
AGENDA

CALL TO ORDER

ROLL CALL

Sophie Martin, Rick Ellis, Stacy Rakestraw, Greg Farrell, Jamie Cole, Zach Zahariadis, Kerri Pate

AGENDA ITEMS:

1. Retiree Insurance Discussion

Continuation of retiree insurance conversation to create an administrative policy on how to administer the benefit.

2. **Amending the Property Owners Acquisition names within Ordinance 180212-056

REVIEW FOR MONDAY: Setting a public hearing for Monday, November 13, 2023 at 6:30 PM Amending the name on the last line of Ordinance 180212-056 dated February 26, 2018 from API Alabaster, LLC. to API Alabaster, LLC; API Alabaster TWO, LLC; API Highway 31, LLC; and/or Alumni Property & Investments, LLC..

Case #: RZ-2023-0112 District 31

Address: District 31

Owner: N/A

Applicant: API Alabaster, LLC - Keith Owen

PIN:N/A

Zoning: R-8 and B-3 to MXD

Request: Amend the Property Owners Acquisition names within Ordinance No. 180212-056

3. **Rezoning Request from Shakera Franklin for 2 Dogwood Trail to R-3 Single Family Residential

REVIEW FOR MONDAY: Setting a public hearing for November 13, 2023 at 6:30 PM to consider recommendation from the Planning Commission for property rezoning 2 Dogwood Trail (PIN: 23 7 26 0 001 007.025) to R-3 Single Family Residential prior to annexation. (**Ordinance 23-*** Pre-Zoning Property Owned By Shakera Franklin to R-3)

4. **Annexation Request from Shakera Franklin for 2 Dogwood Trail following Annexation

REVIEW FOR MONDAY: Setting a public hearing for Monday, November 13, 2023 at 6:30 PM to consider Annexation Request from Shakera Franklin for property at 2 Dogwood Trail (PIN: 23 7 26 0 001 007.025) to R-3 Single Family Residential. (**Ordinance 23-*** An Ordinance to Alter and Rearrange the Corporate Limits of the City of Alabaster Alabama)

5. Additional Pickleball Courts at Patriots Park

Discuss adding additional pickleball courts at Patriots Park with the assistance of Shelby County's Park and Recreation Grant for FY2024.

6. Authorizing Mayor To Sign Contract With Alabama Power for LED Streetlight Project

Authorizing the Mayor to sign a lighting agreement with Alabama Power to convert 1 streetlight to LED. (Resolution 100923-A Authorizing Mayor To Sign Contract With Alabama Power for LED Streetlight Project)

7. Affirming Recommendation of Fire Marshal to Abate Weeds on Two Properties

REVIEW FOR MONDAY: Setting a public hearing for Monday, November 27, 2023 at 6:30 PM, affirming the recommendation of the Fire Marshal to abate weeds at: 1226 Thompson Rd and 8600 Hwy 119. (**Resolution 112723 Affirming Recommendation of Fire Marshal to Abate Weeds on Two Properties)

8. Redistricting - Review Finalized Ward Maps

Review recommended new Ward Map as proposed by the Redistricting Committee.

<https://cityofalabaster.maps.arcgis.com/apps/mapviewer/index.html?webmap=b5964560a0ab4c478e6f0c411c5c223f>

9. Resolution 100923-B CDA Appointment

Appointment to the Commercial Development Authority (CDA) of the City of Alabaster. Appointing Phyllis Bolena, filling the unexpired term of John Aaron with term ending 03-15-2027.

10. Resolution 100923-C IDB Appointment Place 6

Appointment to the Industrial Development Board (IDB) of the City of Alabaster. Appointing Phyllis Bolena, filling the unexpired term of John Aaron with term ending 12-01-2023.

11. Resolution 100923-D Appointing Place 1 - Board of Director of the PBA

Filling the unexpired term of John Aaron by appointing Jamia James to Place 1 of the the Board of Directors to the Public Building Authority for the City of Alabaster.

12. Resolution 100923-E BZA Appointment of Supernumerary 2

Filling a vacancy by appointing Jamia James to Supernumerary 2 position for the Alabaster Board of Zoning Adjustment with a term expiring December 1, 2024.

13. Executive Session Relating to Preliminary Negotiations Involving Matters of Trade or Commerce

Alabama Code Title § 36-25A-7 (7) To discuss preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act. Provided, however, that prior to such discussions a person involved in the recruitment or retention effort or who has personal knowledge that the discussion will involve matter or information of the character defined or described in the Alabama Trade Secrets Act advises the governmental body in writing or by oral declaration entered into the minutes that the discussions would have a detrimental effect upon the competitive position of a party to the negotiations or upon the location, retention, expansion, or upgrading of a public employee or business entity in the area served by the governmental body if disclosed outside of an executive session, or would disclose information protected by the Alabama Trade Secrets Act.

UPCOMING AGENDA ITEMS:

A. *Resolution 100923 Assessing Weed Abatement Cost for 1425 West Navajo Drive

FOR MONDAY: A public hearing is set for Monday, October 9, 2023 at 7:00 PM to place a lien on property located at 1425 W. Navajo Drive, Alabaster, AL.

ADJOURNMENT

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting by:

Calling Office Number: 205-664-6800

Or Visit: <http://cityofalabaster.com/397/Americans-with-Disabilities-Act>

Retiree Medical Insurance Policy Administrative Policy

Effective January 1, 2022 per resolution # 092721-D the following parameters are in place for Retiree Medical Insurance Contributions.

- Resolution shall remain in force until City Council adopts a new resolution which at that time this resolution shall be null and void.

City Contributions:

The portion of the health insurance premiums paid by the City for eligible, retired City employees' group health insurance coverage will be based on the number of years of service the retired employee has at the City of Alabaster prior to retirement. The number of years for this policy reflects full-time years of "worked or service" years.

- For eligible retired City employees with 25 years of (worked?) service or more at the City of Alabaster, 75% of the total retiree insurance premium elected at the time of retirement will be covered by the City, regardless of insurance election. If the retiree changes elections after an official retirement date in accordance with Local Government Health Insurance rules, the city shall not exceed the 75% cost of the retiree single coverage insurance election from that date forward.
- For eligible retired City employees with 10 years of (worked?) service or more at the City of Alabaster, 65% of the total retiree insurance premium elected at the time of retirement will be covered by the City, regardless of insurance election. If the retiree changes elections after an official retirement date in accordance with Local Government Health Insurance rules, the city shall not exceed the 65% cost of the retiree single coverage insurance election from that date forward.
- Any retiree that elects Medicare single coverage prior to the effective date will be grandfathered in at the old contribution rate of \$212.50 per month and will receive the greater of \$212.50 per month or the qualifying coverage amount.
- All elections or changes to Medicare after the effective date of resolution # 092721-D will be covered by the qualifying percentages:
 - 25 years of full-time (worked?) service or more at the City of Alabaster, 75% of the Medicare retiree insurance premium will be covered by the City.
 - City employees with 10 years of full-time (worked?) service or more at the City of Alabaster, 65% of the Medicare retiree insurance premium will be covered by the City.
- City will absorb charges for processing cost associated with online payments made by retirees for their health insurance premium that is issued by the city.
- Retirees whose benefits are suspended by the Retirement Systems of Alabama due to post retirement employment is not eligible for the City to pay any portion of their health insurance premium through this insurance program or any other program.

- Employees who apply and are approved for disability retirement under RSA and or Local Government Health Insurance will follow the same guidelines for years worked/ service as listed within this policy for contributions toward retiree insurance.
- Employee applying for retirement with Retirement Systems of Alabama may not use accrued time to remain as an **active** employee on city payroll to reach a specific retirement date. This causes a hardship for the city by preventing the position from being backfilled.
- **Clarity on definition of “service” vs “work” to ensure documents read correctly for interpretation:**
 - **Work:** employee is active on the city payroll and working said schedule until he/she actively works 10 years or 25 years to qualify for the 65%/75% insurance coverage to be applied **OR**
 - **Service:** employee may use sick time conversion to get to the years of service to reach 10 years or 25 years for the 65%/75% insurance coverage to be applied.

