

**Westover City Council**  
**MINUTES**  
**August 2, 2022**

The meeting of the Council of the City of Westover, Alabama was held in the City Hall in Westover, Alabama at 6:30 p.m. on August 2, 2022.

**Call To Order**

Mayor Riggins called the meeting to order.

**Roll Call** – Clerk Meacham

Upon roll call, the Mayor declared a quorum present and the regular session opened for transaction of business.

**In Attendance were:** Mayor Riggins, Councilmembers: Roberta Stamp, Annette Tyler, Susan Lane, Wayne Jones and Dr. Jay Crisman

**Absent:** None

**Invocation:** The invocation was given by Mayor Riggins.

**Pledge of Allegiance:** The Pledge was led by Mayor Riggins.

**COMMUNICATIONS**

Mayor Riggins announced a Public Hearing to discuss a draft Resolution for a possible Moratorium on Certain New Licenses and Building Permits long U.S. Highway 280 frontage and will be held Tuesday, August 16, 2022 at City Hall. The pre-meeting will begin at 5:30 p.m. and the public hearing will begin at 6:30 p.m. This was discussed in detail in our pre-meeting. There will be Public Notices posted at City Hall, Westover Post Office and the Westover Fire Station.

Councilmember Susan Lane commented that she may not be able to attend.

Councilmember Dr. Crisman stated he will work with his schedule to be able to attend.

**READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

The pre-meeting minutes of July 19, 2022 were presented for adoption.

A motion was made by Councilmember Susan Lane to adopt the pre-meeting minutes of May 17, 2022.

A second was made by Councilmember Roberta Stamp.

The pre-meeting minutes of July 19, 2022 were adopted unanimously as presented.

The regular meeting minutes for July 19, 2022 were presented for adoption.

A motion was made by Councilmember Susan Lane to adopt the regular meeting minutes of July 19, 2022.

A second was made by Councilmember Annette Tyler.

The July 19, 2022 minutes were adopted unanimously as presented.

### **TREASURER'S REPORT**

The detailed 2022 June Year-to-Date Treasurer's Report was distributed at our last meeting. A recap was distributed in the pre-meeting and discussed.

Mayor Riggins informed the Council the closing for the property purchase has been finalized and City Hall now owns the property next door.

A motion to adopt the June 2022 Year-to-Date Treasurer's Report was made by Councilmember Susan Lane.

A second was made by Councilmember Wayne Jones.

The 2022 June Year-to-Date Treasurer's Report was adopted unanimously as presented.

### **REPORTS OF STANDING COMMITTEES:**

A. BUSINESS DEVELOPMENT/PUBLIC SAFETY - Councilmember Susan Lane

Business Development – On behalf of the Westover Business Alliance “thank you” to Aaron Knight for providing the venue at Hargis, generous food sponsorship Columbiana Tractor, speakers Brian Boatman, Amber Polk and all that attended the luncheon on Thursday, July 28, 2022. Go ahead and mark your calendar for our next Westover Business Alliance meeting for Thursday, October 27, 2022 and details to be announced.

Also, waiting on information for “Our Westover” digital newsletter so please send via email as soon as possible.

Public Safety – The Shelby County Sheriff's office wants everyone to be reminded, do not leave your valuable property in plain view in your vehicle. Always, lock your doors and remove cell phones, laptops, pocketbooks, wallets, credit cards and keys from unattended vehicle or place them in a locked glove compartment or trunk. Never leave firearms in your vehicle overnight.

Councilmember Susan Lane received an invitation to join “Operation Lifesaver” for “National Night Out” in Helena but was unable to attend. Looking forward to working with Operation Lifesaver in the future.

B. EDUCATION/PUBLIC RELATIONS – Councilmember Annette Tyler

Education – The CAPZO Re-certification class will be held Saturday, August 13, 2022 from 8:30 a.m. – 12:30 p.m.

