



# CITY OF LEEDS, ALABAMA

## REGULAR COUNCIL MEETING AGENDA

Leeds Municipal Annex - 1412 9th Street; Leeds, Alabama 35094

July 06, 2021 @ 6:00 PM

### CALL COUNCIL MEETING TO ORDER

### ROLL CALL / INVOCATION / PLEDGE OF ALLEGIANCE

### PUBLIC HEARING

*Anyone wishing to address the Council during the Public Comment section of the meeting must sign in with the City Clerk to provide their name and address.*

1. RA20-000006: A request for the Rezoning of a Certain Property at 8417 Dunnivant Road from R-2 (Single Family District) to I-2 (Heavy Industrial District)
2. Bid Summary for Solid Waste Collection, Disposal, Recycling & related services

### APPROVE COUNCIL MINUTES

3. Minutes from June 07, 2021

### REPORTS OF OFFICERS:

4. Mayor's Report: Mayor David Miller  
Announce - Opening on Board of Trustees - Leeds Jane Culbreth Library
5. Police Department: Chief Atkinson
6. Fire Department: Chief Parsons
7. Library: Library Director Carden
8. Municipal Court: Magistrate Roberts
9. Development Services Department: City Administrator Watson  
Over-time report
10. Public Works Department: Public Works Director Warren

### OLD BUSINESS:

### NEW BUSINESS:

11. Ordinance 2021-05-01: Consider Determination of Assenting to the Rezoning at 8417 Dunnivant Road
12. Ordinance 2021-07-01: Consider Awarding Solid Waste Franchise Bid
13. Resolution 2021-07-01: Consider a lease of meeting space at the Civic Center
14. Resolution 2021-07-02: Consider a declaration of emergency for city ambulance bid

**PUBLIC COMMENTS**

*All comments are to be limited to 2 minutes*

**ADJOURNMENT**

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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 at 205-699-2585.

**File Attachments for Item:**

1. RA20-000006: A request for the Rezoning of a Certain Property at 8417 Dunnavant Road from R-2 (Single Family District) to I-2 (Heavy Industrial District)

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Planning and Zoning Commission

## Application for Rezoning

**Site Addresses: 8417 DUNNAVANT RD LEEDS, AL 35094**

### APPLICATION

This request for zoning change is initiated by HIGH TIDE OIL COMPANY. The City of Leeds Planning & Zoning Commission will consider the TO REZONE THE PARCEL OF PROPERTY FROM R-2, SINGLE FAMILY DISTRICT TO I-2, HEAVY INDUSTRIAL DISTRICT..

### PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

<b>CASE #:</b>	RA20-000006
<b>PROPERTY OWNERS:</b>	HIGH TIDE OIL COMPANY
<b>TAX PARCEL IDs:</b>	2500281002012000
<b>SITE ADDRESSES:</b>	8417 DUNNAVANT RD; LEEDS, AL 35094

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 06/07/2021  
Time: 5:00 p.m.  
Place: Leeds Annex Meeting Room  
1412 9th Street  
Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission. For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson  
**Phone:** 205-699-0943  
**E-mail:** bwatson@leedsalabama.gov

**Mailing Address:**  
City of Leeds  
Planning and Zoning commission  
1404 9th Street  
Leeds, AL 35094

**NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama  
 Planning and Zoning Commission

Application for Rezoning

**Site Addresses: 8417 DUNNAVANT RD LEEDS, AL 35094**

**APPLICATION**

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<b>PROPERTY OWNERS:</b>	HIGH TIDE OIL COMPANY
<b>TAX PARCEL IDs:</b>	2500281002012000
<b>SITE ADDRESSES:</b>	8417 DUNNAVANT RD; LEEDS, AL 35094

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 12/10/2020  
 Time: 5:00 p.m.  
 Place: Leeds Annex Meeting Room  
 1412 9th St  
 Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission. For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson  
**Phone:** 205-699-0943  
**E-mail:** bwatson@leedsalabama.gov

**Mailing Address:**  
 City of Leeds  
 Planning and Zoning commission  
 1404 9th Street  
 Leeds, AL 35094

### DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Russell Jolly as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for a variance/rezoning on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgments, attendance and presentations of evidence at all hearings and execution of agreements.

High Tide Oil Company INC  
OWNER

OWNER  
2700 Kelly Creek Rd

ADDRESS  
Moody AL 35009

640-0005  
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-FACT:  
Russell Jolly  
NAME

- SAME AS ABOVE  
ADDRESS

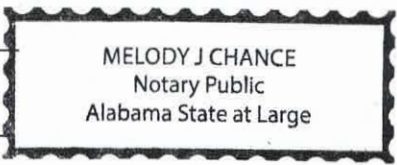
- SAME AS ABOVE  
TELEPHONE NUMBER

#### State of Alabama

I, the undersigned Notary Public, hereby certify that Russell Jolly, whose name(s) is/are signed to the foregoing DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 20<sup>th</sup> day of August, 2020.

Melody J Chance  
Commission Expires: 2/10/2021



THIS INSTRUMENT PREPARED BY:  
 BARNES & BARNES LAW FIRM, P.C.  
 8107 PARKWAY DRIVE  
 LEEDS, ALABAMA 35094  
 205-699-5000

Send Tax Notice To:  
 HIGH TIDE OIL COMPANY, INC.  
 1037 GREYSTONE COVE DRIVE  
 BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

COPY

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00)\* to the undersigned Grantors, **JEREMY DEASON, A MARRIED MAN and HELEN FAYE SMITH, AN MARRIED WOMAN** (hereinafter referred to as Grantors, whose mailing address is 8107 PARKWAY DRIVE, LEEDS, ALABAMA 35094), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto **HIGH TIDE OIL COMPANY, INC.**, (herein referred to as Grantee), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

**LOTS 2 AND 3 IN BLOCK 1, ACCORDING TO THE SURVEY OF ANDREW ISBELL SUB-DIVISION AS RECORDED IN MAP BOOK 35 AT PAGE 32, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA**

Property address: 8417 DUNNAVANT ROAD, LEEDS, AL 35094

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19th day of March 2019.

