

Westover City Council
MINUTES
July 5, 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 July 5, 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: Annette Tyler, Wayne Jones, and Dr. Jay Crisman

Absent: Councilmembers: Roberta Stamp & Susan Lane

Invocation: The invocation was given by Dr. Jay Crisman.

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

COMMUNICATIONS

Emergency Request for Improvement Districts Amendments for Pine Mountain Preserve.

Mr. Heyward C. Hosch, III, Attorney with Maynard Cooper Cole Attorneys Office presented the following:

In summary, Mr. Hosch asked the Council to consider a set of resolutions which provide for the following administrative actions to be taken pursuant to the referenced sections of Code of Alabama 1975:

1. In certain areas of Districts Two, Eleven and Thirteen in Pine Mt. Preserve which are contiguous to District South and were originally intended to be included in South, the alteration of the boundaries of Districts Two, Eleven, Thirteen and South to remove from Two, Eleven and Thirteen and add to South, the subject land, pursuant to Section 11-99A-22.
2. Approve the change of the name of Pine Mountain Preserve Improvement District South to The Pine Mountain Preserve Improvement District, pursuant to Section 11-99A-11.
3. Ratify and confirm the Directors of District South pursuant to Section 11-99-A.
4. Ratify and confirm the assessments made on the land in all of the improvement districts in Pine Mt. Preserve by the Town pursuant to Section 11-99A-22.

Per Mr. Hosch, please note that under Section 11-99-1 the noted resolutions do not require two readings and do not have to be published.

The above action by the Council is requested to permit the owners to expedite the validation and issuance of revenue bonds to continue capital construction of infrastructure in Pine Mountain.

The set of Resolutions are as follows:

The first Resolution #2022-07-05-2068 - Removal of Land from Districts 2, 11 and 13 to alter their boundaries.

Councilmember Wayne Jones asked for future reference, is there a creek or mountain ridge that defines this land so if we go to the top of the creek or ridge then that is the reason?

Mr. Heyward Hosch, Attorney, replied that he had not actually been on the property and does not know and probably not. If you had all the property in one district, then everyone in the district would be required to vote for assessments down the line. The districts were drawn out by correspondent phases not topographic and that is why they ended up with irregular lines but this is how they came up with them.

A motion was made by Councilmember Dr. Jay Crisman to exclude property from Districts 2, 11, 13.

A second was made by Councilmember Annette Tyler.

Resolution #2022-07-05-2068 To exclude land from Districts 2, 11 and 13 to alter their boundaries were adopted unanimously as presented with final approval of Westover Attorney.

Mayor Riggins read a request of the renaming of Pine Mountain Preserve to Pine Mountain Preserve Improvement District.

Resolution #2022-07-05-2069 – The District South Layout Plan to Rename Pine Mountain Preserve to Pine Mountain Preserve Improvement District.

A motion was made by Councilmember Annette Tyler to approve Resolution #2022-07-05-2069.

A second was made by Councilmember Wayne Jones.

Resolution#2022-07005-2069 To Rename Pine Mountain Preserve to Pine Mountain Preserve Improvement District was adopted unanimously as presented with final approval of Westover Attorney.

Mayor Riggins read a request to ratify and confirm the Directors of District South to the pursuant of the State Statue.

Mr. Hosch discussed that Douglas Eddleman, Director, be confirmed that he is an existing Director for a period of time and start the terms over from April 1, 2028 and William Eddleman,

Son, term ends April 1, 2027 and they are current Directors. Pam C Seals, Director of Eddleman Properties, has retired and requested to be removed as Director. Karen Eddleman will be taking this Director position with the term ending April 1, 2026.

Resolution #2022-07-05-2070 To confirm existing Directors for Eddleman Properties and removing a retired Director and adding a Director in that place. Douglas Eddleman as an existing Director for a period of time and start the terms over April 1, 2028 and William Eddleman, Son, term ends April 1, 2027. Pam C Seals, Director of Eddleman Properties has retired and requested to be removed as Director. Karen Eddleman will be taking this Director position with the term ending April 1, 2026.

A motion was made by Councilmember Jay Crisman to ratify the Directors for Eddleman Properties as stated in the Resolution #2022-07-05-2070.

A second by Councilmember Wayne Jones.