Example: EE “works” 24 yrs. 6 months at Alabaster and wants to use 6 months sick time to get to 25 yrs. of credit. (RSA allows the credit of 1-year sick time to be applied to get to 10 years or more, which is the minimum # of years to officially retire with RSA and qualify for retiree medical insurance)

Having previously been introduced at the December 28, 2017 council meeting, Council Member Martin moved the adoption of the following Ordinance, which was seconded by Council Member Rakestraw:



ORDINANCE NO. 180212-056

AN ORDINANCE TO REZONE PROPERTY OF API ALABASTER LLC (District 31) FROM R-8 (Mobile Home District) and B-3 (Community Business District) TO MXD (Mixed Use District)

THE PUBLIC GOOD REQUIRING IT, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALABASTER, ALABAMA AS FOLLOWS:

WHEREAS API Alabaster LLC, as Owner of land located on the East side of Hwy 31 South along the intersection of 9th Ave. SE and West of US Interstate 65, have petitioned the City to rezone said property from R-8 (Mobile Home District) and B-3 (Community Business District) to MXD (Mixed Use District), without condition.

WHEREAS the Planning and Zoning Commission held a public hearing on this matter on November 28, 2017 and found the petition in conformity with the Comprehensive Plan and did recommend to the Council that said property be rezoned to Mixed Use District.

That this proposed Ordinance was advertised for two (2) weeks in the Shelby County Reporter, a newspaper of general circulation within the City Limits of the City of Alabaster, and that the City Council of the City of Alabaster, at its Public Hearing on the 12th day of February, 2018 at 7:00 p.m., considered said proposed Ordinance and that at such time and place all persons who desired had an opportunity to be heard in favor of or in opposition to such Ordinance.

Be it Ordained that the Zoning Ordinance of the City of Alabaster, Alabama and the zoning map adopted therewith, is hereby amended to rezone the property described as:

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE, 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 514.04 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 388.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET; SOUTH 28 DEGREES 29 MINUTES 34 SECONDS WEST FOR 314.30 FEET; NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET; SOUTH 29 DEGREES 14 MINUTES 19 SECONDS WEST FOR 926.07 FEET; SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET; SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.69 FEET; SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST FOR 482.40 FEET; SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET; THENCE RUN NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR 99.26 FEET; THENCE RUN NORTH 88 DEGREES 16 MINUTES 27 SECONDS WEST FOR 419.69 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET; THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 458.52 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31; THENCE RUN NORTH 45 DEGREES 20 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 570.70 FEET; THENCE RUN NORTH 00 DEGREES 01 MINUTES 52 SECONDS WEST FOR 230.38 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST FOR 73.26 FEET; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST FOR 105.70 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 75.01 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST FOR 255.02 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 456.76 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST FOR 196.39 FEET; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST FOR 92.43 FEET; THENCE RUN NORTH 00 DEGREES 06 MINUTES 15 SECONDS WEST FOR 266.64 FEET; THENCE RUN NORTH 22 DEGREES 07 MINUTES 12 SECONDS WEST FOR 271.40 FEET; THENCE RUN NORTH 69 DEGREES 01 MINUTES 11 SECONDS EAST FOR 166.01 FEET; THENCE RUN NORTH 04 DEGREES 21 MINUTES 53 SECONDS WEST FOR 23.34 FEET; THENCE RUN NORTH 54 DEGREES 46 MINUTES 36 SECONDS EAST FOR 113.43 FEET; THENCE RUN NORTH 09 DEGREES 39 MINUTES 48 SECONDS WEST FOR 30.55 FEET; THENCE RUN NORTH 71 DEGREES 05 MINUTES 35 SECONDS EAST FOR 118.78 FEET; THENCE RUN SOUTH 53 DEGREES 28 MINUTES 36 SECONDS EAST FOR 111.89 FEET; THENCE RUN NORTH 33 DEGREES 28 MINUTES 32 SECONDS EAST FOR 336.85 FEET; THENCE RUN

NORTH 89 DEGREES 48 MINUTES 23 SECONDS EAST FOR 479.72 FEET; THENCE RUN SOUTH 37 DEGREES 30 MINUTES 44 SECONDS EAST FOR 206.64 FEET; THENCE RUN SOUTH 68 DEGREES 14 MINUTES 54 SECONDS EAST FOR 214.66 FEET; THENCE RUN NORTH 78 DEGREES 55 MINUTES 42 SECONDS EAST FOR 360.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3,113,352.65 SQ. FT. OR 71.47 ACRES MORE OR LESS.

to MXD (Mixed Use District), as set forth in the official District 31 Mixed Use Development Plan to be adopted by Resolution of the City Council on February 26, 2018.

All other items and provisions of the Zoning Ordinance of the City of Alabaster not herein specifically amended shall remain in full force and effect.

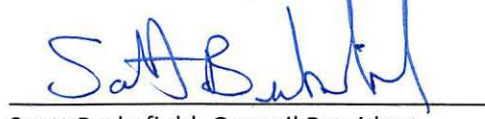
This Ordinance shall become effective upon its passage and execution as provided by law, and the acquisition of property by API Alabaster, LLC.

ATTEST:



Brian Binzer, City Manager/Clerk

CITY OF ALABASTER, ALABAMA



Scott Brakefield, Council President

APPROVED:



Marty B. Handlon, Mayor

Amend the last line of Ordinance No. 180212-056 dated February 26, 2018 from

The Ordinance shall become effective upon its passage and execution as provided by law, and the acquisition of property by API Alabaster, LLC.

To

The Ordinance shall become effective upon its passage and execution as provided by law, and the acquisition of property by API Alabaster, LLC; API Alabaster TWO, LLC; API Highway 31, LLC; and/or Alumni Property & Investments, LLC..



PLANNING AND ZONING COMMISSION PUBLIC HEARING

September 14, 2023

NOTICE TO THE CITIZENS OF ALABASTER

The Planning and Zoning Commission of the City of Alabaster will hold a public hearing on **Tuesday, September 26, 2023, at 6:30 P.M.** A pre-meeting will be held at 6:00 P.M. The meeting will be held at the Administration Building, Council Chambers, located at **1953 Municipal Way** to consider the following:

Pre-Zone and Annexation

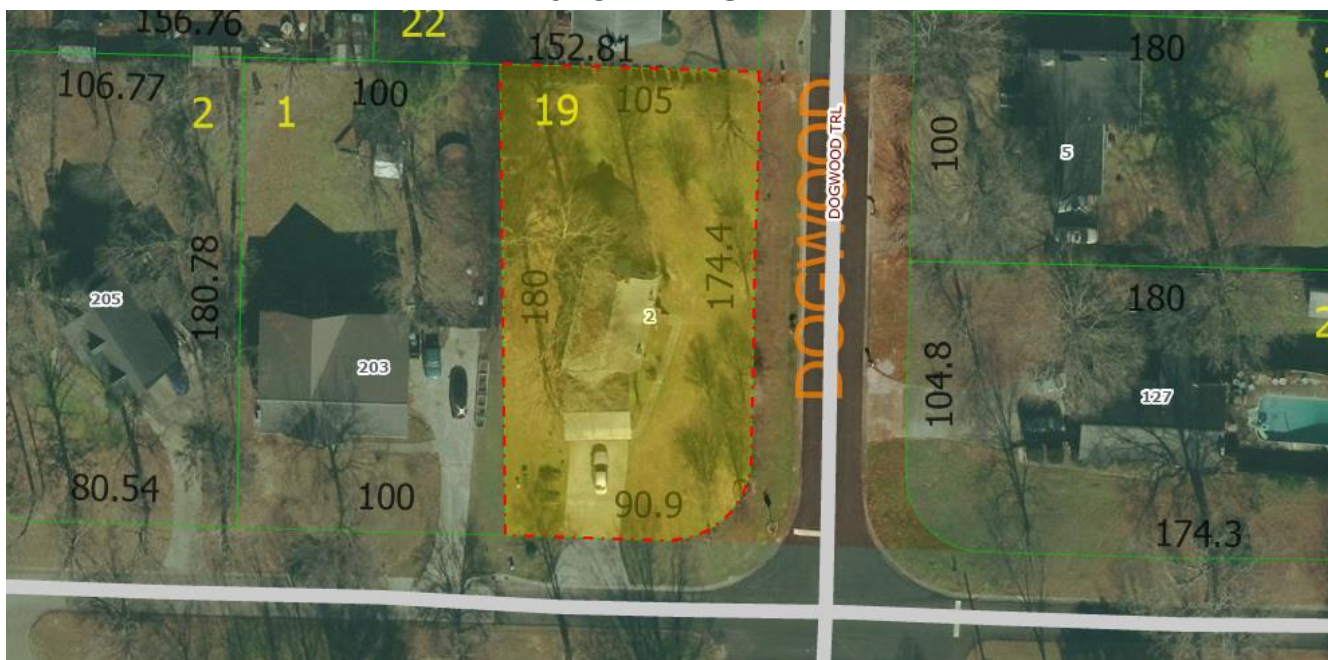
CASE NUMBER: PZ-2023-0103 & AX-2023-0102

