

**PAGE ONE**

**STATE OF ALABAMA  
COUNTY OF COVINGTON**

**ANDALUSIA, ALABAMA  
ANDALUSIA CITY HALL  
May 18, 2021 6:00 PM**

**REGULAR WORK SESSION MEETING**

**PRESENT:**

Earl V. Johnson, Mayor  
Joe Nix, Councilmember  
Kenneth C. Mount, Councilmember  
Hazel Griffin, Councilmember  
Ralph Wells, Councilmember  
Terry Powell, Councilmember  
Mark Christensen, City Attorney

**ABSENT:**

The City Council of the City of Andalusia, Alabama, met in the third-floor conference room at the city hall for a work session at 5:30 p.m. for the purpose of planning and finalizing the agenda.

**REGULAR COUNCIL MEETING**

**PRESENT:**

Earl V. Johnson, Mayor  
Joe Nix, Councilmember  
Kenneth C. Mount, Councilmember  
Hazel Griffin, Councilmember  
Ralph Wells, Councilmember  
Terry Powell, Councilmember  
Mark Christensen, City Attorney

**ABSENT:**

**PAGE TWO**

Mayor Johnson called the meeting to order and welcomed all. Councilmember Nix led the prayer and Pledge of Allegiance to the flag.

**APPROVAL OF MINUTES:**

Mayor Johnson presented the minutes from the regular meeting on May 4, 2021. Councilmember Griffin moved to approve the minutes. Councilmember Nix seconded the motion which passed unanimously.

**COUNCIL APPROVES ORDINANCE NO. 2021-03, SURPLUS OF REAL PROPERTY (INDUSTRIAL PARK):**

Mayor Johnson presented Ordinance No. 2021-03, Surplus of Real Property (Industrial Park).

**THE CITY OF ANDALUSIA  
ANDALUSIA, ALABAMA**

**ORDINANCE NO. 2021 - 03**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANDALUSIA,  
ALABAMA:**

**WHEREAS**, the City Council of the City of Andalusia, Alabama, desires to improve the quality of life for all of its citizens and the residents of surrounding areas; and

**WHEREAS**, the City Council of the City of Andalusia, Alabama, desires to encourage economic development in the City of Andalusia and to encourage responsible development that will lead to benefits that will serve valid and sufficient public purposes including, but not limited to, expansion and enhancement of the City's economic and tax base, thereby providing additional revenues for schools, municipal services, and other public needs, and increased employment opportunities with the City, promotion of the City as a center for retail and commercial activity; and provision of additional goods and services to the residents of Andalusia and the surrounding areas; and

**WHEREAS**, an agreement has been reached for the sale of certain property in the Andalusia Industrial Park to Busby Andalusia, LLC, and the City Council of the City of Andalusia, Alabama, finds that said agreement will promote the purposes set forth above;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of

**PAGE THREE**

Andalusia, Alabama, as follows:

1. It is hereby established and declared the following described real property of the City of Andalusia, Alabama, is no longer needed for public or municipal purposes, to wit:

A parcel of land being situated in the NE¼ of the SE¼ of Section 4, Township 4 North, Range 16 East, Covington County, Alabama, being more particularly described as follows: Commencing at a 5/8 inch CIP "15458" being the Northeast corner of the NE¼ of the SE¼ of Section 4, Township 4 North, Range 16 East; thence South 53°30'57" West a distance of 752.57 feet to a ½ inch CIP "ALS-26950" marking the East Right-of-Way of Progress Drive also being the Point of Beginning; thence North 70°50'16" East a distance of 132.25 feet to a ½ inch CIP "DHLS-1127"; thence North 66°27'32" East along an existing metal fence a distance of 161.66 feet to a ½ inch CIP "DHLS-1127"; thence South 72°4'19" East a distance of 308.19 feet to a ½ inch CIP "DHLS-1127"; thence South 68°30'14" West a distance of 295.22 feet to a ½ inch CIP "DHLS-1127" marking the aforementioned Right-of-Way; thence North 70°6'50" West along said Right-of-Way a distance of 308.19 feet back to the Point of Beginning; said parcel of land being ± 2.00 acres.

