilmember Butler

/s/ Jason Skelton  
Councilmember Skelton

/s/ Allison Cross  
Councilmember Cross

/s/ Bill Black  
Councilmember Black

ATTEST: /s/Vicki Miller  
City Clerk