The Resolution #2022-07-05-2070 To confirm existing Directors for Eddleman Properties and removing a retired Director and adding a Director was adopted unanimously with final approval of Westover Attorney.

Resolution #2022-07-05-2071 Ratify and Confirm the Assessments of the Land in the Improvement Districts in Pine Mountain Preserve by the town pursuant of the State Statue.

Heyward Hosch, Attorney explained Resolution #2022-07-05-2071 To Ratify and Confirm the Adoption of the Assessments Resolutions. These were from 2007 and all sixteen are listed in this Resolution done by the Town of Westover in 2007. The land owner consented to all of these and simply a validation. Notice of these were done at the Probate court office in 2007. There are no changes to what has been done.

A motion was made by Councilmember Annette Tyler to approve Resolution #2022-07-05-2071 to Ratify and Confirm Assessments of land in the improvement districts of Pine Mountain Preserve.

A second by Councilmember Dr. Jay Crisman.

Resolution #2022-07-05-2071 Ratify and Confirm the Assessments of Land in the Improvement Districts in Pine Mountain Preserve by the town pursuant of the State Statue was adopted unanimously with final approval of Westover Attorney.

Mayor Riggins stated these Resolutions adopted will be given to William Justice, Attorney for the City of Westover and they will be at Mr. Justice's final approval and Mr. Hosch replied, yes.

Mr. Hosch suggested getting signatures at tonight's meeting and scanning to William Justice tomorrow, Wednesday morning.

READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETING

The pre-meeting minutes of June 21, 2022 were presented for adoption.

A motion was made by Councilmember Annette Tyler to adopt the pre-meeting minutes of June 21, 2022.

A second was made by Councilmember Wayne Jones.

The pre-meeting minutes of June 21, 2022 were adopted unanimously as presented.

The regular meeting minutes for June 21, 2022 were presented for adoption.

A motion was made by Councilmember Annette Tyler to adopt the regular meeting minutes of June 21, 2022.

A second was made by Councilmember Wayne Jones.

The June 21, 2022 minutes were adopted unanimously as presented.

TREASURER'S REPORT - No Report

Mayor Riggins stated the June 2022 Year-to-Date Treasurer's Report will be presented at our next Council meeting.

REPORTS OF STANDING COMMITTEES:

- A. BUSINESS DEVELOPMENT/PUBLIC SAFETY - Councilmember Susan Lane - Absent
Business Development – No Report

Public Safety – No Report

- B. EDUCATION/PUBLIC RELATIONS – Councilmember Annette Tyler
Education – No Report

Public Relations – The Shelby County Chamber of Commerce will be hosting "Go & Grow Workshop": How to Grow A Successful Business featuring a panel of successful Business people from 11:30 a.m. – 1:00 p.m. at the Shelby County Chamber in Pelham. \$10.00 for Chamber investors and \$20.00 for future investors.

A Barriers to Employment Conference will be held at the Mental Health Center, located at Central Alabama Wellness in Calera. There is no cost for this event.

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 – The next Westover Business Alliance meeting will be held Thursday, July 28, 2022 at Hargis. The speakers will be Amber Poke and Brian Boatwright from the Shelby County School Board. Also, Roger Lemley, City of Westover, Building Inspector.

Hepatitis Day will be observed on July 28, 2022 and National Youth Sports week is July 20 – 26, 2022. For more information go to Health.gov

Stay hydrated and cool during the extremely hot weather. Be aware of signs for a heat stroke and heat exhaustion such as tiredness, weakness, nausea, vomiting and dizziness.

F. SUBDIVISIONS & ECONOMIC DEVELOPMENT - Councilmember Roberta Stamp – Absent

REPORTS OF OFFICERS

Governmental Utilities Services Corporation - Councilmember Annette Tyler – No Report

Planning Commission – Chairman Ed Stowell - Absent

PC Work Shop July 21st -6:00 p.m. – Mt Tabor

Attorney – Mr. William Justice – Absent

Board of Zoning – Chairman Stephen Floyd – Absent

Mayor Riggins stated an Annual Board of Zoning and Adjustments annual organization meeting will be held July 14, 2022.

Westover Fire Department - Chief Micah Woodley – Distributed the department report for the month of June 2022 and will be attached to these minutes.

OLD BUSINESS:

The Fire Department bids were distributed for the Foam Insulation and Chief Woodley was asking for approval to Koala Company in the amount of \$14,970.97.