APPLICANT/OWNER: SHA'KERA FRANKLIN

LOCATION: 2 DOGWOOD TRAIL

PARCEL IDENTIFICATION: 23 7 26 0 001 007.025

REQUEST: ANNEX THE PROPERTY INTO THE CITY LIMITS AND PRE-ZONE FROM THE COUNTY TO R-3 (SINGLE FAMILY RESIDENTIAL) TO BE CONTIGIOUS WITH THE ADJACENT PROPERTY



You are receiving this notice because you are located within 250 feet of the subject property. Your attendance is not required, however, if you desire to speak in favor of or in opposition to this request this is your opportunity to do so. Please email (or call) Vanessa McGrath at vmcgrath@cityofalabaster.com (205-664-6823, ext. 1112) for more information on this case.



Petition for Annexation
City of Alabaster

8/10, 2023

City Planner
1953 Municipal Way
Alabaster, AL 35007

This form will serve as my petition to annex into the City of Alabaster. I have attached a legal description of my property; the names(s) of the owners of the property as listed below in the tax records (tax receipt or deed attached); said persons have personally signed said petition below; and a tax map showing said property is contingent to the City limits of Alabaster. All property owners as listed on my tax records and deed have signed below as well as my spouse, if married. I understand that my petition may be considered as part of a group of properties that, as a group, are contiguous to the City limits of Alabaster. I understand if all documents are no presented at time of petition, it will not go before the City Council for consideration.

Property Owner Sha'Kera Franklin Signature *Sha'Kera Franklin*

Property Owner _____ Signature _____

Address 2 Dogwood Trail

City, State, Zip Alabaster, AL 35007 Phone No. 2058355327

Email address franklishakera@yahoo.com

I understand that I will be notified as to the next possible City Council meeting at which this annexation will be addressed so that I may attend. I also understand that, once officially annexed, I will be eligible to receive all city services. For more information, I may call the City Planner at 205-664-6823.

Reason for request:

Address is in a subdivision with surrounded properties zoned for Alabaster schools.

ADDRESS: 2 Dogwood Trail

PID: 23 7 26 0 001 007.025

LEGAL DESCRIPTION: Lot 19, according to the Map and Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama.

This instrument was prepared by:
 Michael Reagan Reeves, Jr., Esq.
 Reagan Reeves & Associates, LLC
 1 Perimeter Park South, Suite 440S
 Birmingham, AL 35243

Send tax notice to:
 Sha'kera Dashia Frankiln
 2 Dogwood Trail
 Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars (\$294,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **OfferPad SPE Borrower A, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sha'kera Dashia Frankiln** (herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 19, according to the Map and Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$289,558.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

IT WITNESS WHEREOF, the said OfferPad SPE Borrower A, LLC, a Delaware Limited Liability Company by Michelle Lines its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 19 day of October, 2022.

OfferPad SPE Borrower A, LLC, a
Delaware Limited Liability
Company

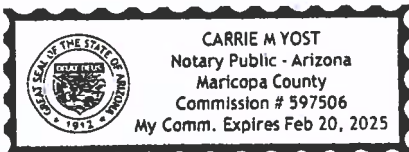
Michelle Lines
By:
Its: Authorized Signer
Michelle Lines
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Michelle Lines whose name as its authorized signer of OfferPad SPE Borrower A, LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such authorized signer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of October, 2022.



Carrie M Yost
Notary Public Carrie M Yost
My Commission Expires: 2/20/2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name OfferPad SPE Borrower A, LLC
 Mailing Address 2150 E Germann Rd, Ste 1
Chandler, AZ 85286
 Property Address 2 Dogwood Trail
Alabaster, AL 35007

Grantee's Name Sha'kera Dashia Franklin
 Mailing Address 2 Dogwood Trail
Alabaster, AL 35007
 Date of Sale October 19, 2022
 Total Purchase Price \$294,900.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other:

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
 Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-19-2022 Print: Phillip W. Smith

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



**PLANNING AND ZONING COMMISSION
PUBLIC HEARING**

September 14, 2023

**NOTICE TO THE CITIZENS OF
ALABASTER**

The Planning and Zoning Commission of the City of Alabaster will hold a public hearing on **Tuesday, September 26, 2023, at 6:30 P.M.** A pre-meeting will be held at 6:00 P.M. The meeting will be held at the Administration Building, Council Chambers, located at **1953 Municipal Way** to consider the following:

Pre-Zone and Annexation

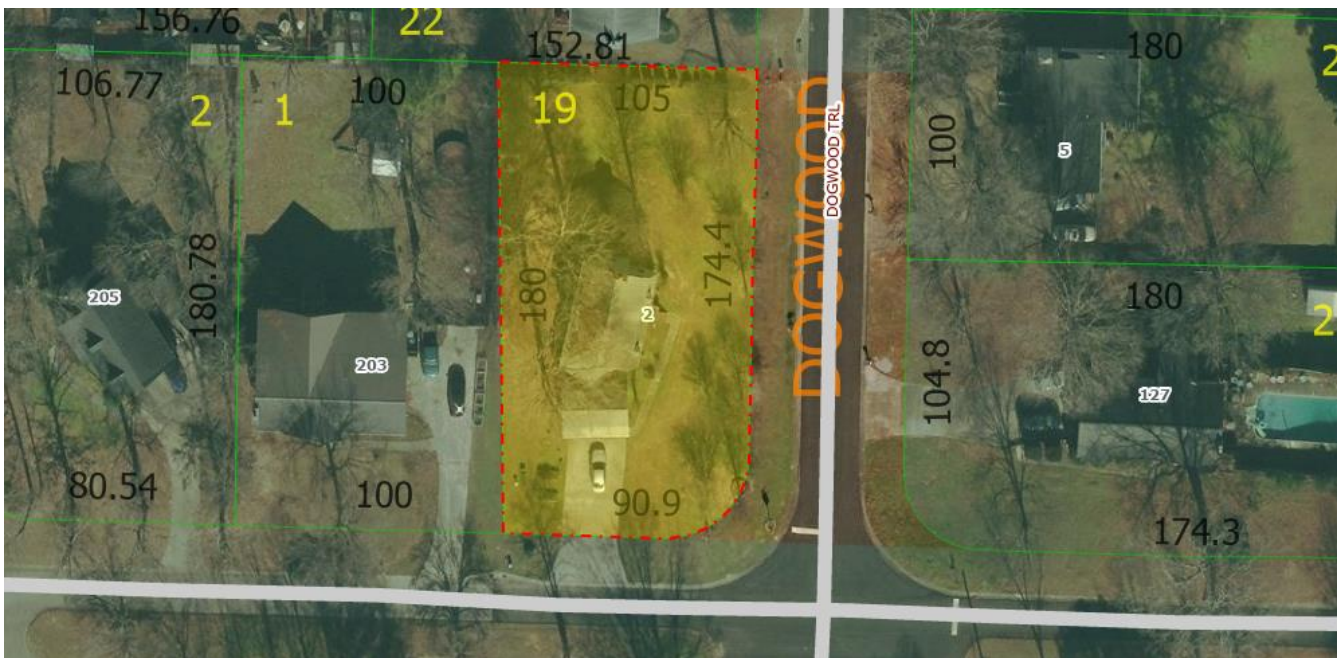
CASE NUMBER: PZ-2023-0103 & AX-2023-0102

APPLICANT/OWNER: SHA'KERA FRANKLIN

LOCATION: 2 DOGWOOD TRAIL

PARCEL IDENTIFICATION: 23 7 26 0 001 007.025

REQUEST: ANNEX THE PROPERTY INTO THE CITY LIMITS AND PRE-ZONE FROM THE COUNTY TO R-3 (SINGLE FAMILY RESIDENTIAL) TO BE CONTIGIOUS WITH THE ADJACENT PROPERTY



You are receiving this notice because you are located within 250 feet of the subject property. Your attendance is not required, however, if you desire to speak in favor of or in opposition to this request this is your opportunity to do so. Please email (or call) Vanessa McGrath at vmcgrath@cityofalabaster.com (205-664-6823, ext. 1112) for more information on this case.



