



City of Clay

P.O. Box 345
Clay, Al 35048-0345

PRE-COUNCIL MINUTES February 14, 2017

The City Council of the City of Clay, Alabama held a Pre-Council meeting on Tuesday, February 14, 2017, at 6:00 p.m. in the Council Chambers at City Hall with Mayor Webster presiding and City Manager Ronnie Dixon serving as recorder.

Mayor Webster called the meeting to order.

Council members present were:

Councilor Don Baker, Councilor Becky Johnson, Councilor Bo Johnson, Councilor Dennis Locke, Councilor Ben Thackerson, and Mayor Webster

Absent: None

The Council discussed the agenda items for the regular City Council meeting. Mr. Dixon announced the current deputies for the City of Clay: Scott, Farley, Ledlow, Lowe, Robinson, and Napper. He reviewed the consent agenda and the Council discussed the costs for renting fields out to travel ball teams.

Mr. Dixon reviewed the Public Hearing and the work being done at 7550 Misty Lane. He informed the Council that the structure was condemned in June 2016, but a permit had been pulled for repair so the Council rescinded the original condemnation Resolution and after eight months the structure is not up to code yet. Mr. Dixon stated that the property owners have attempted to clean the lot. He also informed the Council that the City has been told that the structure serves various uses and that the Council can ask questions if the property owners attend the public hearing. The use of the structure will determine the requirements the building must meet (i.e. working restrooms and electricity). If the property owners choose not to attend the meeting, then the Public Hearing will consist of photographs taken by the City. Councilor Baker asked if the permits have an expiration, Mr. Dixon answered that permits are active for 180 days and the original permit purchased by the property owner in June 2016 has expired. Mr. Baker asked about the status of the work performed under the original permit. Mr. Dixon answered that the permit was pulled for roof repair and the owner attempted to repair the roof by securing what was loose but did not cover any holes in the roof and the building does not meet code requirements so it is not considered structurally sound. Mr. Dixon stated that the City has received multiple complaints from neighbors who are afraid that the tin will blow off the roof and cause damage to their property. Councilor Baker asked if the Building Inspector has had a chance to do a thorough inspection on the roof and Mr. Dixon answered that the property owners never called to schedule an inspection. Councilor Thackerson asked if the building presented a fire hazard. Mr. Jason Harris, Code Enforcement Officer for the City of Clay, answered that the building contains doors and door frames and that there were tires and appliances on the side of the building but Mr. Harris believes the property owners were attempting to clean the items stored outside of the building. Mr. Dixon summarized that the items mentioned by Mr. Harris present a fire and health hazard. Mr. Dixon explained that the public hearing has been properly noticed and the City has not received contact from the property owners yet. The property owners knew to pull a permit in June to stop the condemnation process and have not done so nor have they contacted the City since receiving their certified letter in December.

Councilor Baker stated that he has heard enough about this issue.

Mr. Dixon reviewed the Proclamation honoring Mr. George Post. Councilor Becky Johnson stated that she would like him to be in attendance when the Council adopts the Proclamation. Mr. Dixon answered that Mr. Post said he would attend if his health allowed.



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Councilor Locke asked Mr. Dixon to review the upcoming vote for five referendums. Mr. Dixon answered that the five referendums are already included in current property taxes and will not result in higher property taxes. The money collected from this is used to benefit all schools in Jefferson County whether they are a part of the County or a municipal school system. The taxes do not expire until 2021, but the vote to extend would allow the school board to borrow money for improvements while interest rates are low.

Councilor Locke asked about paving Clayton Road. Mr. Dixon answered that the City and County share responsibility for Clayton Road and if the County starts paving again the City could work with the County to repair or repave the road.

Respectfully Submitted,

Ronnie Dixon
City Manager



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The City Council of the City of Clay met in regular session on Tuesday, February 14, 2017, at 6:30 p.m. at Clay City Hall. Mayor Webster presided over the meeting and City Manager Ronnie Dixon, served as recorder.

Mayor Webster called the meeting to order. Councilor Bo Johnson opened in prayer and Mayor Webster led everyone in reciting the Pledge of Allegiance.

Roll call of those present was answered by the following: Councilor Baker, Councilor Becky Johnson, Councilor Bo Johnson, Councilor Locke, Councilor Thackerson, and Mayor Webster

Absent: None

Mayor Webster called for a motion to approve the Pre and Regular Council meeting minutes of January 24, 2017.

Councilor Bo Johnson made a motion to approve the Pre and Regular Council meeting minutes of January 24, 2017, which was seconded by Councilor Thackerson and approved by unanimous voice vote.

Mayor Webster called for a motion to approve tonight's Meeting Agenda.