Public Relations – The Shelby County Chamber of Commerce will host a Connections Luncheon, “Where Have all the Workers Gone”? and will be held Thursday, August 4, 2022 from 11:30 a.m. – 1:00 p.m. at Grande Hall at Old Mill Square in Columbiana. Please RSVP online.

"How To Grow Successful Businesses" Workshop will be held August 19, 2022 from 11:30 a.m. – 1:00 p.m. at the Shelby County Chamber in Pelham. Please register online.

- C. LIBRARY AND SENIOR PROGRAM – Councilmember Annette Tyler  
Library – A new program "Take a Book or Leave a Book" has begun with a new Book Box located outside the Library door.
- D. ANNEXATION AND ZONING – Councilmember Wayne Jones – No Report
- E. PUBLIC HEALTH & SAFETY - Councilmember Dr. Jay Crisman  
The Health Awareness for August includes:  
National Immunization Awareness Month for more information go to [cdc.gov](http://cdc.gov).  
Children's Eye Health & Safety Month for more information go to [aao.org](http://aao.org).  
National Breast Feeding for more information go to [us.breastfeeding.org](http://us.breastfeeding.org)  
  
A Canine breakout has been detected in Jefferson County with a Type A influenza. A vaccine is available at this time. Also, social distancing for animals is a safety measure.
- F. SUBDIVISIONS & ECONOMIC DEVELOPMENT - Councilmember Roberta Stamp – No Report

### **REPORTS OF OFFICERS**

Governmental Utilities Services Corporation - Councilmember Annette Tyler – The annual meeting of the GUSC Board will be held Thursday, August 18, 2022 at 6:30 p.m.

Planning Commission – Chairman Ed Stowell – Absent

Attorney – Mr. William Justice – Absent

Board of Zoning – Chairman Joe Smith – Absent

Mayor Riggins reminded everyone that the Chair for the Board of Zoning is Joe Smith. The Board of Zoning will begin meeting on a quarterly basis as training and go over sample cases.

Westover Fire Department - Chief Micah Woodley – Absent

Mayor Riggins reported a bid was done for the natural gas Generator Unit for the Westover Fire Department in case of power outages. There were no bid package responses. The natural gas Generator will be funded from the American Rescue Funds. According to the Statutes of Alabama, the opinion from selective readings and our Attorney's responses we do not have to re-bid for the Generator. The City Council will need to approve the quote and the approval amount will be appropriately \$30,000.00. Chief Woodley is in the process of getting more pricing for this project and will present at our next meeting.

**OLD BUSINESS:**

Mayor Riggins stated a draft Resolution for Moratorium on Certain New Licenses and Building Permits long U.S. Highway 280 frontage was distributed in pre-meeting.

A Public Hearing will be held at our next Council meeting on Tuesday, August 16, 2022. The pre-meeting will begin at 5:30 p.m. and the Public Hearing will be held at 6:30 p.m. at City Hall. Public Notices will be posted at City Hall, Westover Post Office and Westover Fire Station.

Mayor Riggins asked if anyone had questions regarding the Moratorium.

Councilmember Dr. Jay Crisman asked Mayor Riggins, since he missed the pre-meeting if there can be discussion after the Council meeting and Mayor Riggins replied yes and discussion will be at the Public Hearing as well. Mayor Riggins stated we will discuss the Moratorium in the upcoming public hearing.

Mayor Riggins stated that it was not his intention to prohibit mini storage warehouses, but he believes the spirit of the comprehensive plan along our U.S. 280 frontage was not to be a proliferation of mini storage buildings.

Councilmember Jay Crisman asked if there is a reason that we believe that this is intended or planned to add more storage buildings. Mayor Riggins thinks that the demand for mini storages are getting to the point where no matter how many are built they are going to build even more to meet needs. The intention of the comprehensive plan was that the U. S. Highway 280 frontage would be commercial property for restaurants, grocery stores, retail, convenience stores and to produce more revenue for the City of Westover.

