

**CITY OF LEEDS, ALABAMA  
PUBLIC HEARING AND  
REGULAR SCHEDULED COUNCIL MEETING  
OCTOBER 5, 2015**

The City Council of the City of Leeds, Alabama met for a Public Hearing and a Regular Scheduled Council Meeting on Monday, October 5, 2015 at 6:00 PM at the Leeds Civic Center Meeting Room, 1000 Park Drive, Leeds, Alabama 35094.

**1. CALL TO ORDER:** Mayor David Miller called the meeting to order at 6:00 PM with Councilmembers Johnny Dutton, Devoris Roscha Ragland, Eric Turner, Craig Wadsworth and Kenneth Washington present.

**2. INVOCATION AND PLEDGE:** The Invocation was led by Councilmember Turner.

**PUBLIC HEARING**

**a) Regarding Properties Identified As Having Certain Conditions To Be An Annoyance And Public Nuisance In Violation of Chapter 32 Of The City of Leeds Code of Ordinances.**

**1800 Oliver Street and 1833 Lane Drive: Mr. Jack Courson and Ms. Amanda Courson** spoke about this property. Mr. Courson reported that a large part of the property has been mowed. With regarding to the cars: two have insurance and two are operable but have no insurance or tags. Mr. Courson reported that he can accommodate all but two cars in a building he owns and is seeking a building to be erected on site to enclose the automobiles. Inspections Superintendent Watson informed Mr. Courson that the building must be fully enclosed and not a carport type structure. Councilmember Ragland asked how much time would be needed to get the automobiles in compliance. Mr. Courson did not give a definitive answer, but asked if the two vehicles could be held over for six weeks. Ms. Amanda Courson intervened, stating that some of the vehicles might not be able to be moved as Mr. Courson indicated. Mr. Courson left the podium and Ms. Courson spoke to the Council about the cars. Mayor asked the Inspections Superintendent for his recommendation. Mr. Watson recommended that a fully enclosed legally permitted structure be built to store the automobiles. Councilmember Washington suggested that Mr. Courson and Amanda Courson speak outside the meeting in order to agree on their request. Councilmember Dutton suggested that the Coursos construct a permitted building which will secure their valuables and get the vehicles in compliance. Councilmember Turner asked if the vehicles have been there two years, to which Ms. Courson answered "probably".

**1466 Bark Avenue: Ms. Goodwin** has presented new information and Inspections Superintendent Watson suggested Council dismiss this matter. Ms. Goodwin stated that is not her fault that the county website indicated that the trailer does not belong to her but belongs to Mr. Keith hall, the neighboring property owner. Inspection Superintendent Watson informed Council that the county's tax map has the neighboring property's address as Ms. Goodwin, but the trailer structure on it belongs to Mr. Hall.

**1926 Arkansas Street:** no one was present to speak.

**8357 Dunnivant Road, Mr. Hernandez and Mr. Salazar** spoke of restoring the cars and enclosing them in a structure. The Mayor asked how long this would take, with Mr. Hernandez indicating a year. Mayor asked if there were other issues and Inspections Superintendent indicated trash and debris. Hernandez indicated that he has cleaned up debris but there were items on the porch. Councilmember Washington voiced his concern from viewing the pictures that the issues cannot be resolved in 6 months. Mr. Hernandez stated that all the cars but one have been moved on the property from time to time. Three cars are operable, and two are not. As to how long this case has been open, the response was since the first part of August.

**8445 Dunnivant Road:** no one was present to speak.

**7475 Frisco Avenue, Janet White** related that she is not living in Leeds anymore due to living with her parents. Ms. White stated that she just buried her mother and is now the primary care giver for her ill father and does not have time. Ms. White thinks that she can have it abated in 30 days.

**1716 Bethel Street:** No one was present to speak.

**1517 Hurst Avenue:** No one was present to speak.

**b) Review of September 21, 2015 Tabled Properties.**

**115 Willow Street, Mr. Danny Morgan and Mr. Matt Morgan** spoke about the property. The Council reviewed pictures of the site which were taken this morning. The Mayor requested an opinion from Mr. Watson, Inspections Superintendent. Mr. Watson reported that there has been significant improvement and suggested that Council extend another 30 days for compliance. Councilman Washington recognized that since the Morgans have attended each council meeting, there appears to be improvement and to keep it up.

**142 Willow Street:** No one present to speak.

No one else was present to speak the mayor closed public hearing at 7:06PM.

**REGULAR SCHEDULED COUNCIL MEETING**

**3. REVIEW OF COUNCIL MINUTES:**

a) September 21, 2015 Council Public Hearing and Meeting Minutes. Motion to approve as presented by Councilmember Turner with a second by Councilmember Dutton; the motion passed.

b) September 30, 2015 Special Called Emergency Meeting Minutes: Motion to approve by Councilmember Wadsworth with a second by Councilmember Wadsworth; motion passed with Councilmember Washington abstaining.

Mayor asked to amend agenda to take up Ms. White's property matter. Motion to grant Ms. White a 30 day extension to comply with the nuisance matter by Councilmember Dutton with a second by Councilmember Ragland; the motion passed with all present voting yes.

Mayor Miller requested that the Council go into Executive Session. Motion to go into Executive Session by Councilmember Wadsworth with a second by Councilmember Dutton. Attorney Barnett stated that the matter to be discussed relates to pending litigation and complies with the Open Meetings Act. The Council left the meeting room at 7:10PM and returned at 7:19PM.

**4. OLD BUSINESS:**

**a) Resolution 2015-10-04 Regarding Tabled Properties Identified As Having Certain Conditions To Be An Annoyance And Public Nuisance In Violation of Chapter 32 Of The City of Leeds Code of Ordinances.** Motion to table for another 30 days until the November 2, 2015 meeting by Councilmember Wadsworth with a second by Councilmember Ragland; the motion passed with all present voting yes.