2. The Mayor and City Clerk are authorized to execute such documents as are necessary to sell the property described above to Busby Andalusia, LLC on the terms agreed to.

3. This ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED AND APPROVED this 18<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
EARL V. JOHNSON, MAYOR

ATTEST:

\_\_\_\_\_  
JOHN M. THOMPSON,

**PAGE FOUR**

CITY CLERK AND TREASURER

Councilmember Powell moved to approve Ordinance No. 2021-03. Councilmember Wells seconded the motion which passed unanimously.

**MAYOR JOHNSON PRESENTED ORDINANCE NO. 2021-05, ADJUSTING THE MUNICIPAL ELECTION CALENDAR OF THE CITY OF ANDALUSIA TO COMPLY WITH THE LAWS OF THE STATE OF ALABAMA, FOR A FIRST READING:**

Mayor Johnson presented Ordinance No. 2021-05, Adjusting the Municipal Election Calendar of the City of Andalusia to Comply with the Laws of the State of Alabama, First Reading.

**COUNCIL APPROVES ORDINANCE 2021-06, LEASE TO TELLICOS SERVICES INC. FOR THE FORMER SITEL BUILDING:**

Mayor Johnson introduced Ordinance 2021-06 and asked the clerk to call the roll on the matter of suspending the rules which produced the following results:

**YES**

Mayor Johnson  
Councilmember Nix  
Councilmember Mount  
Councilmember Griffin  
Councilmember Wells  
Councilmember Powell

**NO**

None

**THE CITY OF ANDALUSIA  
ANDALUSIA, ALABAMA**

**ORDINANCE NO. 2021 - 06**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANDALUSIA, ALABAMA:**

**WHEREAS**, the City Council of the City of Andalusia, Alabama, desires to improve the quality of life for all of its citizens and the residents of surrounding areas; and

**PAGE FIVE**

**WHEREAS**, the City Council of the City of Andalusia, Alabama, desires to encourage economic development in the City of Andalusia and to encourage responsible development that will lead to benefits that will serve valid and sufficient public purposes including, but not limited to, expansion and enhancement of the City's economic and tax base, thereby providing additional revenues for schools, municipal services, and other public needs, and increased employment opportunities with the City, promotion of the City as a center for retail and commercial activity; and provision of additional goods and services to the residents of Andalusia and the surrounding areas;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Andalusia, Alabama, as follows:

1. It is hereby established and declared the following described real property of the City of Andalusia, Alabama, is no longer needed for public or municipal purposes, to wit:

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF COVINGTON, STATE OF ALABAMA, AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 16 EAST , AND BEING THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 17 EAST AND RUN THENCE SOUTH 11 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 33.61 FEET TO AN IRON PIN SET NEAR THE CORNER OF THE FENCE OF THE SEWER LIFT STATION, THE POINT OF BEGINNING; THENCE TURNING AND RUNNING, SOUTH 80 DEGREES, 21 MINUTES, 38 SECONDS EAST , 33.28 FEET , TO THE FENCE CORNER, THE COMMON CORNER WITH ANDALUSIA AIRPORT AUTHORITY ; THENCE TURNING AND CONTINUING ALONG THE COMMON BOUNDARY AND FENCE LINE WITH ANDALUSIA AIRPORT AUTHORITY , SOUTH 30 DEGREES, 46 MINUTES, 51 SECONDS EAST , 15.03 FEET , TO A FENCE CORNER; THENCE TURNING AND CONTINUING ALONG THE COMMON BOUNDARY AND NEAR THE FENCE LINE, SOUTH 00 DEGREES, 19 MINUTES, 36 SECONDS WEST , 794.59 FEET , TO AN IRON PIN SET ; THENCE TURNING AND RUNNING NORTH 56 DEGREES, 56 MINUTES, 20 SECONDS WEST , 7.55 FEET , TO AN IRON PIN SET : THENCE TURNING AND RUNNING, SOUTH 56 DEGREES, 35 MINUTES, 24 SECONDS WEST , 125.40 FEET , TO A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY

**PAGE SIX**

84: THENCE TURNING AND RUNNING ALONG THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY 84, NORTH 56 DEGREES, 56 MINUTES, 01 SECONDS WEST , 724.94 FEET , TO A RIGHT-OF-WAY MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY , NORTH 51 DEGREES, 12 MINUTES, 36 SECONDS WEST , 100.51 FEET , TO A RIGHT-OF-WAY MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY , NORTH 56 DEGREES, 56 MINUTES, 32 SECONDS WEST 690.41 FEET , TO AN IRON PIN SET ; THENCE TURNING AND RUNNING NORTH 0 DEGREES, 34 MINUTES, 10 SECONDS WEST , 11.52 FEET , TO AN IRON PIN FOUND AT THE COMMON CORNER WITH ANDALUSIA AIRPORT AUTHORITY : THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY WITH AND NEAR A FENCE ALONG THE SAME, NORTH 87 DEGREES, 15 MINUTES, 40 SECONDS EAST , 1266.79 FEET , TO AN IRON PIN SET ; THENCE TURNING AND RUNNING SOUTH 68 DEGREES, 34 MINUTES, 17 SECONDS EAST , 79.84 FEET , TO THE POINT OF BEGINNING.

**All of said property being assessed under Tax ID# 23-13-06-24-1-001-001.000.**

SUBJECT TO THE FOLLOWING:

A PERMANENT EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 16 EAST , AND RUN THENCE SOUTH 87 DEGREES 15 MINUTES 40 SECONDS WEST A DISTANCE OF 33.61 FEET TO AN IRON PIN SET NEAR THE CORNER OF THE FENCE OF THE SEWER LIFT STATION, THE POINT OF BEGINNING; THENCE TURNING AND CONTINUING ALONG THE COMMON BOUNDARY AND FENCE LINE WITH ANDALUSIA AIRPORT AUTHORITY , SOUTH 30 DEGREES, 46 MINUTES, 51 SECONDS EAST , 15.03 FEET , TO A FENCE CORNER; THENCE TURNING AND CONTINUING ALONG THE COMMON BOUNDARY AND NEAR THE FENCE LINE, SOUTH 00 DEGREES, 19 MINUTES, 36 SECONDS WEST 794.59 FEET , TO AN IRON PIN SET ; THENCE TURNING AND RUNNING NORTH 56 DEGREES, 56 MINUTES, 20 SECONDS WEST , 7.55 FEET , TO AN IRON PIN SET ; THENCE TURNING AND RUNNING SOUTH 56 DEGREES, 35 MINUTES, 24 SECONDS WEST , 125.40 FEET , TO A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY 84; THENCE TURNING AND RUNNING ALONG THE NORTHERLY RIGHT-OF WAY OF US HIGHWAY 84, NORTH 56 DEGREES, 56 MINUTES, 01 SECONDS WEST , 441.60 FEET , TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH

**PAGE SEVEN**

RIGHT OF WAY LINE OF US HIGHWAY 84 NORTH 56 DEGREES 56 MINUTES 01 SECONDS WEST A DISTANCE OF 20.0 FEET ; THENCE LEAVING SAID RIGHT OF WAY AN RUNNING NORTH 33 DEGREES 03 MINUTES 40 SECONDS EAST A DISTANCE OF 26.72 FEET TO A POINT ; THENCE TURNING AND RUNNING SOUTH 56 DEGREES 56 MINUTES 01 SECOND EAST A DISTANCE OF 20.00 FEET TO A POINT ; THENCE TURNING AND RUNNING, SOUTH 33 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 26.72 FEET TO THE POINT OF BEGINNING; SAID EASEMENT LYING IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 4 NORTH, RANGE 16 EAST .