*Jeremy Deason*  
JEREMY DEASON

*Helen Faye Stokes*  
HELEN FAYE SMITH

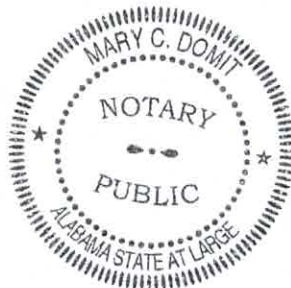
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JEREMY DEASON AND HELEN FAYE SMITH, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily

Given under my hand and official seal this 19th day of March, 2019.

*Mary C. Domit*  
NOTARY PUBLIC

My Commission Expires: 04/12/20





THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
HIGH TIDE OIL COMPANY, INC.  
  
1037 GREYSTONE COVE DRIVE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON COUNTY

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3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

HELEN FAYE SMITH AND HELEN FAYE STOKES ARE ONE IN THE SAME PERSON

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*Jeremy Deason*  
JEREMY DEASON

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HELEN FAYE SMITH

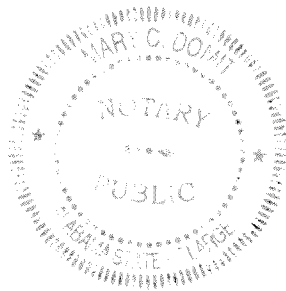
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JEREMY DEASON AND HELEN FAYE SMITH, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily

Given under my hand and official seal this 19th day of March, 2019.

*Mary C. Doant*  
NOTARY PUBLIC

My Commission Expires: 04/12/20



**Real Estate Sales Validation Form**

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

Grantor's Name: JEREMY DEASON and HELEN FAYE SMITH  
Mailing Address: 8417 DUNNAVANT ROAD  
LEEDS, AL 35094

Grantee's Name: HIGH TIDE OIL COMPANY, INC.  
Mailing Address: 1037 GREYSTONE COVE DRIVE  
BIRMINGHAM, ALABAMA 35242

Property Address: 8417 DUNNAVANT ROAD  
LEEDS, AL 35094

Date of Sale: March 19th, 2019

Total Purchase Price: (\$10,000.00)

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
- Appraisal
- Appraisal
- Other Tax Assessment
- Sales Contract
- Closing Statement

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.

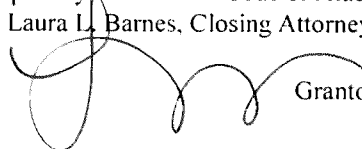
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: \_\_\_\_\_  
Unattested

Print: Laura L. Barnes, Closing Attorney



Grantor/Grantee/Owner/Agent) (circle one)

## E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Barnes & Barnes (ALTR46)

Cost center: ALTR46

Report generated: 03/21/2019 02:03 PM MDT

### Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED		
<b>Jefferson County, AL</b>										
<b>Mar 20, 2019</b>										
<b>HIGHTIDE/DEASON/STOKES 19-7148</b>										
img20190319_14583819	DEEDS	3	E 2019024788	03/20/2019 08:01 AM CDT	Submission Fee	5.00	Recording Fee	11.00	16.00	03/20/2019
						0.00	Archival Fee	11.00	11.00	03/20/2019
						0.00	Deed Tax	10.00	10.00	03/20/2019
						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	
						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	
<b>Totals for Jefferson County, AL</b>						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	

### Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT	TOTAL
Jefferson County, AL	03/20/2019	5.00	32.00	37.00
<b>Totals for Jefferson County, AL</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>
<b>Total of All Recording Fees</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>

Document Count: 1

Package Count: 1

### Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

**E-recording Report of Recorded Documents**

Itemized Fee View

Prepared for: Barnes &amp; Barnes (ALTR46)

Cost center: ALTR46

Report generated: 03/21/2019 02:03 PM MDT

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NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED		
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						0.00	Archival Fee	11.00	11.00	03/20/2019
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<b>Total of All Recording Fees</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>

Document Count: 1

Package Count: 1

**Questions Contact:**

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

## Package Summary Recording Report

Report generated: Thu, 21 Mar 2019 03:03 PM CDT

**Package:** HIGHTIDE/DEASON/STOKES 19-7148 - EBD8158D-2C5F-18C6-F012-CC356B152029

**Status:** Recorded

**Submitter:** Barnes & Barnes (ALTR46)

**Recipient:** Jefferson County, AL

### *Documents*

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
img20190319_14583819	DEEDS	3	Recorded	E 2019024788	Wed 03/20/2019 08:01 AM CDT	32.00

### *Fees*

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Recording Account (ACH *****8900)	22.00
Taxes	Recording Account (ACH *****8900)	10.00
Submission Fees	Recording Account (ACH *****8900)	5.00
<b>Total Fees:</b>		<b>37.00</b>

### Questions Contact:

Simplifile Support 800.460.5657, option 3  
 5072 North 300 West  
 Provo, UT 84604

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
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1037 GREYSTONE COVE DRIVE  
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**WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON COUNTY

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HELEN FAYE SMITH AND HELEN FAYE STOKES ARE ONE IN THE SAME PERSON

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19th day of March 2019.

*Jeremy Deason*  
JEREMY DEASON

*Helen Faye Stokes*  
HELEN FAYE SMITH

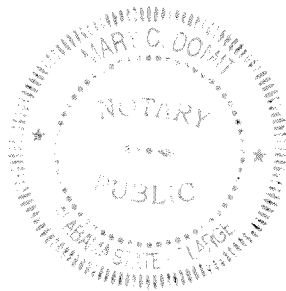
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JEREMY DEASON AND HELEN FAYE SMITH, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily

Given under my hand and official seal this 19th day of March, 2019.

*Mary C. Doimt*  
NOTARY PUBLIC

My Commission Expires: 04/12/20





**Real Estate Sales Validation Form**

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

Grantor's Name:	JEREMY DEASON and HELEN FAYE SMITH	Grantee's Name:	HIGH TIDE OIL COMPANY, INC.
Mailing Address:	8417 DUNNAVANT ROAD LEEDS, AL 35094	Mailing Address:	1037 GREYSTONE COVE DRIVE BIRMINGHAM, ALABAMA 35242

Property Address:	8417 DUNNAVANT ROAD LEEDS, AL 35094	Date of Sale:	March 19th, 2019
		Total Purchase Price: (\$10,000.00)	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Sales Contract	
<input checked="" type="checkbox"/> Closing Statement	

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.