A motion was made by Councilmember Annette Tyler to approve.

A second was made by Councilmember Dr. Jay Crisman.

The Fire Department Insulation bid was approved to Koala Insulation in the amount of \$14,970.97.

Mayor Riggins introduced Nicholas Burch, Fireman and thanked him for attending tonight's meeting and that all the firemen are welcome anytime to attend our Council meetings. These firemen are doing an excellent job.

NEW BUSINESS:

Mayor Riggins stated the City Hall Restroom Renovation has not been scheduled and waiting for a final start date.

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

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

COUNCIL COMMENTS:

Councilmember Dr. Jay Crisman thanked Heyward Hosch, Attorney, for a well prepared presentation.

Councilmember Dr. Jay Crisman announced the WestRover Water sports will be hosting a "Christmas in July" event to be held July 15 – 17, 2022. There will be Holiday Decorations and dogs splashing in their pools. Mo's Hawg House BBQ will be available for purchase.

Adjournment

A motion was made by Councilmember Wayne Jones to adjourn.

A second was made by Councilmember Annette Tyler.

The meeting was adjourned at 7:02 p.m.

Submitted by,

Larry Riggins, Mayor

Bonnie Meacham, City Clerk - Treasurer

Westover City Council
MINUTES
July 19, 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 July 19, 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: Annette Tyler, Wayne Jones, Roberta Stamp, Susan Lane,

Absent: Councilmember: Dr. Jay Crisman

Invocation: The invocation was given by Mayor Riggins.

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

COMMUNICATIONS

Mayor Riggins announced we have a new Certified Municipal Officer, Roberta Stamp. Councilmember Roberta Stamp has taken all the required courses to complete this accomplishment and is recognized by the Alabama League of Municipalities. The Mayor thanked Councilmember Stamp for all her work and congratulated her. The City Clerk will add additional Certified Municipal Officer salary on her next payroll.

READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETING

The pre-meeting minutes of July 5, 2022 were presented for adoption.

A motion was made by Councilmember Annette Tyler to adopt the pre-meeting minutes of June 21, 2022.

A second was made by Councilmember Wayne Jones.

The pre-meeting minutes of July 5, 2022 were adopted unanimously as presented.

The regular meeting minutes for July 5, 2022 were presented for adoption.

A motion was made by Councilmember Annette Tyler to adopt the regular meeting minutes of July 5, 2022.

A second was made by Councilmember Wayne Jones.

The July 5, 2022 minutes were adopted unanimously as presented.

TREASURER'S REPORT

The June 2022 Year-to-Date Treasurer's report was distributed and discussed in detail and will be presented at our next meeting for adoption.

REPORTS OF STANDING COMMITTEES:

- A. BUSINESS DEVELOPMENT/PUBLIC SAFETY - Councilmember Susan Lane
Business Development – The next Westover Business Alliance Luncheon will be Thursday, July 28, 2022 at the Hargis Venue and doors will open at 11:30 a.m. Make plans to join us and bring business cards to be ready to network. The speakers will be Roger Lemley, Building Inspector for the City of Westover, Amber Polk and Brian Boatman, newly elected Shelby County Board of Education members and more! There will be lots of door prizes.

The Vapor Thrift store has moved to Westover and is currently accepting donations.

Please email me information and ads for "Our Westover" digital newsletter. Edition 9 will publish in August 2022. You can sign up at Westoveral.gov to receive "Our Westover" digital newsletter via email.

"Keep it local it Matters"

Public Safety – Are you interested in exploring new career opportunities that will allow you to serve your community? Consider joining the Shelby County Sheriff's Office! It all starts with an application. Fill yours out online at: <http://shelbylepb.com/index.php>? For more information, visit <https://www.shelbyso.com/165/Career-Opportunities>

In recent months we have seen an increase in work activity near our lines. This includes road construction and drainage projects that can compromise Colonial's buried pipelines where they cross beneath roads.

Please help us keep our pipelines safe. If your municipal road crews or other groups will be working near a Colonial pipeline, please call 811 to have our underground lines marked. If you have questions about a planned activity, contact us for guidance.