Petition for Annexation
City of Alabaster

8/10, 2023

City Planner
1953 Municipal Way
Alabaster, AL 35007

This form will serve as my petition to annex into the City of Alabaster. I have attached a legal description of my property; the names(s) of the owners of the property as listed below in the tax records (tax receipt or deed attached); said persons have personally signed said petition below; and a tax map showing said property is contingent to the City limits of Alabaster. All property owners as listed on my tax records and deed have signed below as well as my spouse, if married. I understand that my petition may be considered as part of a group of properties that, as a group, are contiguous to the City limits of Alabaster. I understand if all documents are no presented at time of petition, it will not go before the City Council for consideration.

Property Owner Sha'Kera Franklin Signature *Sha'Kera Franklin*

Property Owner _____ Signature _____

Address 2 Dogwood Trail

City, State, Zip Alabaster, AL 35007 Phone No. 2058355327

Email address franklishakera@yahoo.com

I understand that I will be notified as to the next possible City Council meeting at which this annexation will be addressed so that I may attend. I also understand that, once officially annexed, I will be eligible to receive all city services. For more information, I may call the City Planner at 205-664-6823.

To Whom it may concern

I Sha'Kera Franklin am requesting
annexation for my address at
2 Dogwood Trail Alabaster, AL 35007
due to my address currently being
"unincorporated". I am trying to
enroll my child into school & cannot do
so due to this. I need to be annexed
into Alabaster City Schools System
at the earliest convenience.

Thanks,

Sha'Kera Franklin

August 10, 2023

205-835-5327

ADDRESS: 2 Dogwood Trail

PID: 23 7 26 0 001 007.025

LEGAL DESCRIPTION: Lot 19, according to the Map and Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama.

This instrument was prepared by:
 Michael Reagan Reeves, Jr., Esq.
 Reagan Reeves & Associates, LLC
 1 Perimeter Park South, Suite 440S
 Birmingham, AL 35243

Send tax notice to:
 Sha'kera Dashia Frankiln
 2 Dogwood Trail
 Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars (\$294,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **OfferPad SPE Borrower A, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sha'kera Dashia Frankiln** (herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

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Subject to:

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3. **\$289,558.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

IT WITNESS WHEREOF, the said OfferPad SPE Borrower A, LLC, a Delaware Limited Liability Company by Michelle Lines its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 19 day of October, 2022.

OfferPad SPE Borrower A, LLC, a
Delaware Limited Liability
Company

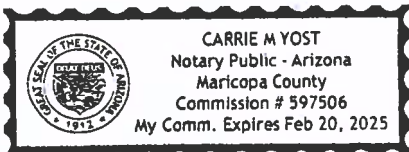
Michelle Lines
By:
Its: Authorized Signer
Michelle Lines
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Michelle Lines whose name as its authorized signer of OfferPad SPE Borrower A, LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such authorized signer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of October, 2022.



Carrie M Yost
Notary Public Carrie M Yost
My Commission Expires: 2/20/2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name OfferPad SPE Borrower A, LLC
 Mailing Address 2150 E Germann Rd, Ste 1
Chandler, AZ 85286
 Property Address 2 Dogwood Trail
Alabaster, AL 35007

Grantee's Name Sha'kera Dashia Franklin
 Mailing Address 2 Dogwood Trail
Alabaster, AL 35007
 Date of Sale October 19, 2022
 Total Purchase Price \$294,900.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-19-2022 Print: Phillip W. Smith

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

SHELBY COUNTY COMMISSION



DEPARTMENT OF DEVELOPMENT SERVICES

PARK AND RECREATION GRANT PROGRAM FY 2024

Deadline for Applications is 12 noon on Tuesday, October 31, 2023.

SHELBY COUNTY PARK AND RECREATION GRANT PROGRAM

PROGRAM SUMMARY

The purpose of the Park and Recreation Grant Program is to provide a means of assisting various entities within Shelby County in developing and/or improving parks and recreational opportunities in the County, especially in supporting the vision and goals of the Shelby County Comprehensive Plan.

This program must ensure an efficient and equitable means of providing funds and services to a countywide constituency, while being mindful of limited public funding resources and public sector legal restrictions. This program is designed to provide coordination between public funds obtained from the Shelby County Commission; municipalities within the County; the public school systems in Shelby County; the Shelby County Parks and Recreation Authority; and private sector funds obtained from various private associations and organizations throughout the County. The Shelby County Department of Development Services will assist the County Manager and the County Commission in determining the amount of county grant funds to be made available for the Park and Recreation Grant Program. Close attention will be given to geographical distribution of projects throughout the County. Priority also is given to applicants applying to ADECA or any other federal or state programs leveraging governmental/public funds.

Program Information

Funds Available for Park and Recreation Grant	\$500,000
Maximum Grant	\$100,000
County Share	75%
Allowable Matching Source	Cash, In-kind
FY24 Application Deadline	12 Noon, Tuesday, October 31, 2023
Project Selection	Competitive

PROGRAM GUIDELINES

Funding through the Shelby County Park and Recreation Grant Program is designed to parallel and complement the recreation facility projects developed by the Shelby County Commission. This general category of funding for parks and recreation facilities is intended to increase the user capacity of existing facilities, acquire property to increase the physical size of existing facilities, and/or to provide for capital development of facilities in public areas un-served by present facilities.

In order to provide the broadest range of recreational services to Shelby County residents, the funding priorities for this Program are as follows:

- New construction of parks, trails, and other recreational facilities; and,
- Increasing user capacity through expansion of existing facilities; and,
- Renovation or replacement of existing recreational fields, equipment and/or facilities; and,
- Combination of new construction and renovation of existing recreational facilities.

Eligible Projects

Projects must be located on property that is contractually obligated for public use and/or benefit. Operations and/or operating supplies are not eligible for Shelby County Park and Recreation Grants. The following types of facility development projects are eligible for a Shelby County Park and Recreation Grant:

- Trails
- Athletic field projects/complexes
- Passive recreational parks/facilities
- Other recreational facilities that support the vision and goals of the Shelby County Comprehensive Plan

Project Examples

New Recreational Construction	Renovation / Replacement
New athletic fields, soccer, baseball/softball, etc.	Replace dugouts, scoreboards, bleachers, press boxes, etc.
Trails for walking, hiking, running or biking	Replace playground equipment such as swings or existing units or surface materials and related items
New athletic buildings or structures, press boxes, restrooms, or new bleachers that increase capacity	Field Maintenance such as top-dressing or re-grading of fields, aeration, or replacing existing irrigation
New light fixtures that increase lighting functionality (foot candles/safety enhancements)	Replacement of existing light fixtures that increase lighting functionality (foot candles/safety enhancements)
New playground equipment that increases the capacity	Replacement equipment that increases the capacity

Who Can Apply

Any organization from the following list may apply for a Shelby County Park and Recreation Grant:

- Municipalities within Shelby County
- All public school systems within Shelby County
- Public Agency property owners
- Shelby County-area non-profit athletic or recreational associations

Applicants must be a Shelby County registered vendor or able to meet vendor requirements. Prospective applicants are not eligible to apply if the entity has an open Park and Recreation Grant.

Matching Requirement

The County share for the Park and Recreation Grant is up to 75 percent (75%) of the total eligible project costs up to the grant maximum. The non-County share of at least 25 percent (25%) may come from State, local or private sources. In order to utilize the available grant funds in this program to the greatest extent possible, a matching requirement is necessary for all grant awards. The sponsor shall demonstrate the project is financially feasible and the sponsor has the resources and capabilities to facilitate the project to completion, especially if the amount to complete the project exceeds the matching requirement.

The maximum amount that can be applied for is \$100,000.

Proof of matching funds is required at the time of application. Applicant must identify matching fund sources and amounts at the time of application with one or more of the following: current organization financial balance sheets, IRS form 990, a letter of credit from a financial institution or any other documentation deemed appropriate by Shelby County. In-kind services identified as matching fund source must be accurately documented as to dollar amount of value.