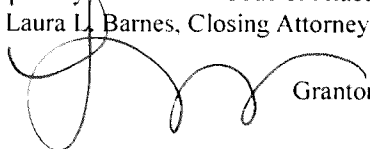
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: \_\_\_\_\_  
\_\_\_\_\_ Unattested

Print: Laura L. Barnes, Closing Attorney  
Sign

  
Grantor/Grantee/Owner/Agent) (circle one)

## E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Barnes & Barnes (ALTR46)

Cost center: ALTR46

Report generated: 03/21/2019 02:03 PM MDT

### Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED		
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<b>Mar 20, 2019</b>										
<b>HIGHTIDE/DEASON/STOKES 19-7148</b>										
img20190319_14583819	DEEDS	3	E 2019024788	03/20/2019 08:01 AM CDT	Submission Fee	5.00	Recording Fee	11.00	16.00	03/20/2019
						0.00	Archival Fee	11.00	11.00	03/20/2019
						0.00	Deed Tax	10.00	10.00	03/20/2019
						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	
						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	
<b>Totals for Jefferson County, AL</b>						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	

### Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT	TOTAL
Jefferson County, AL	03/20/2019	5.00	32.00	37.00
<b>Totals for Jefferson County, AL</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>
<b>Total of All Recording Fees</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>

Document Count: 1

Package Count: 1

### Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

## E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Barnes & Barnes (ALTR46)

Cost center: ALTR46

Report generated: 03/21/2019 02:03 PM MDT

### Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED		
<b>Jefferson County, AL</b>										
<b>Mar 20, 2019</b>										
<b>HIGHTIDE/DEASON/STOKES 19-7148</b>										
img20190319_14583819	DEEDS	3	E 2019024788	03/20/2019 08:01 AM CDT	Submission Fee	5.00	Recording Fee	11.00	16.00	03/20/2019
						0.00	Archival Fee	11.00	11.00	03/20/2019
						0.00	Deed Tax	10.00	10.00	03/20/2019
						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	
						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	
<b>Totals for Jefferson County, AL</b>						<b>5.00</b>		<b>32.00</b>	<b>37.00</b>	

### Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT	TOTAL
Jefferson County, AL	03/20/2019	5.00	32.00	37.00
<b>Totals for Jefferson County, AL</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>
<b>Total of All Recording Fees</b>		<b>5.00</b>	<b>32.00</b>	<b>37.00</b>

Document Count: 1

Package Count: 1

### Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

## Package Summary Recording Report

Report generated: Thu, 21 Mar 2019 03:03 PM CDT

**Package:** HIGHTIDE/DEASON/STOKES 19-7148 - EBD8158D-2C5F-18C6-F012-CC356B152029

**Status:** Recorded

**Submitter:** Barnes & Barnes (ALTR46)

**Recipient:** Jefferson County, AL

### *Documents*

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
img20190319_14583819	DEEDS	3	Recorded	E 2019024788	Wed 03/20/2019 08:01 AM CDT	32.00

### *Fees*

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Recording Account (ACH *****8900)	22.00
Taxes	Recording Account (ACH *****8900)	10.00
Submission Fees	Recording Account (ACH *****8900)	5.00
<b>Total Fees:</b>		<b>37.00</b>

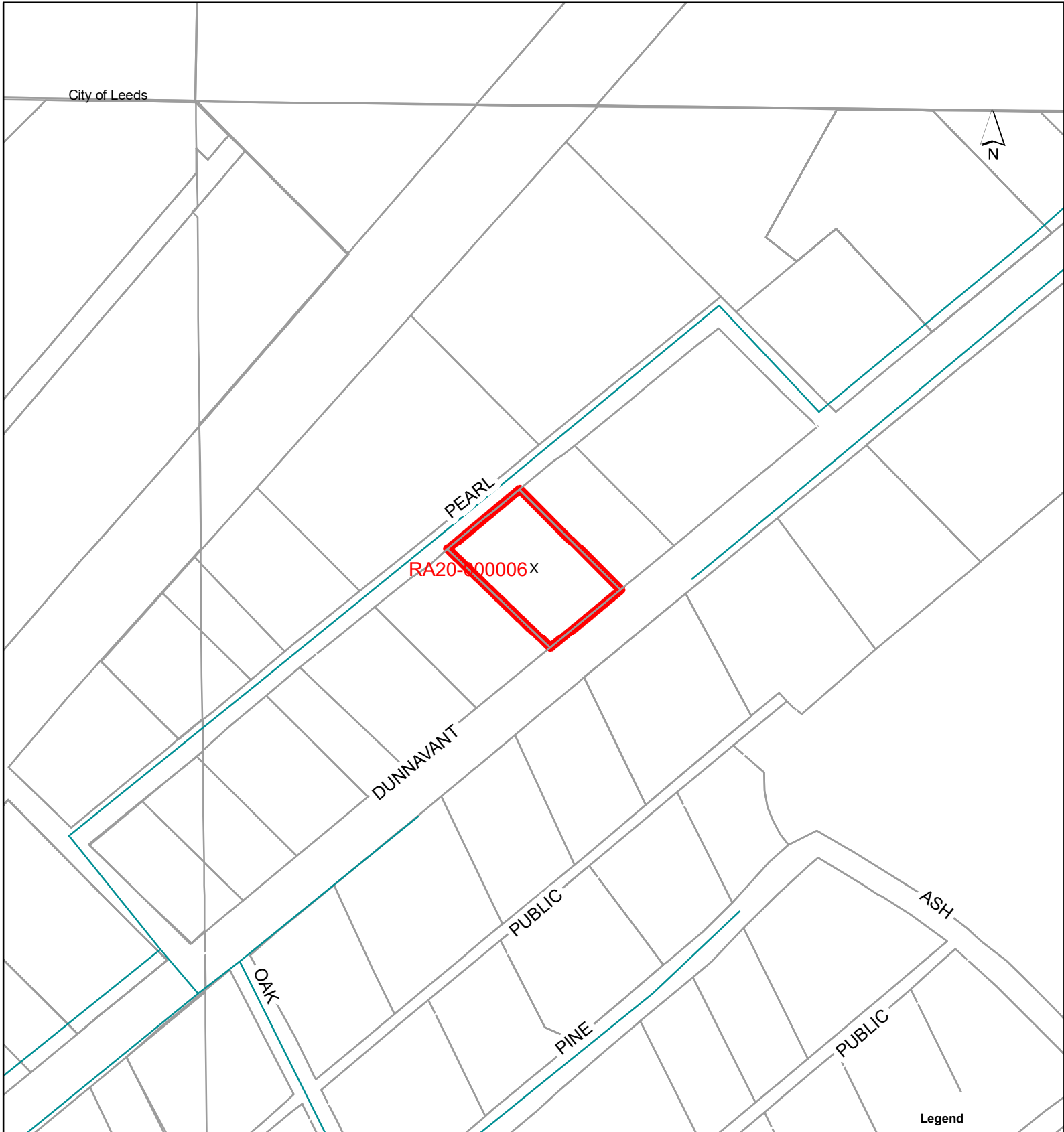
### Questions Contact:

Simplifile Support 800.460.5657, option 3  
 5072 North 300 West  
 Provo, UT 84604

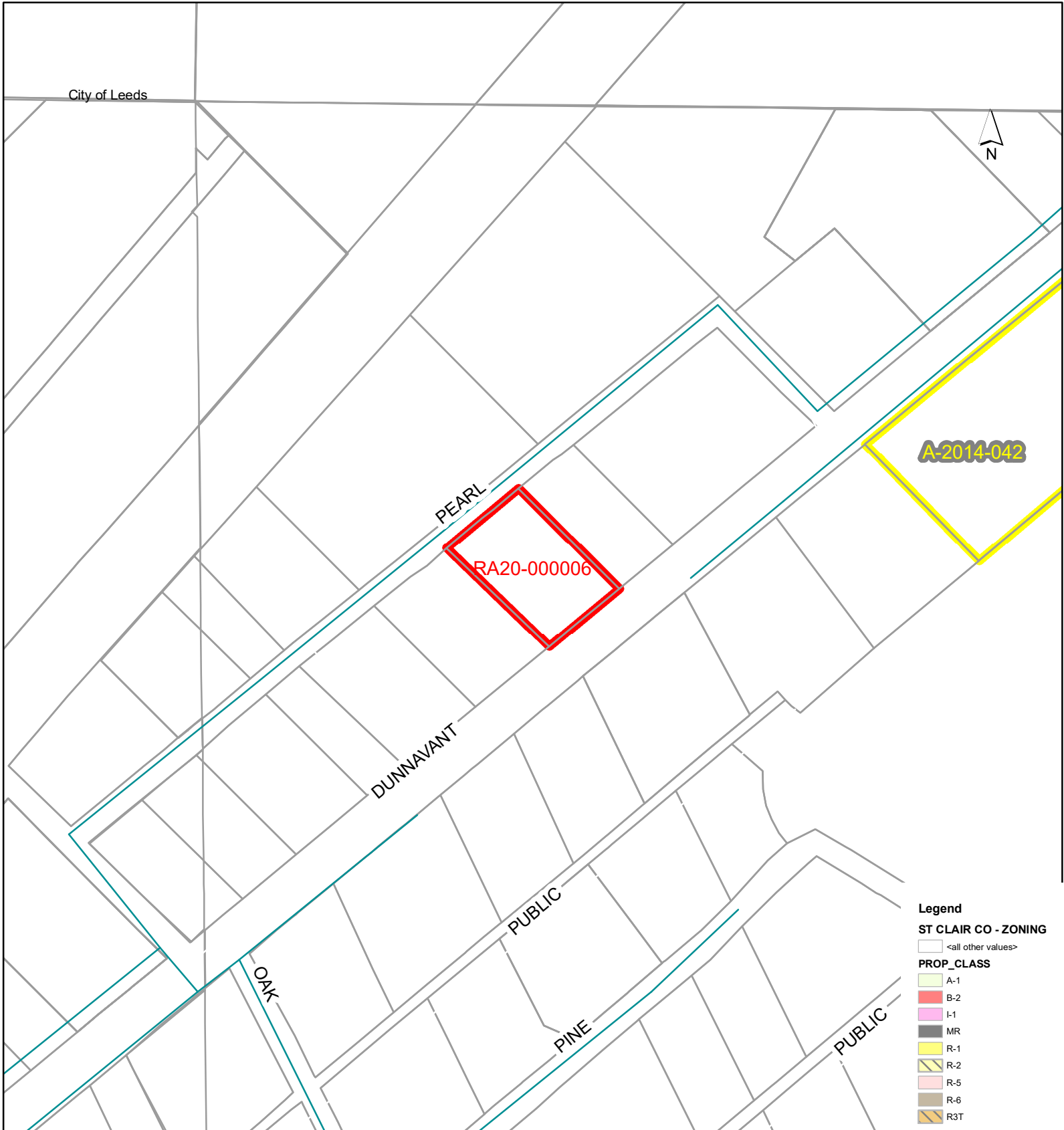
# RA20-000006 8147 DUNNAVANT ZONING



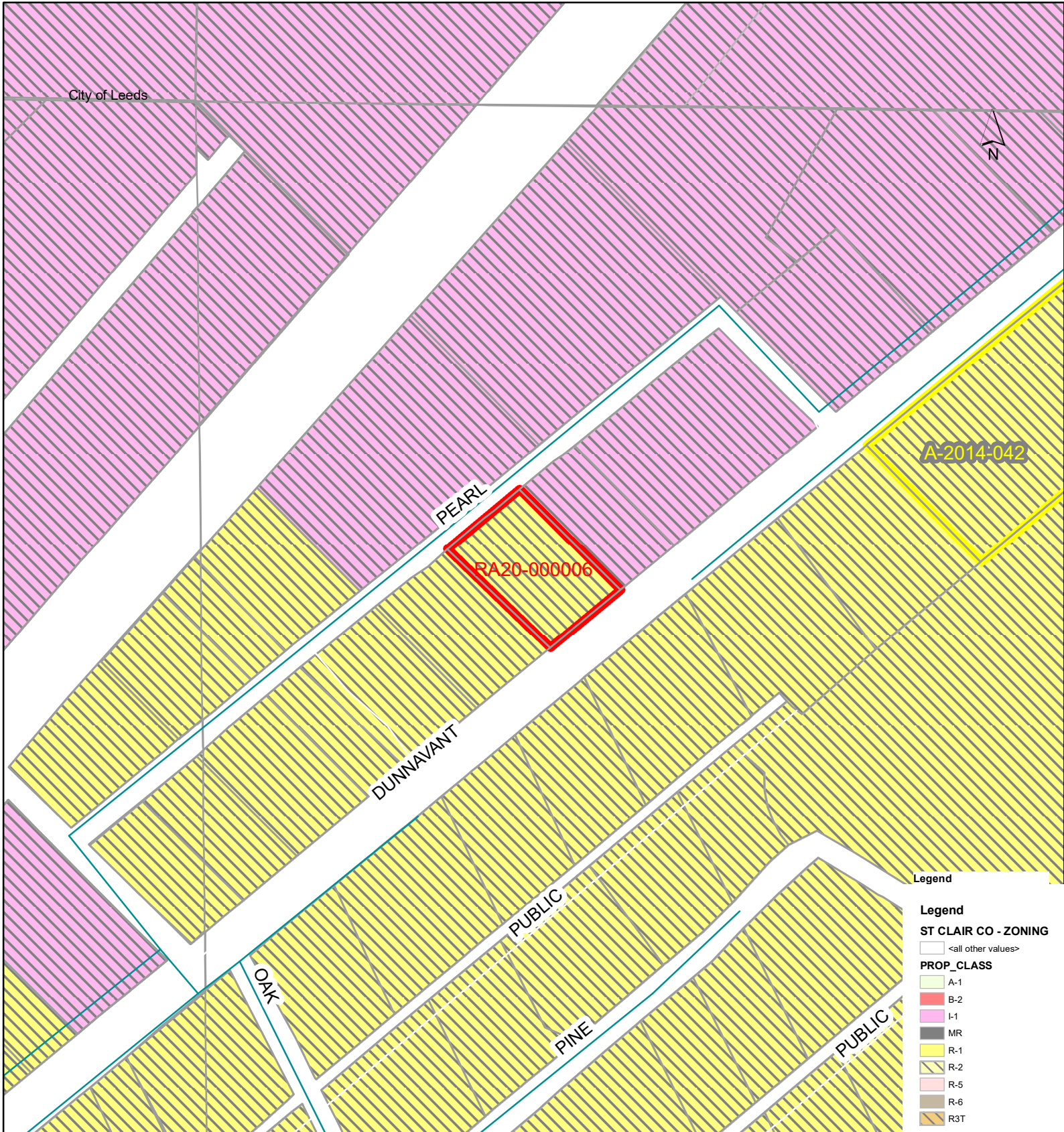
# RA20-000006 8147 DUNNAVANT FLOOD



# RA20-000006 8147 DUNNAVANT RD STREET



# RA20-000006 8147 DUNNAVANT ZONING





**File Attachments for Item:**

2. Bid Summary for Solid Waste Collection, Disposal, Recycling & related services

City of Leeds  
BID 2021-01 - Solid Waste

**BID TABULATION SUMMARY**

	<u>Waste Management</u>	<u>Waste Management Alt Bid</u>	<u>Ecosouth</u>
Base Bid			
Residential 1 - Garbage	No Bid	\$18.71	\$14.79
Residential 2 - Garbage	No Bid	\$30.71	\$22.19
Recycle - Centralized	No Bid	No Charge	No Charge
City Facilities	No Bid	No Charge	No Charge
Business 1	No Bid	No Bid	\$20.50
Business 2	No Bid	No Bid	\$27.65
Business 3			
2 cu	No Bid	No Bid	\$44.53
4 cu	No Bid	No Bid	\$76.73
6 cu	No Bid	No Bid	\$92.84
8 cu	No Bid	No Bid	\$108.94

**File Attachments for Item:**

3. Minutes from June 07, 2021



# CITY OF LEEDS, ALABAMA

## REGULAR COUNCIL MEETING MINUTES

Leeds Municipal Annex - 1412 9th Street; Leeds, Alabama 35094

June 07, 2021 @ 6:00 PM

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### CALL COUNCIL MEETING TO ORDER

Mayor David Miller called the meeting to order at 6:01 pm.

### ROLL CALL / INVOCATION / PLEDGE OF ALLEGIANCE

#### PRESENT

Mayor David Miller  
Council member Kenneth Washington  
Council member Eric Turner  