Councilmember Jay Crisman stated the time for an in-depth discussion will be at the work session and as a Westover Business Alliance representative, finds it distasteful using the term Moratorium. It is a strong word and it is concerning that we are regulating businesses, if there is not a clear problem or concern and there are concerns that it might create a precedent and he was concerned about adopting an adversarial position with someone who has made a lot of investments in our community if we have not met with the person and dialogued our plans. These are things that need to be discussed in the work session and Public Hearing.

Councilmember Jay Crisman stated he totally supports the U. S. 280 Overlay and all of our zoning and has no problem regulating businesses.

Councilmember Roberta Stamp stated that this Moratorium was given to Council while the Planning Commission is working on the Zoning Ordinance and updating definitions at the present time.

**NEW BUSINESS:**

Mayor Riggins distributed a report in pre-meeting to consider a sales tax that would go toward improvement of school facilities and may want to include other projects in this increase. Mayor Riggins stated that Councilmember Wayne Jones asked in pre-meeting how the funds are to be used with a consideration and an agreement by a Committee that listens to the Principles and Teachers that represent Westover.

The current sales tax we have collected over the last six months for all types of businesses is \$312,000.00 and if the sales tax is increased to 1% and .05% in the police jurisdiction it would increase to \$469,000.00 in a six-month period with an increase difference of \$156,900.00.

We are already paying taxes to these schools by shopping at Walmart, Publix and eating at restaurants in Chelsea but there is stigma from Chelsea citizens that we are not supporting Chelsea schools like they are supporting the schools and that is not the case at all.

Councilmember Roberta Stamp asked Mayor if there is a 1% sales tax increase approval needed, can this be approved by the City Council or by Election. Mayor Riggins replied, yes, the increase can be approved by the City Council.

Councilmember Susan Lane, for the recorded minutes, stated to Councilmember Dr. Crisman that the discussion of Public Safety and Westover to add a contracted Shelby County deputy in our new 2022 – 2023 Budget was discussed in pre-meeting.

Councilmember Susan Lane asked Mayor Riggins how many students attend Chelsea that live in Westover and if Mayor Riggins got the total attendance numbers from David Calhoun. Mayor Riggins replied 373 students, and had gotten these numbers from David Calhoun six to eight months ago. Mayor Riggins replied he did not get the attendance numbers for Chelsea schools in this last request only Vincent. It was 22 students.

Councilmember Susan Lane asked if that was for the three Chelsea schools, Chelsea Park, Chelsea Middle and Chelsea High and Mayor Riggins replied, yes. Mayor Riggins stated if the students in Westover do not get re-zoned he would like to prorate funds to schools like Vincent or Shelby County schools. If Council implements this tax increase some of the taxes may be considered for public safety and anything else considered above this would have to go the citizens for an election of the people and before this is approved Mayor Riggins stated that he would have a Public Hearing.

Councilmember Wayne Jones asked if we would have an ordinance with the percentages documented for the tax distribution and split between schools and public safety. Mayor Riggins replied, yes, we will be able to state percentages, not dollar amounts.

Councilmember Jay Crisman asked what is Westover's tax compared to Harpersville, Chelsea and Alabaster. Mayor Riggins replied, Chelsea is the only one he knows and it is one percent (1%) and \$3,500,000.00 per year. There are millage rates on the Shelby County website that you can see the numbers for other municipalities.

Mayor Riggins would like the council to consider this tax increase. If time permits, the Tax Increase will be discussed on the Agenda under Old Business at our next Council meeting.

**READING OF PETITIONS, APPLICATIONS, COMPLAINTS, APPEALS, COMMUNICATIONS, ETC.** – None

**MOTIONS, RESOLUTIONS, ORDINANCES, ORDERS, AND OTHER BUSINESS:** None

**COUNCIL COMMENTS:** None

**Adjournment**

A motion was made by Councilmember Annette Tyler to adjourn.

A second was made by Councilmember Susan Lane.

The meeting was adjourned at 7:10 p.m.

Submitted by,

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Larry Riggins, Mayor

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Bonnie Meacham, City Clerk - Treasurer

**Westover City Council**  
**MINUTES**  
**August 16, 2022**

The meeting of the Council of the City of Westover, Alabama was held in the City Hall in Westover, Alabama at 6:30 p.m. on August 16, 2022.