Councilor Locke made a motion to approve tonight's Meeting Agenda, which was seconded by Councilor Baker and approved by a unanimous voice vote.

Mayor Webster called for a motion to approve tonight's Consent Agenda.

Councilor Becky Johnson made a motion to approve tonight's Consent Agenda, which was seconded by Councilor Thackerson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Locke, Thackerson, and Mayor Webster.

Nays: None

Under **Mayor and Council Comments**, **Mayor Webster** announced that Mike Booth will hold a singing at the Community Center on the second Saturday of each month from 6:00 pm until 8:00 pm.

Mayor Webster introduced Proclamation 2017-02, A Proclamation Recognizing George Post, which was read by Mr. Ronnie Dixon.

Councilor Baker made a motion to approve Proclamation 2017-02, which was seconded by Councilor Locke. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Locke, Thackerson, and Mayor Webster.

Nays: None

Councilor Baker announced that the City has new additional deputies and stated that he is glad the City is improving Public Safety.

Councilor Becky Johnson reported that the Senior Center is having a membership drive and reviewed upcoming events at the Senior Center.

Councilor Bo Johnson informed the Council that he and Councilor Locke will attend CMO Legislative Advocacy classes in Montgomery.



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Councilor Locke encouraged everyone to vote on March 7 referendum. He informed the Council that he and Councilor Bo Johnson would attend a seminar on Economic Development on February 28. Councilor Locke announced that the February grants will be awarded at the next Council meeting.

Councilor Thackerson reported the walking trail is open at Bryant Park, there is little progress on the Girls School property, and discussed the library building project.

Under **Reading of Petitions, Applications, Complaints, Appeals, Communications, etc.**, Mayor Webster announced that there were none.

Under the **City Manager's Report**, Mr. Dixon reported the account balances in the General Fund = \$746,374.08; Contractors Bond = \$147,078.00; Capital Improvement Fund = \$402,613.08; 4 & 5 Cent Gasoline Fund = \$130,349.44; 7 Cent Gasoline Fund = \$70,992.24; Building Fund = \$400,000.00; Paving Supplement Fund = \$325,000.00; Contingency Fund = \$1,100,000.00; BBT Fund = \$77,563.84; Ballpark Registration Income = \$23,832.33; and Ballpark Sports Expense = (\$27,888.14).

Under the **Public Hearing**, Mayor Webster introduced the Public Hearing for condemnation of the structure located at 7550 Misty Lane. Mr. Dixon summarized the points made during the Pre-Council meeting, emphasizing that the property owner has received a certified letter notifying him of the public hearing and that notices have been posted on the property.

Mayor Webster asked if the property owner was present to speak and there was no response.

Mayor Webster asked if there was anyone present who wished to speak for the condemnation and recognized Mr. Keith Tice of 7811 Lynn Forest Drive. Mr. Tice reviewed the previous condemnation process: the Council adopted Resolution 2016-20 to condemn the structure at their meeting on June 6, 2016, but the property owners had pulled a permit on June 2, 2016, so the Council rescinded Resolution 2016-20 with Resolution 2016-25 on July 5, 2016. He further stated that no repairs have been made to the structure. The building continues to deteriorate as it has done over the last 25 years. He claimed that the building is in worse condition now than it was on June 6, 2016, and stated that he sees no reason not to condemn the structure now.

Mayor Webster asked if there was anyone else present who wished to speak for or against this condemnation and there was no response.

Under **Resolutions, Ordinances, Orders and Other Business** Mayor Webster called for a motion to enter into Unanimous Consent.

Councilor Baker made a motion to suspend the regular rules of order and enter into Unanimous Consent, which was seconded by Councilor Bo Johnson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Locke, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster introduced Resolution 2017-02, A Resolution to Condemn and Authorize Demolition of Unsafe Buildings and/or Structures, which was read by City Manager Ronnie Dixon.

Councilor Baker made a motion to approve Resolution 2017-02, which was seconded by Councilor Bo Johnson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Locke, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster called and end to unanimous consent and called for **Public Comments** and recognized Ms. Jocelyn Harper of 5920 Nuthatch Circle. Ms. Harper requested to be appointed as the City of Clay's representative to the Regional Planning Commission. Mr. Dixon answered that he was not sure



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when the current appointment tenure would expire but that he has Ms. Harper's number and will contact her when it is time to reappoint a representative.

Mayor Webster announced that the next City Council meeting will take place on Tuesday, February 28, 2017, at 6:30 pm.

Councilor Bo Johnson made a motion to adjourn which was seconded by Councilor Thackerson and approved by a unanimous vote.

The City Council adjourned at 6:56 pm.

Respectfully submitted,

Ronnie Dixon
City Manager