Council member Johnny Dutton  
Council member Angie Latta  
Council member Devoris Ragland-Pierce

#### INVOCATION

Council member Eric Turner

#### PLEDGE OF ALLEGIANCE

Mayor David Miller

### PUBLIC HEARING

1. Amendment 772 Hearing

There was no public comment. The matter was referred to Council.

2. RA20-000006: A request for the Rezoning of a Certain Property at 8417 Dunnivant Road from R-2 (Single Family District) to I-2 (Heavy Industrial District)

Several stood and spoke in opposition to the request: Mr. Roland Isbell, 7717 Pine Avenue; Mr. Bobby Howard, 7725 Pine Avenue; Ms. Ada Smith, 8420 Dunnivant Road and Ms. Barbara Howard, 7725 Pine Avenue. There was no other comment. The matter was referred to Council.

Public Hearing closed at 6:19 pm.

### APPROVE COUNCIL MINUTES

3. Minutes from May 17, 2021

Motion to approve minutes from May 17, 2021 made by Council member Turner, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce

4. Minutes from May 26, 2021

Motion to approve minutes from May 26, 2021 made by Council member Turner, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Latta. Voting Abstaining: Council member Washington, Council member Ragland-Pierce

**REPORTS OF OFFICERS:**

5. Mayor's Report: Mayor David Miller

Mayor Miller announced the City is accepting applications for Leeds Water Works Board. Interested persons need to apply within two weeks. Applications are available on the City's website or at City Hall.