**Call To Order**

Mayor Riggins called the meeting to order.

**Roll Call** – Clerk Meacham

Upon roll call, the Mayor declared a quorum present and the regular session opened for transaction of business.

**In Attendance were:**

Mayor Riggins, Councilmembers:      Roberta Stamp, Annette Tyler, Wayne Jones,  
Susan Lane and Dr. Jay Crisman

**Absent:** None

**Invocation:** The invocation was given by Mayor Riggins.

**Pledge of Allegiance:** The Pledge was led by Mayor Riggins.

**COMMUNICATIONS**

Mayor Riggins read the Council rules statement on Public Hearings from the Code Section 8 of our rules. The public hearing tonight concerning a possible Moratorium concerning mini warehouses and metal buildings for a period of one year and to be levied on certain type buildings and facilities, basically mini storehouse warehouses and metal buildings along the Highway 280 corridor frontage.

At this time, Mayor Riggins asked for a motion to open the public hearing which has been posted in the appropriate locations for two weeks at Westover City Hall and the Westover website.

A motion to open public hearing was made by Councilmember Susan Lane.

A second was made by Councilmember Annette Tyler.

Mayor asked the Council if there was any discussion.

The public hearing was opened.

Mayor Riggins stated that the purpose of this public hearing is to hear and address the public's input on whether to delay the construction of metal buildings for at least one year, giving the Planning Commission and the Zoning Board time to address this and go through the process that requires public meetings.

Mayor Riggins asked if anyone present would like to speak in favor of the Moratorium to come forward and state their opinion. No one spoke in favor of the Moratorium.

Mayor Riggins asked for anyone in opposition to come forward and speak. No one spoke in opposition.

Mayor Riggins asked the Council for a motion to close the public hearing.

A motion to close the public hearing was made by Councilmember Annette Tyler.

A second was made by Councilmember Wayne Jones.

The public hearing was closed.

#### **READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

The pre-meeting minutes of August 2, 2022 were presented for adoption.

A motion was made by Councilmember Susan Lane to adopt the pre-meeting minutes of August 2, 2022.

A second was made by Councilmember Annette Tyler.

The pre-meeting minutes of August 2, 2022 were adopted unanimously as presented.

The regular meeting minutes for August 2, 2022 were presented for adoption.

A motion was made by Councilmember Roberta Stamp to adopt the regular meeting minutes of August 2, 2022.

A second was made by Councilmember Annette Tyler.

The August 2, 2022 minutes were adopted unanimously as presented.

#### **TREASURER'S REPORT**

The detailed 2022 July Year-to-Date Treasurer's Report was discussed and distributed in pre-meeting and will be presented at our next meeting for a motion to adopt.

## **REPORTS OF STANDING COMMITTEES:**

- A. BUSINESS DEVELOPMENT/PUBLIC SAFETY - Councilmember Susan Lane - Reported Business Development – The next Westover Business Alliance luncheon will be held Thursday, October 27, 2022 from 11:30 a.m. – 1:00 p.m. The keynote speaker will be Mayor Riggins who will discuss the current and future State of Westover. Please bring business cards and be ready to network.

Everyone be on the lookout for Edition 9 of “Our Westover” digital newsletter.

Public Safety – School is back in session so be aware of more traffic and school buses on the roads. Please be courteous to school bus drivers and always stop when school buses have their stop sign out... Drivers must remain stopped until the bus resumes motion. Drivers are required to stop when meeting or following a school bus stopped on a two-lane road or four to six lane undivided highway.

- B. EDUCATION/PUBLIC RELATIONS – Councilmember Annette Tyler  
Education – The CAPZO Re-certification class was held Saturday, August 13, 2022 everyone required to recertify attended the class.

Public Relations – “How To Grow Successful Businesses” Workshop will be held August 19, 2022 from 11:30 a.m. – 1:00 p.m. at the Pelham Civic Complex and Ice Arena. Please register online with the Shelby County Chamber of Commerce.

