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**STATE OF ALABAMA  
COUNTY OF COVINGTON**

**ANDALUSIA, ALABAMA  
ANDALUSIA CITY HALL  
MAY 17, 2022, 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

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**ABSENT:**

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 3, 2022. Councilmember Mount moved to approve the minutes. Councilmember Wells seconded the motion, which passed unanimously.

**COUNCIL APPROVES RESOLUTION NO. 2022-21, DEVELOPMENT AGREEMENT FOR COVINGTON MALL PROJECT:**

Mayor Johnson presented Resolution No. 2022-21, Development Agreement for Covington Mall Project.

**THE CITY OF ANDALUSIA  
ANDALUSIA, ALABAMA**

**RESOLUTION NO. 2022- 21**

**A RESOLUTION TO AUTHORIZE A REBATE ON SALES TAXES  
GENERATED BY CERTAIN RETAIL TENANTS OF COVINGTON MALL, LLC  
IN THE CITY OF ANDALUSIA, ALABAMA**

**WHEREAS**, the City Council finds that it serves a public purpose to encourage economic development in the city of Andalusia; and

**WHEREAS**, the City Council finds that Covington Mall, LLC intends to enter into leasing agreements with certain nationally known retail companies as tenants; and

**WHEREAS**, certain improvements to the Covington Mall property at the intersection of River Falls Street and the MLK, Jr. Expressway within the municipal

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limits of the City of Andalusia are in the process of being made in order to ensure that these retail companies will agree to lease space and locate stores in Andalusia, and that the pandemic has caused a steep increase in the cost of the improvements; and

**WHEREAS**, the opening of these retail stores in the City of Andalusia serves valid and sufficient public purposes including, but not limited to, expansion and enhancement the City's economic and tax base, thereby providing additional revenues for schools, municipal services, and other public needs, and increased employment opportunities within 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 surrounding areas; and

**WHEREAS**, Amendment 725 to the Constitution of Alabama 1901 provides that in promoting local economic development, the City Council may grant public moneys and things of value in aid to any individual, firm, association, corporation, or entity whatsoever; and

**WHEREAS**, proper notice has been made as required by Amendment 725 to the Constitution of Alabama 1901, and

**WHEREAS**, the City Council finds that the agreement attached as an exhibit hereto will carry out the intent of this resolution;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Andalusia, Alabama, that the Mayor and Clerk are hereby authorized to execute said Agreement for the purposes expressed therein.

**ADOPTED AND APPROVED** this 17<sup>th</sup> day of May, 2022.

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**THE CITY OF ANDALUSIA**

**Earl V. Johnson, Mayor**

**ATTEST:**

**John M. Thompson, City Clerk-Treasurer**

Councilmember Powell moved to approve Resolution No. 2022-21. Councilmember Wells seconded the motion, which passed unanimously.

**COUNCIL APPROVES RESOLUTION NO. 2022-22, ABATEMENT OF NUISANCE PROPERTIES:**

Mayor Johnson presented Resolution No. 2022-22, Abatement of Nuisance Properties.

**CITY OF ANDALUSIA  
ANDALUSIA, ALABAMA**

**RESOLUTION NO. 2022-22**

**BE IT RESOLVED** by the City Council of the City of Andalusia, Alabama that we, after having examined the report of the City Building Inspector, do hereby find that the property in question specifically described below and denominated as parcel numbers by the Revenue Commission of Covington County is hazardous to the health, safety, welfare, and morals of the citizens of Andalusia and thereby constitute a public nuisance pursuant to the Alabama Act No. 94-540 as adopted by the City Council of the City of Andalusia:

- |    |                          |                           |
|----|--------------------------|---------------------------|
| 1) | 306 Baisden St           | parcel # 1304191002011000 |
| 2) | 757 South Three Notch St | parcel # 1304193001006003 |
| 3) | 208 Hand Ave             | parcel # 1304171007016000 |
| 4) | 113 Little St            | parcel # 1304191008001004 |
| 5) | 305 Woodruff St          | parcel # 1304181004018000 |
| 6) | 203 Smith St             | parcel # 1304184401025001 |

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- |     |                      |                           |
|-----|----------------------|---------------------------|
| 7)  | 205 Dahlia Dr        | parcel # 1309302001043000 |
| 8)  | 204 Astor Dr         | parcel # 1309302001040000 |
| 9)  | 414 Dunson St        | parcel # 1304192002041000 |
| 10) | 1507 East 3 Notch St | parcel # 1304171008006000 |

**BE IT FURTHER RESOLVED** that the City Council hereby authorizes the Building Inspector to proceed with the abatement of these nuisances as authorized under State of Alabama Act. No. 94-540 as adopted by the City of Andalusia.