City Attorney Scott Barnett informed the Mayor and Council about notification received from Waste Management. They are requesting for the City to immediately renew the solid waste contract for one year or they will cancel the existing contract on August 01, 2021. Mr. Barnett added that the City has the option to bid out it too.

Mayor Miller passed on other Department reports except for Mr. Watson's update on Rockhampton Subdivision.

6. Police Department: Chief Atkinson

7. Fire Department: Chief Parsons

8. Library: Library Director Carden

9. Municipal Court: Magistrate Roberts

10. Development Services Department: City Administrator Watson

A Notice of Violation has been issued by ADEM (Alabama Department of Environmental Management), and the City will step down from enforcement action until their report is complete. However, there are water quantity issues that the City can still address.

The previous pay period overtime is due to shortages in the Police Department.

11. Public Works Department: Public Works Director Warren

**OLD BUSINESS:**

**NEW BUSINESS:**

12. Resolution 2021-06-01: Consider Use and Granting of Public Funds and Things of Value in Aid to a Private Entity Pursuant to Amendment 772 of the Alabama Constitution  
Motion to approve Resolution 2021-06-01 made by Council member Ragland-Pierce, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce
13. Resolution 2021-06-02: Consider Approval of 2022 Council Meeting Calendar  
Motion to approve Resolution 2021-06-02 made by Council member Dutton, Seconded by Council member Latta. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce
14. Resolution 2021-06-03: Consider Adoption and Ratification of May 2021 City Expenditures/Payables  
Motion to approve Resolution 2021-06-03 made by Council member Dutton, Seconded by Council member Turner. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce
15. Resolution 2021-06-04: Consider Authorizing a Budget Amendment for the Acting City Judge  
Motion to approve Resolution 2021-06-04 made by Council member Dutton, Seconded by Council member Turner. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce
16. Resolution 2021-06-05: Consider Authorizing Streetlight Replacement Project  
Motion to approve Resolution 2021-06-05 made by Council member Turner, Seconded by Council member Latta. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce
17. Resolution 2021-06-06: City Council Objection to Rezoning of certain property within unincorporated Jefferson County  
Motion to approve Resolution 2021-06-06 made by Council member Washington, Seconded by Council member Turner. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce
18. Ordinance 2021-05-01: Consider Determination of Assenting to the Rezoning at 8417 Dunnavant Road

Since the applicant did not properly send notification, the matter will be carried over. Motion to table made by Council member Washington, Seconded by Council member Turner. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce

**PUBLIC COMMENTS**

Mr. Roger Bailey, 1291 Katherine Street - spoke about his neighbor's septic tank leaking onto his property.

Mr. Joe Thomas, 1522 Cogbill Street - spoke about the Fire Department taking his property. Chief Parsons advised that the City did not take his property. Ms. Roberts added that Mr. Thomas needs approval from the State Director of Public Safety for the siren.

Mr. Trygve Arnesen, 1809 Clarke Circle - had questions about the seal coat in his subdivision.

Ms. Shirley Hunter, 8101 Jackson Avenue - asked for assistance with Hubble's security lighting that is shining into her windows. Also, the business across the street parks their trailers where they block the view of the nearby RR crossing. She also asked about a sprinkler inspection for her church's permit.

Mr. Bobby Howard, 7725 Pine Avenue - asked for addresses for zoning cases.

Mr. Randy Ray, 6287 Zeigler Road - expressed his gratitude for the City's disapproval of Jefferson County's rezoning case.

**ADJOURNMENT**

Motion to adjourn made by Council member Turner, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Washington, Council member Turner, Council member Dutton, Council member Latta, Council member Ragland-Pierce

The meeting adjourned at 7:09 pm.

\_\_\_\_\_  
David Miller, Mayor

Attest:

\_\_\_\_\_  
Toushi Arbitelle, City Clerk

**File Attachments for Item:**

5. Police Department: Chief Atkinson





J ATKINSON  
CHIEF OF POLICE

THE CITY OF LEEDS  
LEEDS POLICE DEPARTMENT

1040 PARK DRIVE  
LEEDS, ALABAMA 35094-2213  
BUS: (205) 699-2581  
FAX: (205) 702-6556



DAVID MILLER  
MAYOR

DATE: June 9, 2021

Mayor and Council:

The following is a summary of the Police Department activities for the month of May and the 2021 year-to-date totals.

**Police Department Activity Summary**

Category	*Calls Answered	Accidents Investigated	All Reports	Traffic Stops	Traffic Citations	Warning Citations	Non-Traffic Citations	Misd. Arrests	Felony Arrests	Warrants Served
May 2021	810	47	196	473	178	122	6	21	8	117
2021 YTD	3704	168	851	1560	956	611	21	156	98	467
May 2020	874	25	174	466	371	171	0	43	25	68
2020 YTD	3978	169	796	1323	1173	457	18	164	62	230
Category	*Officer Assists	*Public Assists	Court Hours	Training Hours	Shifts Worked	Miles Driven	Dispatch CFS	Business Cks/Card		
May 2021	322	190	36	65	199	21,970	1658	124		
2021 YTD	1551	1272	213	182	1196	112,096	8476	1031		
May 2020	340	268	2	36	269	18,860	1832	302		
2020 YTD	1466	1355	95	211	1274	85,745	7561	1312		

\*Calls answered, Officer Assists and Public Assists equal all calls.