Shelby County Chamber of Commerce is accepting Shelby County Tourism and Recreation All Stars 2022 Nominations with categories Lodging, Restaurant, Attractions/Recreation, Event/Festival and Rising Star (open one year or less) as the deadline for submission is September 9, 2022. For more information go to the Shelby County Chamber of Commerce website for guidelines and instructions.

- C. LIBRARY AND SENIOR PROGRAM – Councilmember Annette Tyler  
Library – No Report
- D. ANNEXATION AND ZONING – Councilmember Wayne Jones – No Report
- E. PUBLIC HEALTH & SAFETY - Councilmember Dr. Jay Crisman  
Councilmember Jay Crisman discussed the Health Awareness topics for August. National Immunization month for more information go to [cdc.gov](https://www.cdc.gov)  
Children’s Eye Health Safety, for more information go to [aao.org](https://www.aao.org)

An increase in COVID cases for a 7-day average has increased from April, 111 cases and by August 15, a 7-day average of 1,019 cases.

There is an increase in influenza cases among canines. Dr. Crisman had seven cases that tested positive and four have been hospitalized.

F. SUBDIVISIONS & ECONOMIC DEVELOPMENT - Councilmember Roberta Stamp – No Report

**REPORTS OF OFFICERS**

Governmental Utilities Services Corporation - Councilmember Annette Tyler – The annual meeting of the GUSC Board will be held Thursday, August 18, 2022 at 6:30 p.m. at City Hall to discuss the Streamflow sewer agreement. The Board will vote on the Streamflow sewer extension and also vote for Board Officers.

Planning Commission – Chairman Ed Stowell – No Report

Councilmember Wayne Jones reported the Planning Commission is working on revisions, re-zoning and the Westover Comprehensive Plan. This will require several public meetings in the near future.

Attorney – Mr. William Justice – Absent

Board of Zoning – Chairman Joe Smith – Absent

Westover Fire Department - Chief Micah Woodley – See attached Fire Department Report. Chief Woodley would like to make adjustments on the current pay scale and increase the EMT wages so it would not be so difficult to hire new EMT's and already have a minimal of two employees per shift but would like to have three employees per shift.

Chief Woodley would like to create officer positions that would supervise the daily operations of the Fire Department. The Fire Department needs larger bags that hold equipment and supplies at a cost of \$1960.86 and is requesting to use the American Rescue Funds and will send a request to Mayor Riggins. The Battalion truck has over 180,000 miles and has to be replaced and using a gallon of oil per month and repairs would cost around \$6000.00.

**OLD BUSINESS:**

Mayor Riggins stated a draft Resolution on Moratorium on Certain New Licenses and Building Permits along U.S. Highway 280 frontage was distributed in pre-meeting. No one spoke in favor of and no one spoke in opposition at tonight's meeting. The Council will take this into consideration and will bring to the next Council meeting.

**NEW BUSINESS:**

Mayor Riggins distributed in pre-meeting a projection from Avenu Insights, our third-party company, for Sales & Use tax to consider a sales tax increase that would go toward improvement of school facilities and projects. May possibly want to include law enforcement. The sales tax increase of 1% and the .005% for police jurisdiction.

This will be brought before the Council at our next meeting and a portion of this increase would be added into the new 2023 Budget for improvements for students that attend these schools. Possibly take a vote at our next meeting.

**READING OF PETITIONS, APPLICATIONS, COMPLAINTS, APPEALS,  
COMMUNICATIONS, ETC.** – None

**MOTIONS, RESOLUTIONS, ORDINANCES, ORDERS, AND OTHER BUSINESS:** None

**COUNCIL COMMENTS:** None

**Adjournment**

A motion was made by Councilmember Wayne Jones to adjourn.

A second was made by Councilmember Annette Tyler.

The meeting was adjourned at 6:58 p.m.

Submitted by,

\_\_\_\_\_  
Larry Riggins, Mayor

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Bonnie Meacham, City Clerk - Treasurer