**5. DEPARTMENT HEAD REPORTS:**

**a) Administration, Mayor Miller:** The Mayor announced that the truck route in town is presently on 6th street due to problems on the regular route on 7th street. On October 16<sup>th</sup>, 7th street will be closed for repairs and then the truck route will be relocated to 7th street. Mayor Miller also spoke of the Barber Motorsports Vintage event this weekend: Friday night there will be a free Blues Concert in Leeds and food trucks. The City will block off 8th street from 6:00 to 11:00PM.

**b) Fire Department, Chief Parsons:** Department Report is included in packet. Chief Parsons reminded everyone of Cancer Awareness this month, and shirts have been ordered to promote this campaign. Also, this week is Fire Prevention Month with emphasis on smoke detectors in bedrooms. Members of the Department are making visits to the City schools.

**c) Police Department, Chief Jackson:** State of Alabama has started paving Hwy 78 and Chief Jackson cautions about loose material on the roadway surface.

**d) Library, Director Williams:** Absent, No Report.

**e) Inspection Department, Superintendent Watson:** No Report.

**f) Parks and Recreation Department, Supervisor Keating:** No Report.

**g) Streets and Sanitation Department, Supervisor Keating:** Limb and trash on schedule. Sidearm tractor should be up and running tomorrow. Was picked up from Montgomery this afternoon. Mayor indicates that a new limb truck has been ordered and expects to have in the city in 30 days.

**h) Municipal Court, Magistrate Roberts:** No Report.

## 6. COUNCIL COMMITTEE REPORTS:

**a) Finance Chairperson, Eric Turner:** No Report.

**b) Public Safety Committee, Devoris Roscha Ragland:** No Report.

**c) Parks & Recreation Committee, Craig Wadsworth:** No Report.

**d) Primary School Construction Review Committee, Mr. Ben Watson, P.E.:** Mr. Watson reported that the slab is 80% poured and the middle section walls are mostly complete. The invoices presented indicates 21% completion and on schedule. The parking lot and more walls should be completed close to month's end in compliance with the schedule. Mr. Watson requested council approval of \$948,342.09 for the invoices presented. Motion to remit payment by Councilmember Turner with a second by Councilmember Dutton; the motion passed with all present voting yes.

## 7. NEW BUSINESS:

**a) Resolution 2015-10-01 Services Contract For Senior Services Center.** Motion to approve Resolution 2015-10-01 by Councilmember Wadsworth with a second by Councilmember Dutton; the motion passed with all present voting yes.

**b) Resolution 2015-10-02 Declaration Of Surplus Property.** Motion to approve Resolution 2015-10-02 by Councilmember Dutton with a second by Councilmember Wadsworth; the motion passed with all present voting yes.

**c) Resolution 2015-10-03 Regarding Properties Identified As Having Certain Conditions To Be An Annoyance And Public Nuisance In Violation of Chapter 32 Of The City of Leeds Code of Ordinances.** Motion to extend 1800 Oliver Street and 1833 Lane Drive to next Council Meeting by Councilmember Washington and second by Councilmember Wadsworth; motion passed with all present voting yes.

1926 Arkansas Street: Motion to approve Resolution 2015-10-03 by Councilmember Turner, with a second by Councilmember Dutton; the motion passed with all voting yes.

8357 Dunnavant Street: Motion to approve Resolution 2015-10-03 by Councilmember Washington. Motion failed due to lack of a second.

Motion to have a plan to deal with the cars and everything moved by next council meeting by Councilmember Ragland with a second by Councilmember Dutton, motion passed with all present voting yes.

8445 Dunnivant Road: no one was present to speak. Motion to approve Resolution 2015-10-03 by Councilmember Dutton with second by Councilmember Ragland; the motion passed with all present voting yes.

7475 Frisco Avenue: Motion to defer a decision for 30 days by Councilmember Washington and second by Councilmember Ragland, the motion passed with all present voting yes.

1716 Bethel Street: Motion to approve Resolution 2015-10-03 by Councilmember Turner with a second by Councilmember Dutton; the motion passed with all present voting yes.

1517 Hurst Avenue: Motion to approve Resolution 2015-10-03 by Councilmember Ragland with a second by Councilmember Turner; the motion passed with all present voting yes.

**d) Ordinance 2015-10-01 Amending The Sales and Use Tax Ordinance.** Motion to suspend consideration by Councilmember Wadsworth with a second by Councilmember Dutton; . the motion passed with all present voting yes.

Motion to adopt Ordinance 2015-10-01 by Councilmember Dutton with a second by Councilmember Wadsworth, the motion passed with all present voting yes.

**e) Ordinance 2015-10-02 Amending The Occupation License Ordinance.** Motion to consider Ordinance 2015-10-02 by Councilmember Turner with a second by Councilmember Wadsworth; the motion passed with all present voting yes. Motion to adopt Ordinance 2015-10-02 by Councilmember Washington with a second by Councilmember Wadsworth; the motion passed with all present voting yes.

**f) Turkey Shoot At Civic Center.** The Mayor explained that a realtor group is staging this function which will be 7AM to 1PM for 3 Saturdays. Motion to approve by Councilmember Turner with a second by Councilmember Washington; motion passed with all present voting yes.

**9. Public Comment:**

Mr. Gann complained about vacant houses with newspaper fliers laying in the driveways.

**ADJOURNMENT:** Motion by Councilmember Wadsworth to adjourn. Council adjourned at 8:06PM.



David Miller, Mayor

ATTEST:



Kevin Fouts, City Clerk