**Jail Expenses**

**Prisoner Transportation**

<b>No. of Inmate Days</b>	<b>80</b>	<b>May 2021</b>	<b>Miles =</b>	<b>1,328.5</b>	<b>May 2021</b>	<b>Hours =</b>	<b>54.0</b>
<b>May Expenses</b>	<b>\$2,600.00</b>	<b>2021 YTD</b>	<b>Miles =</b>	<b>7,037.5</b>	<b>2021 YTD</b>	<b>Hours =</b>	<b>313.0</b>
<b>2021 YTD</b>	<b>\$15,697.50</b>						
<b>2020 Total</b>	<b>\$40,507.50</b>	<b>2020 Total</b>	<b>Miles =</b>	<b>14,162.2</b>	<b>2020 Total</b>	<b>Hours =</b>	<b>522.0</b>

**False Alarms**

False Alarms	Burglary Business	Burglary Residence	Robbery Business	Robbery Residence	Totals	Chargeable	
May 2021	12	13	1	0	26	26	
2021 YTD	57	40	3	0	100	100	
2020 Total	170	118	15	1	304	304	

**Assigned Cases**

<b>Statistics for Leeds, Alabama</b>	<b>Homicide</b>	<b>Rape</b>	<b>Robbery</b>	<b>Assault</b>	<b>Burglary</b>	<b>Felony Theft</b>	<b>MVT</b>
May 2021	0	1	0	0	2	7	0
2021 YTD	0	7	1	5	11	45	10
Cases Cleared YTD	0	5	1	5	5	16	7
May 2020	0	1	1	3	4	8	0
2020 YTD	1	4	3	5	18	43	5

Respectfully Submitted,

Lt. J E Loebler

**File Attachments for Item:**

9. Development Services Department: City Administrator Watson  
Over-time report

# Department Hours- OT

From 06/15/21 to 06/28/21

Department	OT	COM	FDC	Totals
	227:08	52:30	34:00	313:38
ADM-1	12:06	31:00		43:06
CRT-11	0:33	17:00		17:33
DEV-50	0:09			0:09
FIRE1-26	34:30		28:30	63:00
FIRE2-26	35:30		5:30	41:00
LIB-70		4:30		4:30
POL-22	104:47			104:47
STR-80	39:33			39:33

## OT report payroll ending 6-28-2021

Marquetta Willis <mwillis@leedsalabama.gov>

Fri 7/2/2021 10:58 AM

To: Toushi Arbitelle <tarbitelle@leedsalabama.gov>

📎 1 attachments (42 KB)

Ot report payroll ending 6-28-21.pdf;

Here is the OT report for payroll ending 6-28-21. The street department should change to 24:041 due to the discrepancy in Johnny Warrens over time.

Marquetta Willis  
Revenue Dept.  
1400 9th ST.  
Leeds, AL 35094



**File Attachments for Item:**

11. Ordinance 2021-05-01: Consider Determination of Assenting to the Rezoning at 8417  
Dunnavant Road

**ORDINANCE NO. 2021-05-01**

**ORDINANCE ASSENTING TO THE REZONING OF CERTAIN PROPERTY OR PARCEL FROM R-2, RESIDENTIAL DISTRICT TO I-2, HEAVY INDUSTRIAL DISTRICT IN THE CITY OF LEEDS, ALABAMA**

**WHEREAS**, the Planning Commission of the City of Leeds, Alabama has received a request to amend the City's Official Zoning Map, and has made, a report of their DECLINATION recommendation as to rezoning of the following parcel of property from R-2, Residential District to I-2. Heavy Industrial District; and

TPID	Address	Property Owner
2500281002012000	8417 Dunnivant Rd	High Tide Oil Company

**WHEREAS**, the City of Leeds City Council held a formal public hearing for the purpose of considering an ordinance to amend the zoning map of the City in accordance with said zoning request on December 10, 2020; and

**WHEREAS**, Resolution and Proposed Ordinance were published in accordance with State Law and City Ordinance by posting in four (4) conspicuous places.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEEDS, ALABAMA, AS FOLLOWS:**

The City's Official Zoning Map shall be amended to rezone the above listed parcel of property from R-2, Single Family District to I-2, Heavy Industrial District according to the City's current zoning regulations.

**READ, APPROVED AND ADOPTED** at a regular meeting of the City Council of the city of Leeds, Alabama on this the 6th day of July 2021.

**BE IT FURTHER ORDAINED** that the Mayor and City staff shall have the full authority to do those things, perform those functions, and to sign necessary documentation in order to carry out the actions so authorized herein.

**BE IT FURTHER ORDAINED**, that the provisions of this Ordinance are severable if any part of this Ordinance is determined by a court of law to be invalid, unenforceable or unconstitutional, such determination shall not affect any other part of this Ordinance.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT FROM VOTING: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

CITY OF LEEDS, ALABAMA

\_\_\_\_\_  
David Miller, MAYOR

\_\_\_\_\_  
DATE

ATTEST:

\_\_\_\_\_  
Toushi Arbitelle, City Clerk

I, Toushi Arbitelle, City Clerk of the City of Leeds, hereby certify that the above Ordinance was duly adopted by the City Council of the City of Leeds at a regular meeting held on the 6th day of July 2021.

\_\_\_\_\_  
Toushi Arbitelle, City Clerk



**File Attachments for Item:**

12. Ordinance 2021-07-01: Consider Awarding Solid Waste Franchise Bid

**ORDINANCE NO.: 2021-07-01**

**AN ORDINANCE IN ACCORDANCE WITH THE SOLID WASTES AND RECYCLABLE MATERIALS MANAGEMENT ACT AWARDING SOLID WASTE FRANCHISE.**

**WHEREAS**, since 2001, the City has established a system of services according to the Solid Wastes and Recyclable Materials Act for the collection and disposal of Solid Waste, Trash, Recyclables, debris, and other related services for both residents and for businesses within the corporate limits; and

**WHEREAS**, such system of services will be provided via an approved franchise agreement with a private contractor pursuant to the procedures established by the State bid requirements for such municipal services; and

**WHEREAS**, the services and prices charged for the various collection categories by the provider are subject to the State bid process and adopted by the City Council based on the overall response from the bidders; and

**WHEREAS**, the City desires to approve prices, fees, charges, franchise fees and administrative costs associated with the City's system of services based on the bids from the responding companies.