Project Matching Examples

- A. EXAMPLE: A City or local non-profit recreational organization requests assistance to develop an athletic field on property owned by the Shelby County Board of Education. The Board of Education approves the project and agrees to take possession of the facilities upon construction or leases the field to the entity for public operation and use. Total project cost = \$80,000. Shelby County may fund up to a maximum of \$60,000 for the project, provided the project meets all criteria within the application process.
- B. EXAMPLE: A local non-profit recreational trail organization requests assistance to develop Phase II of an existing unpaved natural trail utilizing easements dedicated to a City. The City agrees to maintain the trail easement upon completion of the trail. Total project cost = \$125,000. Shelby County may fund up to a maximum of \$93,750 for the project, provided the project meets all criteria within the application process.
- C. EXAMPLE: A local non-profit requests assistance on replacing the bleachers at a baseball field, the procurement of replacement playground surfacing and swing set seats/cabling and drainage improvements at an existing city park: Total project cost = \$210,000. Shelby County may fund up to 75 percent of the total project cost, up to a maximum of \$100,000. Although 75 percent of the project cost is \$157,500, the maximum funding for this type of project is \$100,000, provided the project meets all criteria within the application process.

All facilities that receive grant funding shall have policies and practices that allow all Shelby County residents access to facilities. The applicable entities shall develop and administer the participation and/or access guidelines or requirements.

Note: Costs for design, planning, or routine maintenance are not eligible. Safety enhancements for public spaces are not eligible, such as security cameras.

Funding Review Process

Applications must be submitted by the deadline in order for Shelby County to analyze each funding request. A competitive process has been developed to evaluate applications.

Grant applications shall be submitted to the Shelby County Department of Development Services.

Evaluation of each application will be made to ensure the applicant and the proposal meet eligibility and guideline requirements. Applications received will be evaluated according to the effectiveness with which the proposal furthers the Shelby County Comprehensive Plan. Funding decisions will be based on this evaluation; however, award amounts will in part be based upon availability of program funds.

Proposals recommended for award will then be submitted to the County Manager for consideration and then submitted to the County Commission for final approval. Final decisions remain at the discretion of the Shelby County Commission.

The Department of Development Services will contact grantees upon County Commission approval and provide contracts for review and execution. All grant assurances and deliverables must be provided prior to the execution of the grant contracts.

The grant funds will not be disbursed until the Department of Development Services receives a copy of the executed construction contract and Notice to Proceed or documentation of eligible reimbursable expenses.

APPLICATION PROCEDURE

The Shelby County Department of Development Services will make available to local governments, public educational institutions, non-profit organizations, and other eligible organizations the guidelines and application form.

Grant amounts awarded will be contingent upon the actual number of qualified applications received and the availability of grant funding within the county fiscal year budget. In the event that the dollar amount requested by applicants exceeds the overall amount of funds available, the Shelby County Commission reserves the right to award an amount less than requested.

An applicant may receive no more than one Park and Recreation Grant per fiscal year and may submit only one application per grant cycle. An applicant not receiving an award may reapply at the next funding cycle, or at any subsequent time. This reapplication does not guarantee funding of the application request. An applicant may only receive one Park and Recreation Grant award for *the project, elements or item(s) described in the application*; however, large projects may be broken into phases and each phase submitted in multiple grant cycles.

An applicant must complete the County Grant Program Application and, when necessary, provide additional information.

A location map and sketch plan must be included with each application.

For larger, more costly projects, the sponsor should identify phasing options to facilitate funding. By isolating development phases, the sponsor stands a better chance of receiving funding than if an “all or nothing” concept is proposed.

Applicant must identify matching fund sources and amounts at the time of application with one or more of the following: current organization financial balance sheets, IRS form 990, a letter of credit from a financial institution or any other documentation deemed appropriate by Shelby County. The sponsor shall provide the non-profit designation letter from the IRS or the applicable incorporation papers under the Alabama Non-Profit Corporation Act as certification of an eligible organization to receive grant funds.

Award funds will not be disbursed until the Department of Development Services receives a copy of the executed construction contract and Notice to Proceed or documentation of eligible reimbursable expenses.

Maintenance of the completed project will be the responsibility of the sponsor or owner.

Status reports of the deliverables of the project, project/construction reports and/or a final report may be required as outlined in the executed grant agreement.

The sponsor should complete the application form along with any pertinent supporting materials, and submit one electronic copy plus three (3) paper copies to the Shelby County Department of Development Services, 1123 County Services Drive, Pelham, Alabama 35124 by the application deadline. Any questions regarding the Shelby County Park and Recreation Grant Program Guidelines or Application should be directed to Christie Hester, Director of Development Services, at 205-620-6623.

SHELBY COUNTY PARK AND RECREATION GRANT PROGRAM FY 2024 APPLICATION CHECKLIST

This checklist must accompany the application.

- ☐ Complete application
- ☐ Location map
- ☐ Sketch plan
- ☐ Complete detailed project budget
- ☐ Statement of Financial Resources
(Current Organization Balance Sheet, IRS form 990, letter of credit from financial institution, etc.)
- ☐ Non-profit designation letter or applicable incorporation papers clearly providing status
- ☐ Email copy and 3 paper copies of entire application packet
- ☐ E-verify documentation, if applicable

**SHELBY COUNTY PARK AND RECREATION
GRANT PROGRAM
FY 2024
APPLICATION**

GENERAL

Sponsor

Property Owner (if different)

Contact Person

Title

Mailing Address

Daytime Telephone

Email Address

Who will manage the project?

Contact Information for Project Manager:

Daytime Telephone:

LOCATION OF PROJECT

Address

Legal Property Description

Name or nickname of property

In which municipality, if any, is project located

Population Served

CURRENT PROPERTY CONDITION

Size (in acres)

Current Owner

Current Land use

Water Sources

Structures on the property

Floodplain or Wetlands on property?

Other Features on the property

PROJECT PLANS

Project Description

Circle any of the following as it relates to your project:

Acquisition / Restoration / New Construction / Expansion

Athletics / Natural resource-based / Cultural resource-based

How will the project modify existing structures at the site?

Who designed, engineered, or planned the project? Include a copy of all design plans and specifications.

Project Location Map and Sketch Plan included?

Construction by: Contract / Force Account / Combination *(Circle One)*

Estimated time to complete the project:

QUALIFICATIONS

A matching commitment by the project sponsor (as noted above) is required that is equal to the amount of Shelby County funds disbursed (in the event of grant award); however, the sponsor may exceed this amount to complete the project.

Total Project \$_____ (100%)

Shelby County funds requested \$_____ (____%) must not exceed allowable

Local Match \$_____ (____%) no less than required match

Identify all Funding Sources:

PLAN FOR MAINTENANCE & OPERATION

Describe anticipated maintenance procedures:

Source of funding for maintenance:

Source of workforce for maintenance:

COST ESTIMATE

Provide the estimated material and labor cost for each deliverable in the chart below or attach detailed cost estimate of project.

Deliverable	Material Cost	Labor Cost	Total
Totals			

PROJECT BUDGET

Complete the project budget for each funding source. Be sure to include the expected cash or in-kind amount for each funding source.

EXAMPLE: If the total project cost is \$100,000.00, the funding could come from a variety of sources (i.e., municipality, foundation or state grant, school board / PTO funds). List each source of funding separately.

Sources of Funds	Cash Amount	In-kind Amount	Total
Totals			

Council Member _____ moved adoption of the following Resolution, which was seconded by Council Member _____.



RESOLUTION 100923-A

AUTHORIZING THE MAYOR TO SIGN AGREEMENT FOR LED STREETLIGHT PROJECT WITH ALABAMA POWER

WHEREAS, City Administration has met with Alabama Power regarding the **conversion of one (1) streetlight** located at 200 Sycamore Ln, **from traditional HID to a LED** light and authorize Alabama Power to continue providing the maintenance of said light, and

WHEREAS, the City Council of the City of Alabaster, Alabama, have determined that it is both wise and expedient to authorize the Mayor to sign an agreement with Alabama Power for the upgrading of this light to LED and allow Alabama Power to continue to maintain this light, and

WHEREAS, said LED Lighting upgrade will result in a **\$7.47 monthly cost** to the City as well as **increased reliability**.