- B. EDUCATION/PUBLIC RELATIONS – Councilmember Annette Tyler
Education – The CAPZO Re-Certification Class for Municipal Officers will be held Saturday, August 13, 2022. The Comprehensive Class will be held at Westover City Hall from 8:30 a.m. – 12:00 Noon. There are three new Board members that need Certification and have been given the Home Study course.

Public Relations – The Shelby County Chamber of Commerce will host the following: Coffee Net with Calera Main Street at Adventure's Coffee Company on Wednesday, July 27, 2022 from 8:30 a.m. – 9:30 a.m., RSVP is required.

Shelby County Chamber of Commerce Community Luncheon featuring Kendall Williams, Manager of Tourism and Events for Shelby County and will be held on Wednesday, July

27, 2022 at Pelham Civic Complex from 11:30 a.m. – 1:00 p.m. The admission cost is \$20.00 for Investors and \$30.00 for Future Investors. Please RSVP for this event.

The Chamber will host "Connections Luncheon" on August 4, 2022 at Grande Hall at Old Mill Square in Columbiana from 11:30 a.m. – 1:00 p.m. and the topic is "Where Have All the Workers Gone" with labor shortages happening.

LIBRARY AND SENIOR PROGRAM – Councilmember Annette Tyler
Library – No Report

Senior Program – No Report

D. ANNEXATION AND ZONING – Councilmember Wayne Jones – No Report

E. PUBLIC HEALTH & SAFETY - Councilmember Dr. Jay Crisman – Absent

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

Councilmember Wayne Jones announced there are new residents in the two new homes located in Pine Mountain Preserve.

REPORTS OF OFFICERS

Governmental Utilities Services Corporation - Councilmember Annette Tyler – No Report
Mayor Riggins stated an invoice was received from the United States Geological Survey in the amount of \$15,000.00 for our Streamflow Payment. Mayor Riggins and Councilmember Annette Tyler will schedule a meeting with the GUSC Board.

Planning Commission – Chairman Ed Stowell – Absent

Councilmember Wayne Jones announced that a Planning Commission Work Shop will be held Thursday, July 21, 2022 at 6:00 p.m. at Mt. Tabor Annex. The workshop will be to re-define definitions for Zoning.

Attorney – Mr. William Justice – Absent
Josh Arnold, Attorney was present.

Board of Zoning – Chairman Joe Smith – Absent

Councilmember Roberta Stamp reported the Board of Zoning Adjustments met last Thursday and elected a new Chair and Vice Chair. The new Chair will be Joe Smith and the Vice Chair will be Jeff Muzer. Jeanelle Bennett will continue as Secretary.

Westover Fire Department - Chief Micah Woodley – Absent

Mayor Riggins reported the Fire Department spray insulation job is one third complete in the back part. New water lines are being installed by Shelby County Water and instead of cutting the Fire Department driveway, they will bore under the driveway.

OLD BUSINESS: None

NEW BUSINESS:

Mayor Riggins mentioned there are concerns and has begun discussion on the number of metal buildings like mini storages that are being constructed along Highway 280. There is a 280 Overlay in the Zoning Ordinance that was passed around 2006, requiring buildings and landscaping to be certain types. Mayor Riggins is concerned about allowing non-revenue producing businesses to take the highway commercial along Highway 280. This was discussed at length in our pre-meeting. Mayor Riggins asked Josh Arnold, Attorney, to begin drafting a Resolution to create a Moratorium on new metal building construction and new mini storage facilities for one year to get the zoning ordinance amended and changed. Josh Arnold, Attorney replied both can be addressed in the Resolution.

Mayor Riggins asked the Council if anyone had questions for Mayor or Josh Arnold, Attorney. No one replied.

Mayor Riggins stated that we would like to have the Resolution ready to present to the Council at our next Council meeting in August 2022. Mr. Arnold replied, yes, the Resolution should be ready in two weeks. Also, Mayor Riggins would like to have the Council review the Resolution a few days prior to the Council Meeting.

READING OF PETIIONS, APPLICATIONS, COMPLAINTS, APPEALS, COMMUNICATIONS, ETC. – None

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

COUNCIL COMMENTS: None

Adjournment

A motion was made by Councilmember Roberta Stamp to adjourn.

A second was made by Councilmember Annette Tyler.

The meeting was adjourned at 6:54 p.m.

Submitted by,

Larry Riggins, Mayor

Bonnie Meacham, City Clerk - Treasurer