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Leeds as follows:

1. The Recitals above are hereby included and adopted herein this Ordinance as if fully set forth.
2. The City Council, having been presented with two bids from the responding companies, hereby awards the bid for the City Solid Waste Franchise to EcoSouth, Services of Birmingham LLC as the lowest and most responsible bidder, based on the bid tabulations as attached hereto as **Exhibit A**.
3. The City hereby adopts the Base-level Prices associated with the various collection categories within the City's system of services, as set forth within the attached Bid Tabulation Summary as attached as Exhibit A by Eco South Services of Birmingham, LLC.
4. The Base-level Prices established herein shall be pricing for the categories of services identified, and any additional services requested by program participants shall be charged additional pricing and fees subject to the Base-level Prices depending and based on the additional services so requested and provided.
5. The service level provided for each collection category identified herein shall include the City's system of services including those services as described within a franchise agreement in substantially the same form as advertised by the City.
6. A monthly franchise fee of \$1.00 shall be charged to the contractor providing the services on behalf of the City, for each residential and business program participant.
7. In the event that any amount due pursuant to this Ordinance shall not be paid within thirty (30) days after the same shall become due and payable, at the expiration of such thirty (30) day period, and for every thirty (30) day period thereafter, a late fee of two dollars (\$2.00) and interest of ten percent (10%)

of all outstanding amounts, shall be imposed, and the City shall possess all remedies provided by the Solid Wastes and Recyclable Materials Management Act.

8. If any provision of this Ordinance shall be held invalid or unenforceable then the validity, legality and enforceability of the remaining provisions shall not be affected thereby.

9. Any portion of any prior ordinance in conflict herewith is, to the extent of such conflict, hereby repealed.

10. This Ordinance shall become effective as provided by law after passage, approval and publication.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEEDS, ALABAMA** on this 6th day of July, 2021.

CITY OF LEEDS, ALABAMA

\_\_\_\_\_  
DAVID MILLER, MAYOR                      DATE

ATTEST:

**AYES:** \_\_\_\_\_  
**NAYS:** \_\_\_\_\_  
**ABSENT FROM VOTING:** \_\_\_\_\_  
**ABSTAIN:** \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

In capacity as City Clerk of the City of Leeds, I hereby certify that the above Ordinance was duly adopted by the City Council of the City of Leeds at a regular meeting held on the 6th day of July, 2021.

\_\_\_\_\_  
Toushi Arbitelle, City Clerk

**EXHIBIT A – BID TABULATION SUMMARY**

Base Bid	City of Leeds		
	<u>Waste Management</u>	<u>Waste Management Alt Bid</u>	<u>Ecosouth</u>
Residential 1 - Garbage	No Bid	\$18.71	\$14.79
Residential 2 - Garbage	No Bid	\$30.71	\$22.19
Recycle - Centralized	No Bid	No Charge	No Charge
City Facilities	No Bid	No Charge	No Charge
Business 1	No Bid	No Bid	\$20.50
Business 2	No Bid	No Bid	\$27.65
Business 3	No Bid	No Bid	\$44.53
2 cu	No Bid	No Bid	\$76.73
4 cu	No Bid	No Bid	\$92.84
6 cu	No Bid	No Bid	\$108.94
8 cu	No Bid	No Bid	

**File Attachments for Item:**

13. Resolution 2021-07-01: Consider a lease of meeting space at the Civic Center

**CITY OF LEEDS  
RESOLUTION NO.: 2021-07-01**

**AUTHORIZING SEMI-ANNUAL LEASE OF MEETING SPACE AT THE LEEDS CIVIC CENTER.**

**WHEREAS**, a request has been made by the Knights of Columbus Council 5597 in Leeds, Alabama to lease certain meeting space within the Leeds Civic Center for various non-profit events for the organization; and

**WHEREAS**, the request to lease the subject space includes primarily entertainment events that are open to the public and to be held two times per month; and

**WHEREAS**, in order to lease the subject space to a non-public entity, it is required that the subject lease be authorized by the City Council and also be determined to provide a public benefit.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Leeds that:

1. The request to lease the City of Leeds Civic Center meeting space on designated Fridays two times per month is hereby approved.
2. The subject lease shall be drafted by the City Attorneys to include, without limitation, the following terms:
  - a. Two Fridays per month.
  - b. Advance payment of \$400 lease per month. In the event of non-payment, no tenant access shall be allowed to the subject space.
  - c. Six-month term and renewable only upon prior approval by the City Council.
  - d. Termination with or without cause allowed by City at any time.
  - e. All events shall end no later than 9:00pm.
  - f. All events shall be subject to full compliance with all existing requirements of the City Code. Non-compliance shall result in immediate denied access to the subject space.
  - g. Active liability policy naming the City as additional insured.
  - h. All other terms deemed necessary by the Mayor and City attorneys.
3. The Mayor and staff shall have the full authority to do those things, perform those functions, make such decisions, and to sign necessary documentation in order to carry out and fully complete the actions so authorized herein.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEEDS, ALABAMA** on this 6th day of July 2021.

CITY OF LEEDS, ALABAMA

\_\_\_\_\_  
DAVID MILLER, MAYOR                      DATE

ATTEST:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT FROM VOTING:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

In capacity as City Clerk of the City of Leeds, I hereby certify that the above Resolution was duly adopted by the City Council of the City of Leeds at a regular meeting held on the 6th day of July 2021.

\_\_\_\_\_  
Toushi Arbitelle, City Clerk

**File Attachments for Item:**

14. Resolution 2021-07-02: Consider a declaration of emergency for city ambulance bid





**EXHIBIT A**  
**Proposed Ambulance Purchase Specifications**

• 2021 Dodge Ram 4500 and Ambulance body	\$219,296.93
• Stryker Power Loading Stretcher Mount	\$23,931.96
• Stryker Power Pro Stretcher	\$19,583.00
• Stryker Power Load and Power Pro 5-year preventative maintenance plan and unlimited repairs. Covers parts, labor, and travel.	\$12,958.25
• Stryker Stair Chair	\$3,391.79
• Kenwood Radio	\$2,169.50
• MCA (Computer, Cradle Point, Radio Install)	\$10,618.98
• Knox (Electronic Med Vault)	\$1,742.00
• Medical Supplies (Bags, Portable Suction, IO Drill, Equipment)	\$7,000.00
Total	\$300,719.40