**ADOPTED AND APPROVED** this 17<sup>th</sup> day of May 2022.

**THE CITY OF ANDALUSIA, ALABAMA**

**BY:** \_\_\_\_\_  
**Earl V. Johnson, Mayor**

**ATTEST:**

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

Councilmember Griffin moved to approve Resolution No. 2022-22. Councilmember Nix seconded the motion, which passed unanimously

**COUNCIL APPROVES MIDWAY DRIVE REPAIR PROJECT:**

Mayor Johnson presented an estimate to repair a section of Midway Drive that had been washed out by heavy rains and added that all efforts to seek grant funding had failed. Councilmember Mount moved to appropriate \$83,925 from capital improvement to move forward with the project. Councilmember Powell seconded the motion which passed unanimously.

**COUNCIL APPROVES POLICE DEPARTMENT EQUIPMENT:**

Mayor Johnson presented a request from the police department for speed detection devices for patrol cars. Councilmember Powell moved to appropriate \$13,405 from the capital improvement account to purchase the devices. Councilmember Wells seconded the motion which passed unanimously.

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**COUNCIL APPROVES RESERVATIONS AND RESTRICTIVE COVENANTS FOR THE CHURCH STREET GARDEN DISTRICT:**

Mayor Johnson presented the Reservations and Restrictive Covenants for the Church Street Garden District. Councilmember Wells moved to approve the covenants. Councilmember Mount seconded the motion which passed unanimously.

**COUNCIL APPROVES RESOLUTION NO. 2022-23, GRANT APPLICATION FOR TWO TRANSPORTATION VANS FOR ANDALUSIA ADULT ACTIVITY CENTER:**

Mayor Johnson presented Resolution No. 2022-23, Grant Application for Two Transportation Vans for Andalusia Adult Activity Center.

**CITY OF ANDALUSIA  
ALDOT SECTION 5310 GRANT APPLICATION  
RESOLUTION NO. 2022-23**

**WHEREAS**, Federal financial assistance as authorized under Section 5310 of the Federal Transit Act Amendments of 1991, is available through the Alabama Department of Transportation to provide transportation services to meet the special needs of seniors and individuals with disabilities; and

**WHEREAS**, the submission of an application for said financial assistance is deemed necessary to aid in addressing the transportation needs of seniors and individuals with disabilities residents of the City of Andalusia, and

**WHEREAS**, the City of Andalusia is applying for grant dollars to purchase two 15-passenger Transit Vans (one with a wheelchair station and one without a wheelchair station) with the understanding that the City is responsible for 20% of the purchase price of the 15-passenger Transit Vans (estimated price of \$60,317 - \$65,575/each); and

**WHEREAS**, any agreement for capital financial assistance with the State of Alabama, acting by and through its Alabama Department of Transportation, will impose certain obligations upon the applicant, including the provision by it of the local share of project costs; and

**WHEREAS**, it is the goal of the applicant to provide the best transit project that can be provided with the funds available.

**NOW, THEREFORE**, be it resolved by the City Council of the City of Andalusia as follows:

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That the Mayor is authorized to execute, file an Award application, and enter into an agreement with the Alabama Department of Transportation for aid in the financing of a Section 5310 transportation assistance project.

Adopted this 17<sup>th</sup> day of May, 2022.

Signature: \_\_\_\_\_

Attest: \_\_\_\_\_

Typed Name: Earl V. Johnson

Typed Name: John Thompson

Title: Mayor

Title: City Administrator

Councilmember Griffin moved to approve Resolution No. 2022-23. Councilmember Nix seconded the motion, which passed unanimously.

**COUNCIL APPROVES ROBINSON PARK WALKING TRAIL RESURFACING PROJECT:**

Mayor Johnson presented a proposal from Bullard Excavating, Inc., for resurfacing the walking trail at Robinson Park. Councilmember Powell moved to appropriate \$33,320 from capital improvement to complete the project. Councilmember Wells seconded the motion which passed unanimously.

**COUNCIL APPROVES LIGHTING TRUSS SYSTEM AND GRIT FIBER PANEL FLOORING FOR STAGE FOR JULY JAMZ AND CANDYLAND:**

Mayor Johnson presented a request from the Andalusia Chamber of Commerce for a lighting truss system and a grit fiber panel floor for a stage for July Jamz and Candyland. Councilmember Griffin moved to appropriate \$30,361.33 from capital improvement to complete the purchase. Councilmember Powell seconded the motion which passed unanimously.

**ADJOURNMENT:**

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

**THE CITY OF ANDALUSIA, ALABAMA**

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

**ATTEST:**

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