WHEREAS, said contract term shall be 36 months and will renew annually following the initial contract term.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Alabaster, does hereby authorize Scott Brakefield, Mayor of the City of Alabaster, to sign all documentation necessary to facilitate said contract and Mark Frey, City Clerk, to attest and file required documentation.

	Y / N		Y / N
Sophie Martin	_____	Jamie Cole	_____
Rick Ellis	_____	Zach Zahariadis	_____
Stacy Rakestraw	_____	Kerri Pate	_____
Greg Farrell	_____		

PASSED, ADOPTED, AND APPROVED THIS 9TH DAY OF OCTOBER 2023.

ATTEST: CITY OF ALABASTER

_____ J. Mark Frey, City Clerk	_____ Sophie Martin, Council President
-----------------------------------	---

APPROVED:

Scott Brakefield, Mayor

STREETLIGHT ADDITIONAL FIXTURES EXHIBIT

Item 6.

Alabama Power Company ("APC") and the **City of Alabaster** ("Customer") entered into a Master Contract for Lighting Services NESC® Lease Agreement (Governmental) on **1/30/2019** (the "Master Contract") for a term of **36 months**. APC and Customer hereby agree that the terms and conditions of the Master Contract shall apply to this Additional Fixtures Exhibit between APC and Customer as contemplated in Section 1 of the Master Contract. APC and Customer agree that this Additional Fixtures Exhibit shall be in addition to the Fixtures Exhibit incorporated into the Master Contract and that the pricing terms and conditions thereof shall also apply to this Additional Fixtures Exhibit, as applicable.

	Qty	New LED Fixture Description	Location Details	Monthly Equipment Price (see Note 1)	Estimated Electric Service Charge (see Note 2)	Monthly Total Price
1	1	LED Cobra – 3500 to 5000 Lumens	200 Sycamore Ln	\$6.69	\$0.78	\$7.47
2						
3						
4						
5						
6						
7						
			TOTAL			\$7.47

Note 1: The Monthly Equipment Price shall be valid through the Initial Term of the Master Contract.

Note 2: The Estimated Electric Service Charge is subject to change at any time as dictated by the Alabama Public Service Commission or if a comparable LED fixture with a different wattage meeting the lumens range is selected.

Additional Information:

Remove old residential light, install LED streetlight and shine over street

IN WITNESS WHEREOF, APC and Customer have caused this Additional Fixtures Exhibit to be executed by their authorized representatives and shall be effective as of the date of execution of this Additional Fixtures Exhibit.

City of Alabaster

Alabama Power Company

By: _____

By: _____

Name: _____

Name: _____

Date: _____

Date: _____



STAFF REPORT

City of Alabaster

1953 Municipal Way

Alabaster, AL 35007

Submitted By: Thomas Lamb

Council Meeting Date: October 9th 2023

**Agenda Item Description: Weed abatement
recommendation and resolution for two properties.**

Agenda Item Requestor: Thomas Lamb

**Summary/Background: Weed abatement
recommendation and resolution for two properties.**

1226 Thompson Rd

8600 Hwy 119.

Financial Impact:

**Recommended
Council Actions:**

Attachments:

Next Steps/Schedule:

Timothy J. Love
Fire Chief

Thomas J. Lamb
Fire Marshal



Scott Brakefield
Mayor

Brian Binzer
City Administrator

Fire Department
Public Safety Division

President Martin,

On October 2nd, 2023 Code Enforcement determined the property located at 1226 Thompson Road, PIN 23 2 10 1 007 061.000 to be in violation of the City's weed ordinance. According to tax records the property is owned by IMAX Marketing LLC. at 120 Summit Parkway Suite 108 Homewood AL 35209.

Code Enforcement has given a ten-day courtesy notice to the owner and/or responsible person and, as of this date, the nuisance has not been abated.

The Fire Marshal hereby requests that the City Council, as the governing body of the City, (1) declare the weeds a nuisance, (2) set a meeting, no less than 45 days from today's date to hear evidence and determine whether the violations shall be abated by the City, (3) give notice of the hearing to the owner/responsible person by certified mail, return receipt requested, mailed no less than 30 days prior to the date of the hearing, (4) give notice of the hearing by publication in the Shelby County Reporter published once a week for two consecutive weeks. The first notice shall be published at least 14 days prior to the date of the scheduled hearing.

Done this the 2nd day of October 2023.

Thomas J. Lamb, Fire Marshal

Smoke Alarms Save Lives!

1953 Municipal Way, Suite 102 • Alabaster • Alabama 35007
Phone 205-664-6823 • Fax 205-664-6841 • tlamb@alabasterfire.org

Timothy J. Love
Fire Chief

Thomas J. Lamb
Fire Marshal



Scott Brakefield
Mayor

Brian Binzer
City Administrator

Fire Department
Public Safety Division

President Martin,

On October 2nd, 2023 Code Enforcement determined the property located at 8600 Hwy 119, PIN 23 6 14 3 001 006.000 to be in violation of the City's weed ordinance. According to tax records the property is owned by Robert C ½ Int & Kessler Barnett at P.O Box 12081 Birmingham, AL 35202.

Code Enforcement has given a ten-day courtesy notice to the owner and/or responsible person and, as of this date, the nuisance has not been abated.

The Fire Marshal hereby requests that the City Council, as the governing body of the City, (1) declare the weeds a nuisance, (2) set a meeting, no less than 45 days from today's date to hear evidence and determine whether the violations shall be abated by the City, (3) give notice of the hearing to the owner/responsible person by certified mail, return receipt requested, mailed no less than 30 days prior to the date of the hearing, (4) give notice of the hearing by publication in the Shelby County Reporter published once a week for two consecutive weeks. The first notice shall be published at least 14 days prior to the date of the scheduled hearing.

Done this the 2nd day of October 2023.

Thomas J. Lamb, Fire Marshal

Smoke Alarms Save Lives!

1953 Municipal Way, Suite 102 • Alabaster • Alabama 35007
Phone 205-664-6823 • Fax 205-664-6841 • tlamb@alabasterfire.org

A public hearing having previously been set by Council on October 9, 2023, Council Member _____ introduced the following Resolution, which was seconded by Council Member _____.



RESOLUTION 112723

**A RESOLUTION AFFIRMING RECOMMENDATION FROM THE
ALABASTER FIRE MARSHAL
TO ABATE WEEDS ON TWO PROPERTIES**

WHEREAS, the Mayor and City Council wish to provide for the general welfare of City residents pursuant to provisions of Ordinance 20-100, and

WHEREAS, it is the desire of the Mayor and City Council of the City of Alabaster to provide the citizens with the most efficient and effective means of completing the requirements of Sections 18-88 through 18-96 of the Alabaster Code of Ordinances as Amended by Ordinance No. 20-100, and

WHEREAS, after careful consideration, the Alabaster Fire Marshal recommends a declaration that the weeds located at the following properties constitute a nuisance and should be abated in accordance with the City’s Ordinance and State Law:

	Owner	Property Address	Parcel Identification No
1	IMAX Marketing LLC 120 Summit PKWY Suite 108 Homewood, AL 35209	1226 Thompson Road Alabaster, AL 35007	23 2 10 1 007 061.000
2	Robert C ½ Int & Kessler Barnett P.O Box 12081 Birmingham, AL 35202	8600 Hwy 119 Alabaster, AL 35007	23 6 14 3 001 006.000

WHEREAS, the Fire Marshal does affirm the property owners were provided notices as required by law, and

WHEREAS, this date, the next regular council meeting of the City of Alabaster after report to the City Council of the condition of such property, is set to declare whether the weeds constitute a nuisance and to set a subsequent hearing as to whether the City should abate the nuisance if such was not done within thirty (30) days of said Council resolution.

WHEREAS, after careful consideration of the information provided by the Alabaster Fire Marshal and the public comments, if any, the weeds are deemed a nuisance and in need of abatement.

NOW THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. The weeds located at **1226 Thompson Road** and **8600 Hwy 119 Alabaster**, Alabama are hereby found to be a public nuisance and is ordered to be abated.
2. The Fire Marshall is hereby ordered to place signage at the properties that a public hearing on Abatement will be had at the **November 27th, 2023**, Regular Council Meeting of the

City of Alabaster, Alabama, 1953 Municipal Way, Alabaster, provide notices to the owners of the properties, and publish notices of the hearing in the Shelby County Reporter as required by law.