2. The City of Andalusia, Alabama, having received an offer from Tellicos Services Inc. - Alabama to lease that real property described in paragraph 1 above, hereby declares it to be in the best interest of the public and the City of Andalusia, Alabama, to lease said real property under the terms and conditions set forth in the lease agreement attached hereto as an exhibit.
3. Pursuant to the authority granted by Section 11-47-21 of the Code of Alabama, the Mayor of the City of Andalusia, Alabama, is hereby directed to execute said lease agreement in the name of the City of Andalusia, Alabama.
4. This ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED AND APPROVED this 18<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
EARL V. JOHNSON, MAYOR

ATTEST:

\_\_\_\_\_  
JOHN M. THOMPSON,  
CITY CLERK AND TREASURER

Councilmember Mount moved to approve Ordinance 2021-06 and a lease with Tellicos Services for the former Sitel Building. Councilmember Griffin seconded the motion which passed unanimously.

**PAGE EIGHT**

**COUNCIL APPROVES REQUEST FOR THE PURCHASE OF 2021 QUICK ATTACK VEHICLE FOR THE FIRE DEPARTMENT:**

Mayor Johnson presented a request from the Fire Department for a new quick attack vehicle. Councilmember Powell moved to appropriate \$92,000 from the capital improvement account to complete the purchase and noted that the balance of the funding for the vehicle would come from fire ad valorem and the sale of the quick attack vehicle currently in the fire department's fleet.

**COUNCIL APPROVES RESOLUTION NO. 2021-18, TRANSPORTATION ALTERNATIVE PROGRAM (TAP) GRANT APPLICATION FOR SIDEWALK PROJECT:**

Mayor Johnson presented Resolution No. 2021-18, Transportation Alternative Program (TAP) grant application for sidewalk project.

**CITY OF ANDALUSIA  
ANDALUSIA, ALABAMA**

**RESOLUTION 2021 – 18**

**A RESOLUTION AUTHORIZING SOUTHERN ENGINEERING SOLUTIONS, INC. TO  
MAKE APPLICATION TO ALDOT FOR  
SIDEWALK IMPROVEMENTS AROUND JUNIOR/HIGH SCHOOL CAMPUS**

**WHEREAS**, the City Council of the City of Andalusia, Alabama, has duly assembled at a regular meeting with a quorum present; and

**WHEREAS**, the City Council determined at this meeting that the City of Andalusia, Alabama will participate in the FY 2022 Transportation Alternatives Program;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Andalusia, Alabama as follows:

1. That the Mayor of the City of Andalusia is hereby authorized to sign any and all documents that are necessary for participation in the Transportation Alternatives Program.

**PAGE NINE**

2. That the City Council hereby commits to fund the City's twenty percent (20%) cost-share for participation in this program.

ADOPTED this 18<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Earl V. Johnson, Mayor

ATTEST:

\_\_\_\_\_  
John M. Thompson, City Clerk

Councilmember Nix moved to approve Resolution No. 2021-18. Councilmember Griffin seconded the motion which passed unanimously.

**COUNCIL APPROVES ABATEMENT OF 619 JACKSON STREET:**

Mayor Johnson announced that the council would consider the abatement of a dangerous structure on 619 Jackson Street and that all notices, filings, and due diligence had been completed and asked City Attorney, Mark Christensen, to brief the council on the process, per Ordinance 2015-03. Mr. Christensen detailed the abatement of the dangerous building and asked Allison Gordon, abatement official, to make further comments. Mrs. Gordon reported on her work on the abatement of 619 Jackson Street, attempts to contact the property owner, and confirmed that the property was an attractive nuisance and beyond repair. Mayor Johnson asked if anyone present wished to comment on the abatement of 619 Jackson Street. No one present offered comments. Councilmember Nix moved to proceed with the abatement of 619 Jackson Street. Councilmember Powell seconded the motion which passed unanimously.

**ADJOURNMENT:**

With no further business, Mayor Johnson called the meeting adjourned.

**THE CITY OF ANDALUSIA, ALABAMA**

**PAGE TEN**

By: \_\_\_\_\_  
Earl V. Johnson, Mayor

**ATTEST:**

\_\_\_\_\_  
John M. Thompson, City Clerk/Treasurer