3. The City Council also authorizes Mayor Scott Brakefield to execute all documentation necessary to complete this transaction and City Clerk, Mark Frey, to attest and file required documentation.

ADOPTED AND APPROVED THIS 27TH DAY OF NOVEMBER 2023.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor

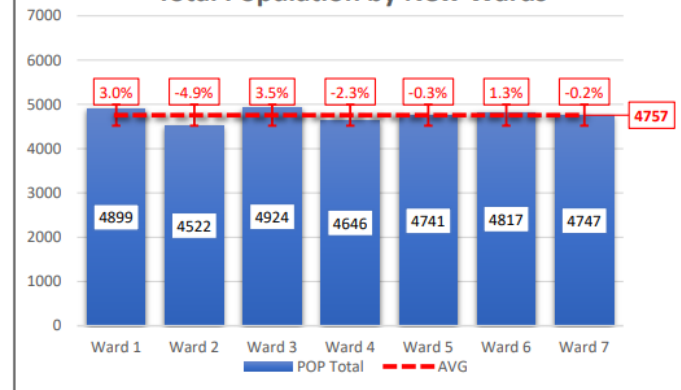
NEW WARDS

Ward	Population
Ward 1	4899
Ward 2	4522
Ward 3	4924
Ward 4	4646
Ward 5	4741
Ward 6	4817
Ward 7	4747
Grand Total	33296

WARD	POP Total	AVG	DIFF from AVG	% from AVG
Ward 1	4899	4757	142	3.0%
Ward 2	4522	4757	-235	-4.9%
Ward 3	4924	4757	167	3.5%
Ward 4	4646	4757	-111	-2.3%
Ward 5	4741	4757	-16	-0.3%
Ward 6	4817	4757	60	1.3%
Ward 7	4747	4757	-10	-0.2%

AVERAGE:	4757
MAX POP:	4994
MIN POP:	4520
5% of AVERAGE:	238

Total Population by New Wards

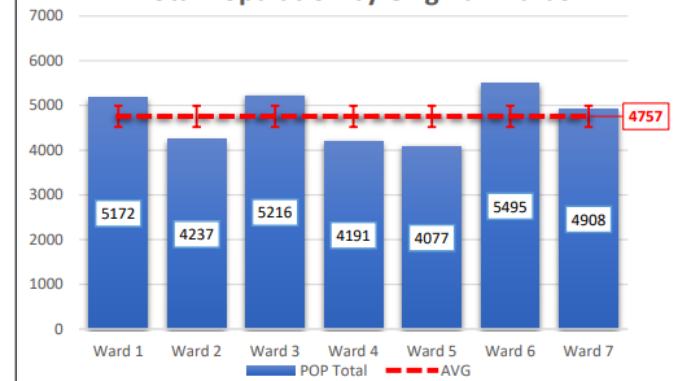


ORIGINAL WARDS

Ward	Population
Ward 1	5172
Ward 2	4237
Ward 3	5216
Ward 4	4191
Ward 5	4077
Ward 6	5495
Ward 7	4908
Grand Total	33296

WARD	POP Total	AVG	DIFF from AVG	% from AVG
Ward 1	5172	4757	415	8.73%
Ward 2	4237	4757	-520	-10.92%
Ward 3	5216	4757	459	9.66%
Ward 4	4191	4757	-566	-11.89%
Ward 5	4077	4757	-680	-14.29%
Ward 6	5495	4757	738	15.52%
Ward 7	4908	4757	151	3.18%

Total Population by Original Wards





Ward Redistricting 2023 (Based on Census 2020 Population Data)

Ward

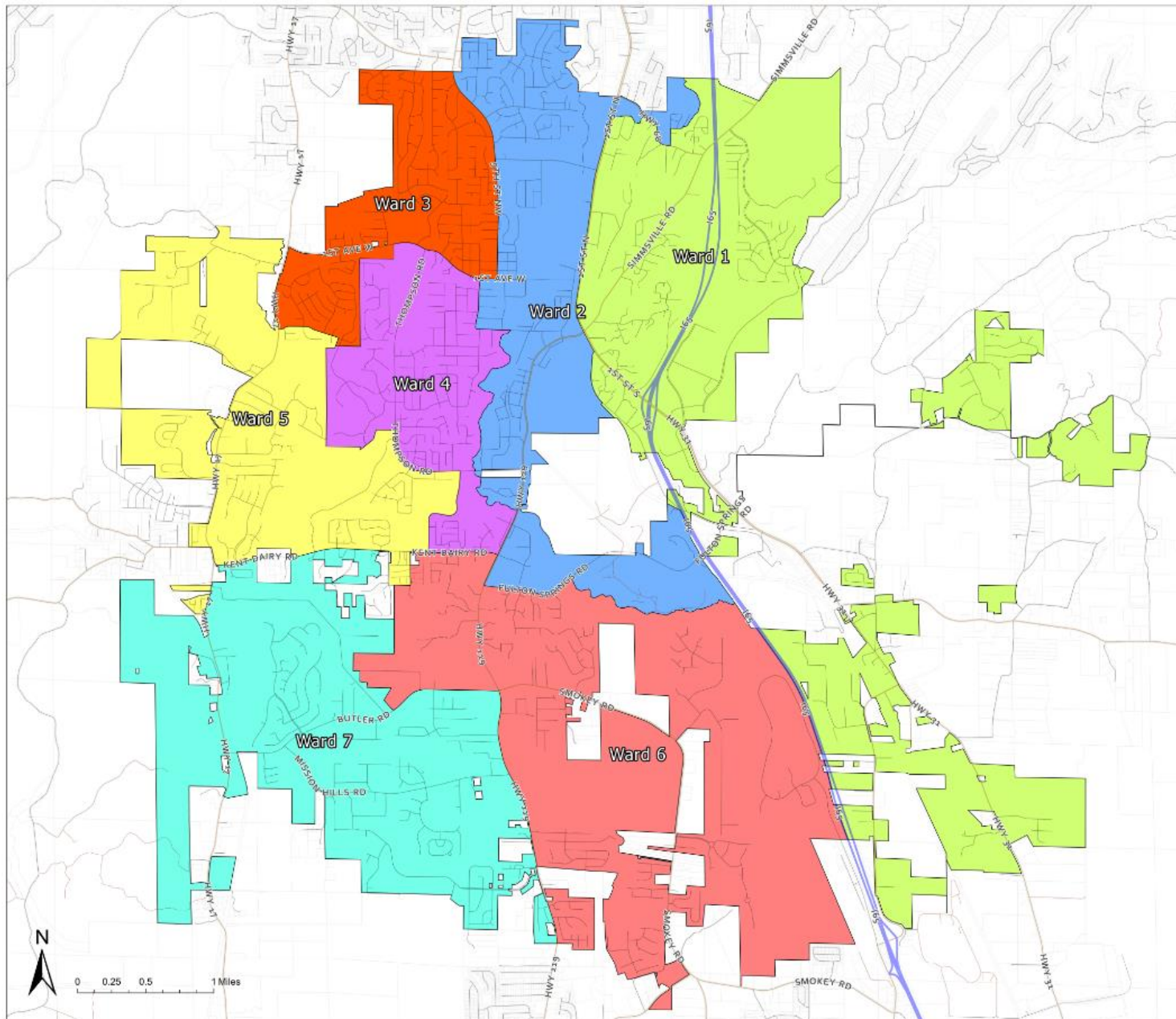
- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Ward 7

Streets

- Interstate
- State or County Highway
- City Street
- Private or Access Road

Prepared by: Elizabeth Czerw
Updated: 4/25/2023

This map was created using a compilation of different information from a variety of sources. Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. The City of Alabaster specifically disclaims all warranties, express or implied, regarding this document. The City of Alabaster is not liable and/or responsible for the consequences caused by or related to, in any way, the actions taken or not taken in reliance on this document.





RESOLUTION 100923-B

APPOINTMENTS TO THE COMMERCIAL DEVELOPMENT
AUTHORITY OF THE CITY OF ALABASTER

THE CITY COUNCIL OF THE CITY OF ALABASTER APPOINTING MEMBERS TO THE COMMERCIAL
DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER.

WHEREAS, the Commercial Development Board is comprised of five members which are Council
appointments: Place 1 serves a four year term, Place 2 serves a three year term, Place 3 serves a
two year term and Place 4 and 5 serve a one year term; and

WHEREAS, Place 5 of the Commercial Development Authority has been vacated due to the passing
of John Aaron and the new appointment must be made; and,

WHEREAS, the current board is comprised of the following members who serve a 4 year term or
until a replacement is found;

Member	Place	Term Expiring
Dennis Torrealba	1	03/15/2025
Todd Davis	2	03/15/2024
Charles Cornelius	3	03/15/2027
Terrill Lane	4	03/15/2027
John Aaron	5	03/15/2027 – vacated 09/23

NOW, THEREFORE, the City Council of the City of Alabaster do hereby appoint the following
members and terms.

Section 1. Phylis Bolena is hereby APPOINTED to Place 5 of the Commercial Development Authority
of the City of Alabaster (Ala Code §11-54-176) and term corresponding thereto:

Appointee	Place	Term Expiring
Dennis Torrealba	1	03/15/2025
Todd Davis	2	03/15/2024
Charles Cornelius	3	03/15/2027
Terrill Lane	4	03/15/2027
Phylis Bolena	5	03/15/2027

Section 2. This Appointment shall be effective as of the date of this pronouncement.

ADOPTED AND APPROVED THIS 9TH DAY OF NOVEMBER 2023.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor



RESOLUTION 100923-C

THE CITY COUNCIL OF THE CITY OF ALABASTER
APPOINTMENTS TO THE INDUSTRIAL DEVELOPMENT BOARD
(Ala Code §11-54-86)

WHEREAS, the Industrial Development Board of the City of Alabaster is comprised of no less than seven members serving staggered six-year terms; and,

WHEREAS, Place 6 Member John Aaron, with term ending 12-01-2023, has been vacated due to the passing of Mr. Aaron; and

WHEREAS, the current board is comprised of the following members who serve until the term expires or a replacement is found;

Appointee	Place	Term Expiring
Tommy Ryals	1	12/01/2025
Ken Lindsey	2	12/01/2025
Terrill Lane	3	12/01/2021
Charles Cornelius	4	12/01/2021
Todd Davis	5	12/01/2023
John Aaron	6	12/01/2023
Dennis Torrealba	7	12/01/2023

NOW, THEREFORE, the City Council of the City of Alabaster hereby appoints Phylis Bolena to Place 6 of the Industrial Development Board.

Section 1. Phylis Bolena (Place 6) is hereby APPOINTED to the Industrial Development Board of the City of Alabaster (Ala Code §11-54-86) with a term expiring December 1, 2023.

Appointee	Place	Term Expiring
Tommy Ryals	1	12/01/2025
Ken Lindsey	2	12/01/2025
Terrill Lane	3	12/01/2027
Charles Cornelius	4	12/01/2027
Todd Davis	5	12/01/2023
John Aaron	6	12/01/2023
Dennis Torrealba	7	12/01/2023

Section 2. This appointment shall be effective as of the date of this pronouncement.

ADOPTED AND APPROVED THIS 9TH DAY OF OCTOBER 2023.

ATTEST: CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor

Council Member _____ introduced the following Resolution, which was seconded by Council Member _____:



RESOLUTION 100923-D

A RESOLUTION APPOINTING A MEMBER OF THE BOARD OF DIRECTORS TO THE PUBLIC BUILDING AUTHORITY OF THE CITY OF ALABASTER

WHEREAS, by Resolution 090820-C, upon proper petition to the City Council the City Authorized the formation of the Public Building Authority of the City of Alabaster pursuant to Ala. Code 11-56-1, et seq; and

WHEREAS, Ala. Code 11-56-6 requires the City Council to appoint directors who shall be residents of the municipality and shall be elected by the governing body for staggered terms of office as follows: The first term of one third of the directors shall be two years; of another one third, four years; and of the remaining one third, six years. Thereafter the term of office of each director shall be six years; and

WHEREAS, each director so appointed shall continue to serve until their successor is appointed, qualified and seated, or serve until they resign, die, become incapable of acting as a director, or cease to reside in the municipality, or no longer qualified by becoming an officer of the state or of the municipality; and

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

- 1. **John Aaron**, who is a resident of the City of Alabaster and is not an officer of the state or of the municipality is hereby appointed to **Place 1** to fill the unexpired term of **John Aaron** as indicated below:

Place	Name	Term Expiring
1	Jamia James	October 1, 2028
2	Derrick Morrisette	October 1, 2024
3	Jim McClain	October 1, 2026

- 2. Upon the expiration of the terms above, the subsequent terms shall be six years.

ADOPTED AND APPROVED THIS 9TH DAY OF OCTOBER 2023.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor

Council Member _____ moved adoption of the following Resolution, which was seconded by Council Member _____.



RESOLUTION 100923-E

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALABASTER REGARDING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENTS

WHEREAS, pursuant to Ala. Code § 11-52-80(a), the Alabaster Board of Zoning Adjustments is comprised of five (5) regular members duly appointed by the City Council of the City of Alabaster, serving three-year staggered terms, with two additional supernumerary members to serve upon the call of the chairperson in the event of an absence of a regular member; and

WHEREAS, the current BZA members and terms are as follows:

Place	Name	Expiration
Place 1	Rayford Coleman	Dec 1, 2024
Place 2	Jim McClain	Dec 1, 2023
Place 3	Richard Mizell	Dec 1, 2023
Place 4	Wade Walker	Dec 1, 2025
Place 5	Tommy Ryals	Dec 1, 2025
Supernumerary 1	Matt Penhale	Dec 1, 2024
Supernumerary 2	vacant	Dec 1, 2024

NOW, THEREFORE, be it resolved by the Council, as follows:

1. The Council hereby appoints the following persons to serve on the Alabaster Board of Zoning Adjustments, for the place and term so designated:

Place	Name	Expiration
Place 1	Rayford Coleman	Dec 1, 2024
Place 2	Jim McClain	Dec 1, 2023
Place 3	Richard Mizell	Dec 1, 2023
Place 4	Wade Walker	Dec 1, 2025
Place 5	Tommy Ryals	Dec 1, 2025
Supernumerary 1	Matt Penhale	Dec 1, 2024
Supernumerary 2	Jamia James	Dec 1, 2024

ADOPTED AND APPROVED THIS 9TH DAY OF OCTOBER 2023.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor

Having been previously introduced during the **September 25, 2023**, Council Meeting, Council Member _____ introduced the following Resolution, which was seconded by Council Member _____.



RESOLUTION 100923

**RESOLUTION AUTHORIZING THE PLACEMENT OF LIEN
ON PROPERTY LOCATED AT 1425 WEST NAVAJO DRIVE**

WHEREAS, on **Monday July 25, 2023**, the Council, upon recommendation of the Fire Marshal and Code Enforcement, declared **1425 WEST NAVAJO DRIVE, PIN # 13 8 34 1 003 008.000, IN THE CITY OF ALABASTER, ALABAMA**, Owner **UPTON SHERRIE C/O UPTON SHERRIE**, to be a public nuisance; and,

WHEREAS, the Fire Marshal and Code Enforcement has made a report to the Council of the cost of abatement on said property in the total amount of **\$425.00** for the abatement of weeds; and,

WHEREAS, the Administration advised the Council that an additional cost of **\$559.42** for advertising, legal fees, recording fees and postage are associated with this abatement; and,

NOW, THEREFORE, AFTER DUE CONSIDERATION, BE IT RESOLVED,

1. That costs in the amount of **\$984.42** are hereby assessed against **1425 WEST NAVAJO DRIVE, PIN # 13 8 34 1 003 008.000, in the City of Alabaster, Alabama.**
2. That the Clerk is to hereby publish a copy of this resolution in the manner prescribed.
3. That the Clerk is hereby directed to mail a certified copy of this resolution by certified or registered mail to the person last assessed for ad valorem taxes on the property.
4. That the Clerk is hereby directed to file a certified copy of this resolution in the Probate Court of Shelby County, Alabama.

ADOPTED AND APPROVED THIS 9TH DAY OF OCTOBER 2023.

ATTEST:

CITY OF ALABASTER, ALABAMA

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor