

**PUBLIC HEARING FOR  
ABATE NUISANCE COMPLAINT AT 90 Laconte Street., Pittsview, AL 36871  
JULY 14, 2021**

A public hearing for abatement nuisance complaint at 90 Laconte Street, Pittsview, AL 36871 was called to order by Russell County Commission Chairman Corbett.

**BUSINESS:** Chairman Corbett presented the land abatement by Mr. Bill Friend and asked if anyone was there that is here to speak about this issue, beside Mr. Friend who brought the complaint forward.

No public comments were made. Chairman Corbett stated since there was no one there, and they have heard Mr. Friend's comments in previous meetings, there was no need to expand on it.

Motion to close the public hearing was by Commissioner Screws. Seconded by Commissioner Epps. All Commissioners were in favor by saying aye. None opposed. The motion passed unanimously.

The public meeting was closed.

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Russell County Commission  
Russell County Commission Chambers  
Meeting Minutes July 14, 2021  
9:30 A.M. EST

An adjourned meeting of the Russell County Commission was called to order by Chairman Corbett.

The invocation was given by Reverend Brady Baird with Seale UMC.

Commissioner Lee led the Pledge of Allegiance.

**PUBLIC COMMENTS:**

Reverend Brandon Thornton was there with public comments pertaining to the Executive Order 13985. He asked what the pleasure of the Commissioners and what was the intent relating to their county. Reverend Thornton stated that Executive Order 13985 said that it speaks to serving the undeserved community, particularly the black community. He wanted to know the Commissioners pleasure concerning the funds. He asked if there will there be an application process, or will there be some type of way to be sure that they will be able to reach the community by way of speaking to the community versus making appropriation of how they will spend these funds? He stated they are aware there is 11 million dollars that is on the table, and it is an opportunity for us to be able to make some drastic changes in our community. However, he would like to know exactly what the plan is to do with that money and to be able to not just go ahead and make some executive orders or executive decisions without hearing from the community. He stated that it would not only do the community and the county a disservice, but it would do our people a disservice. He is interested in knowing exactly what we will do concerning Executive Order 13985. Reverend Thornton thanked the Commissioners for hearing him and this is his second opportunity and time coming before them and he has still

not heard anything in reference to it, so he would like to place it into the records knowing that it has been stated. He thanked them for their time. Chairman Corbett made the comment that in public comments are typically for someone to speak but he told Reverend Thornton that the last time he was here, they set a planning meeting at 4 pm and nobody showed up to it. Reverend Thornton stated that there was a discrepancy in time for that particular meeting. Reverend Thornton also said that he learned from the lawyer that was stated that was in place did not have the information from Executive Order 13985 and that you would be able to come back to it. Chairman Corbett stated that he wanted to speak to his point about them not taking any action because they are absolutely familiar with it, read it, and he is very familiar with it. They are trying to be careful of how they approach it because they do not want to make bad decisions and he thinks it was the summary of the Commission's comments in that planning session based on this topic, so they are not ignoring it. Based on this topic they would not take any adverse, quick reactions and that they want to make sure that they are doing the right thing for the community, the county, and it is for the entire community. He agreed that it speaks to some specific areas, but it is for the entire county, and they want to make good decisions and they have just received the first part of that money and that they have years to be able to come up with a plan to allocate and spend the money. Chairman Corbett did not want it to appear that they are not taking action, and that this Commission came in an hour early just to talk about this topic. They spoke about 50 minutes of the hour about this topic and how they are going to make good plans moving forward to spend it. He said that they encourage community participation and for people to come and present, and at some point, he believes as a Chairman, and as a Commissioner, he believes they will be offering the ability for people, just like they do with their budget time, to make presentations, and recommendations, and things that will benefit the county. He just wanted to make those comments because he didn't want to appear that they were not, or that we ignored you. He said, in fact, based on the Reverend's comments the first time he was there, they set the 4 o'clock meeting and had that meeting based on his comments and it was a very productive meeting on it. Chairman Corbett restated that they are definitely very familiar with it and our attorney is most familiar on this because she's actually working with our state association on statements and platforms on it so we've got a lot of good stuff going on for us on this. He said we are very proud and very happy to get the money, and that we just want to do it right. Chairman Corbett thanked the Reverend for coming and talking, but we have not set that yet.

Chairman Corbett thanked The Citizen of East Alabama and Cable TV of East Alabama BEAM for broadcasting our meetings and for broadcasting our meetings for our citizens that are not able to come through Facebook Live. He welcomed our elected officials, department heads, and visitors that have come today especially for the event they have going on.

Chairman Corbett stated that the agenda was approved unanimously Monday night at the work session.

Interim County Administrator Paulette Colbert called roll of the Commission. Member's present were Commissioner Rod Costello, Commissioner Cattie Epps, Commissioner Scott Chambers, Commissioner Larry Screws, Commissioner Ronnie Reed, Commissioner Gentry Lee, and

Chairman Chance Corbett. Also, present was the Interim County Attorney Hope Hicks and Interim County Administrator Paulette Colbert, who kept minutes.

A quorum was established by Interim County Administrator Paulette Colbert.

### **APPROVAL OF MINUTES:**

Chairman Corbett presented to approve for June 23, 2021. Motion to approve by Commissioner Costello and seconded by Commissioner Reed. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion to approve the minutes unanimously.

### **PROCLAMATIONS AND RESOLUTIONS:**

Chairman Corbett presented Commissioner Epps with a scholarship presentation. Commissioner Epps thanked them for the opportunity, on behalf of the Commissioners, for the scholarship presentation from Sammie Lee Vann Darty Educational Foundation, Inc. with the following program information:

- Welcoming was made by Mr. Cedric Darty
- History of Bustin' Out Bail Bonds was made by Jade J. Archibald
- History of Sammie Lee Vann Darty was by made Megan D. Archibald

Presentation of Awards were awarded to:

- Madison Ashytiam Taylor with Alabama State University
- Tamia Adrianna Mack with Tuskegee University
- Trailblazer Award was to Dr. Brenda Coley, Russell County School District Superintendent

Closing remarks were made by Commissioner Cattie Epps and Mr. Cedric Darrell Darty, ED.S. President. The ceremony was sponsored by Justice & Bustin' Out Bail Bonds, Inc. with Mr. Cedric Darrell Darty, ED.S. President and Mr. Kalfee Parker, Vice President.

### **DISCUSSION ITEMS:**

Chairman Corbett presented Economic Development Advisor Victor Cross with the Alabama Scenic River Trail. Mr. Cross introduced Mr. Fredrick Couch, Jr. with information to share with the Commission and all of Russell County on the Alabama Scenic River Trail. He tries to identify a specific property every 8 – 10 miles on a waterway so that someone is paddling with their family, they can camp legitimately and not trespass. Mr. Couch had two people on a sheet of paper which he needs the Commission to help him contact. He wants the Commission to call and say he (Mr. Couch) is a good guy and he's doing the right thing and please help him out. Mr. Couch says that he's a stranger in this community, but they know the Commission and that they can learn from him on what he can do. He said he can provide them with a Memorandum of Understanding (MOU) and see if they have any restrictions or if they have any plus's they'd like to tell them about. He currently he has 354 of these in the state. He

asked that they Commission make that decision to call these folks and tell them Fred's here and he needs help. Then provide him with the space no bigger than 20 x 20, no bigger than for 2 tents, not more than 6 people and no more than 2 days. Mr. Couch said that they prefer places that only the landowner can drive to and not for the public to come by in their RV's or motorcycles and stull like that. These are for people who are coming down the waterway and they can pull over. Chairman Corbett thanked him for coming.

## **BUSINESS ITEMS:**

Chairman Corbett presented Mr. Bill Friend with Enforcement with the abatement of property located at Laconte Street. Mr. Friend stated that this morning they had a public hearing regarding property located on Laconte Street, and he is requesting the county commission by resolution to declare this property a public nuisance in order of the abatement of the nuisance. Motion made by Commissioner Screws and seconded by Commissioner Chambers. Interim County Administrator Paulette Colbert polled the Commission as follows: District 3: Costello, yes. District 5: Epps, yes. District 2: Chambers, yes. District 7: Screws, yes. District 4: Reed, yes. District 1: Lee, yes. District 6: Corbett, yes. The Commission passed the motion unanimously.

Chairman Corbett presented Mr. Bill Friend with Enforcement with the abatement of property located on Kinnett Drive and Fred Street, Phenix City. Mr. Friend stated that he'd opened this case back on March 9<sup>th</sup> and the property was notified and signed for a copy, then found out that the person that signed for it was the gentleman's brother because he's deceased. He's made every effort to try to contact the son, which is the legal heir of the property. The tax was paid by the brother last year and that's why it didn't hit the tax receipt. Mr. Friend said they have been working on this case on and off for 14 months trying to find somebody to get it cleaned up. He said it's in a very bad shape. It's got two mobile homes partially tore down and there are two people living in campers. Mr. Friend stated to the Commissioners that he had added a letter up there this morning that came down late from the Health Department about the septic systems on both of the campers out there and that it's running straight on the ground. Mr. Friend then asked the County Commission by resolution to declare the property a public nuisance in order of the abatement of the nuisance. It is trash, junk, debris, household garbage, old appliances, a swimming pool, and 2 dwellings half-way torn down. Mr. Friend requested to abate the property and he also requested that a public hearing be set at the next commission meeting on the 28<sup>th</sup> of July at 9:30 in the morning. Commissioner Chambers moved the motion and seconded by Commissioner Reed. Commissioner Lee stated that this is just to set a public hearing to declare it a nuisance and they have not approved it yet to tear it down and they will get one more chance to vote for or against it. Chairman Corbett asked that the attorney have a conversation with Mr. Friend to make sure we have any issues talked about Monday night worked out before the public hearing. Mr. Friend stated that the attorney has already sent out a letter, so she is already aware of the case. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously for the public hearing.

Chairman Corbett presented Mr. Bill Friend with Enforcement with the abatement of property located on 15 Candi Lane in Ft. Mitchell. Mr. Friend stated that on the 19<sup>th</sup> of July, this case

was open and was reported by Commissioner Epps in her district. He stated that a copy of the complaint was sent out the 25<sup>th</sup> of January by certified mail and the property was rechecked on the 5<sup>th</sup> of April and it remains in the same condition. He said the property owner has made no attempt to contact him, and he has tried to reach out and find some relatives, with no luck finding any type of relatives. He stated that the county attorney, on the 15<sup>th</sup> of April, had sent out a letter to the people about the property. Also, a certified letter was sent, and they still did not get a response. At this time, Mr. Friend asked the county commission by resolution to declare the property a public nuisance in order of the abatement of the nuisance. He said this is just a mobile home back in the woods that is half caved in the top and the windows are out. He said it's a dwelling and it's unlivable and uninhabitable. He also requested that a public hearing be set for the next meeting on the 28<sup>th</sup> of July at 9:30 am. Commissioner Epps moved to schedule a public hearing and seconded by Commissioner Screws. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously for the public hearing.

Chairman Corbett presented permission to sell surplus vehicles by Sheriff Taylor. Sheriff Taylor asked the Commissioners permission for the Sheriff's Office to sell 3 vehicles currently at their body shop that they have used to have spare parts from. The following vehicles have been stripped as much as they can to use for different part off of them:

-Unit 739 2009 Crown Vic	VIN: 2FAHP71V49X121927
-Unit 766 2011 Crown Vic	VIN: 2FABP7BV6BX129120
-Unit 767 2011 Crown Vic	VIN: 2FABP7BV8BX129121

Motion to approve by Commissioner Lee and seconded by Commissioner Reed. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously.

Chairman Corbett presented the Investing in Alabama Counties agreement and stated that the Commissioners have in their packets the Association of County Commissioners of Alabama Investing in Alabama Counties program. He stated they had a very good discussion presentation by Mr. Brasfield at the last work session meeting and that the Commission was in favor of moving forward in this agreement so they can navigate these waters as they move forward with the American Rescue Plan Act. Commissioner Lee motioned to approve to move into an agreement with the ACCA and seconded by Commissioner Reed. Few Commissioners were in favor by saying aye and some opposed so Interim County Administrator Paulette Colbert polled the Commission as follows: District 3: Costello, no. District 5: Epps, no. District 2: Chambers, no. District 7: Screws, no. District 4: Reed, yes and no. District 1: Lee, yes. District 6: Corbett, yes. The motion fails.

Chairman Corbett presented the Professional Services Agreement Highway 80 Corridor Sewage Study. He stated that the Commissioners had in front of them the proposal by Barrett Simpson and it has gone in front of the Economic Development Advisory Committee, as well as commissioners have been involved in discussing this with that committee. He stated that they talked Monday night about entering into the agreement with Barrett Simpson to proceed

on with the study for the Highway 80 corridor and to give us the ability to move forward with any new projects in the future. Chairman Corbett made a motion to approve. Seconded by Commissioner Lee. Interim County Administrator Paulette Colbert polled the Commission as follows: District 3: Costello, yes. District 5: Epps, yes. District 2: Chambers, yes. District 7: Screws, yes. District 4: Reed, yes. District 1: Lee, yes. District 6: Corbett, yes. The motion was approved by the Commission unanimously.

Chairman Corbett presented the Meeting Conflict with ACCA Conference and stated that our second meeting with is the 23<sup>rd</sup> work session and 25<sup>th</sup> meeting and it conflicts with the ACCA Conference. They discussed Monday night of cancelling the work session the 23<sup>rd</sup> of August and the meeting on the 25<sup>th</sup>. Motion to approve by Commissioner Epps and seconded by Commissioner Chambers. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously.

Chairman Corbett presented the Ft. Mitchell Sewer Feasibility Study with Goodwyn Mills Cawood. He stated they spoke about this Monday night and Commissioners had in front of them the proposal from Goodwyn Mills Cawood. Motion to approve the proposal by Commissioner Epps and seconded by Commissioner Screws. Commissioner Lee commented that he has a big problem with it. Not the approving of the study but he thinks they all anticipated using the money, that they just decided they did not want representation on how to spend, that is helping pay for this so it puts him in a quandary because he doesn't know if they can use that money to do this until he gets advice from somebody who knows. He doesn't think our attorney is probably not willing to make that statement, he doesn't know. If she is, he'll fly on that because we go on her firm's insurance instead of ours. Interim Attorney Hope Hicks stated that she had done some research after the meeting Monday night and she went back to the NACo information about that the American Rescue Plan Act money can be used for and, as you know, one of the uses is for certain critical infrastructure including sewer projects. She said when she researched further than that, it said to look at the Clean Water State Revolving Fund information, and under that information, activities that fall under planning and assessment, including asset management fiscal sustainability plans, cost, and effectiveness analysis are things that will be covered under the Clean Water State Revolving Fund. She said based on the information from NACo, if it would be covered by the Clean Water State Revolving Fund, it'll be a use that you could use the American Rescue money for. She stated that based on that, she believes they could use money from the American Rescue Plan to pay for this study. Commissioner Lee thanked her and was glad she did research on it. Chairman Corbett asked Ms. Colbert that after this amount is approved, provided they fully go through with the study is \$96,000, so how are we going to make sure that money is available to pay? He asked if we need to move some money around or make some transfers? If so, can she be prepared to do that at the next meeting for us? Ms. Colbert stated that she has established an account for it and just need to get some checks to write. Chairman Corbett said he knew that there was a partial deposit on it. Ms. Colbert agreed. Interim County Administrator Paulette Colbert polled the Commission as follows: District 3: Costello, yes. District 5: Epps, yes. District 2: Chambers, yes. District 7: Screws, yes. District 4: Reed, yes. District 1: Lee, yes. District 6: Corbett, yes. The motion was approved by the Commission unanimously.

**COUNTY ENGINEER:**

Chairman Corbett presented County Engineer Shawn Blakeney with a discussion about Alabama Transportation Infrastructure Bank. County Engineer Shawn Blakeney stated that he has Mr. Alex Jackson with Thornton Fairish in Montgomery to discuss the Alabama Transportation Infrastructure Bank. Mr. Jackson with Thornton Fairish Investment Banking Firm in Montgomery stated that they represent several counties and municipalities, utility boards and do some work for the state. Also, running the state SRF Loan program with ADM, which is a low interest rate direct loan program for water and sewer projects. He wants to take that structure and apply it to the transportation for road and bridge projects, so they've been working over the past several years with DOT on creating this program. He said that the Alabama Transportation Infrastructure Bank was created by the legislature, and it is a bonding authority so the program is setup where the bank will issue bonds on behalf of a county or a municipality to fund road and bridge projects. He stated that the state or DOT has identified four revenue sources within their public road and bridge fund that they do not have pledged or they're not incumbent on any other debt of DOT, so they will use those funds for revenue sources which are the diesel tax, motor vehicle license and registration fees, identification marker fees, and a motor carrier fuel tax and those four revenue sources add up to about 250 million dollars. He said that when we get to funding the road and whatever road project, the bank will issue the bonds and DOT will pledge those revenue sources to guarantee the bonds in case of default. With all that being said, he said the structure of the program allows counties and municipalities borrow money at a great interest rate without having to go and do a public issue on their own. He said that when you do a public bond issue on your own can get quite expensive as far as transaction costs and DOT is going to upfront fund some of those costs associated with the bond issue. He stated that you go through a credit rating process and there could be credit enhancement fees and trustee fees, so DOT is going to pay for those and that's an advantage. He stated that a county can go borrow money and get it straight without some of those costs, so you get less transaction costs. He said another advantage is that it is a state program so there is no federal oversight when it comes to engineering and construction so that could help streamline the projects. Mr. Jackson said this is a loan program, so you have to pay it back. With counties, they are focusing on our gas tax, obviously our 7,5,4 and rebuild, but we can pledge anything. If you have identified a revenue source, a tax that you want to use, other than a gas tax, because with counties they are focusing on gas tax. With municipalities, they can pledge a sales tax, or a lodging tax, or whatever, so it allows us to be able to borrow at a good interest rate without necessarily having to use our geo and eat up some of our constitutional debt limit, so that's another advantage. Another advantage is that throughout the application they will work with us on what the best pledge is and if we wanted to maybe just use our rebuild and our seven, or maybe our five and our four. They would work with us identifying the best pledge and some of that is depending on how much we would be borrowing, and the program has a 5 million dollar minimum. Mr. Jackson said that they would work with us to say maybe our 7 and our rebuild might be our best pledge, and they would work with us on it. He said the 5 million dollar loan minimum does not have to be one project, but it can be multiple projects together to get to that crucial mass. It can maybe be a joint city county project. They would work with us on the financing, and we can do road paving projects,

bridges, right away acquisitions, etc. They would try to match our amortization to the project being funded. They are not pushing counties and municipalities to borrow 30 or 40 years for road paving projects. They would go 15 to 20 years so they're trying to match our amortization to the life of the asset being funded. Commissioner Screws asked what is the difference in what he is offering and what we already have with Rebuild Alabama? Mr. Blakeney stated that this will be a program, where Rebuild Alabama money we basically get 1 millions dollars a year, and this will be a program where you can put together and do like 5 to 10 million dollars in one year and then just pay it back over the next 20 to 25 years with the low interest rates. Commissioner Screws asked if we are getting the Rebuild Alabama money why would we? Commissioner Corbett stated it would be for larger projects in a circle. Commissioner Lee said that basically he thinks we'd spend our Rebuild Alabama money at one time instead of getting it every year. Mr. Jackson said that if we had 20 million dollars in projects that we wanted to go ahead and borrow money for it to have the money in the bank, then we could use our rebuilds to amortize that debt. Mr. Jackson then stated that we get 1 million dollars a year in rebuild and once it's fully implemented, we can only pledge only 50% of it to pay the debt service so we could use other 7, 5 or 4 to help rebuild. He said it's to fund and to get money in the bank, to fund it, and go ahead and use your gas tax to amortize the debt over however many years we borrow for. Commissioner Epps asked when talking about the low interest rate, what is he referring to? 5%? 4%? 10%? Mr. Jackson answered by saying that right now rates are very low, as we know, and he's probably looking at maybe 2½% for 20-year money or maybe even lower than that. He doesn't want us to hold him to that rate because the market changes every day but that's what he's thinking, 2–3% depending on how far out we go. Commissioner Chambers asked if it was a fixed rate? Mr. Jackson agreed that it was. Mr. Jackson stated that some of the cost associated with doing the issue, DOT will fund that upfront and they are going to charge a 5 basis points admin fee on a loan so like if we borrow it at 225, they would tack on 5 basis points so we'd essentially borrow 230 and for that reason for that administration fee is to recoup some of the cost they funded up front but that 5 basis points still keeps us within a AA interest rate. They would not be charging where we would be borrowing at a lower credit, and we'd still be within a AA interest rate. Commissioner Reed verified that this is a state program? Mr. Jackson agreed that it is. Chairman Corbett commented that he spoke with Shawn a little bit about this when he saw it on the agenda. He thinks we would obviously take recommendations from our engineer as to if we wanted to go down that route because we're getting some really good roads now, we're seeing some progress on it, and people are seeing the signs. Chairman Corbett said that he appreciated the presentation so we'll definitely work with our engineer and if he sees fit to tackle more projects and that this is the right thing for us, he can bring the Commission a recommendation forward. Commissioner Lee verified that it was for 5 million? Mr. Jackson agreed, and said it can be for multiple projects, it doesn't have to be one, and also, he understands that we'd not want to borrow money unless we had to, but he wanted to show them that this option is out there. Mr. Jackson said that the board at the bank recently met back in April to approve the program guidelines and applications, so they are only a couple of months old, and they have not funded a project yet. They are working with several counties that have made applications, which will be their first traunch, so he just wanted to show the Commission that this option is out there if we wanted to use it. He said the applications are on DOT's website and can access it there. Mr. Jackson said they are there to help anyway they can. Chairman Corbett stated that he appreciated it.

Chairman Corbett presented County Engineer Shawn Blakeney with the construction agreement for Bradley Road County Road 24. Mr. Blakeney asked the Commission to allow the Commission Chair to sign a construction agreement for Bradley Road, a 2.913-mile project that's a MPO budgeted project. Motion moved by Commissioner Screws and seconded by Commissioner Epps. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously.

Chairman Corbett presented County Engineer Shawn Blakeney, under sanitation, with the purchase of the ALDOT building in Seale. Mr. Blakeney stated this has been ongoing on for about a year now with ALDOT trying to purchase the old district office in Seale for the Sanitation Department. Mr. Blakeney said they got an appraisal done that came back last week. The asking price for the building is \$102,475 and it is 3.49 acres of land with several buildings and a shop, storage buildings. Mr. Blakeney had pictures to show on a Powerpoint presentation. Mr. Blakeney said it was a good price for that facility and they had a Sanitation Board meeting last week and they approved it unanimously to purchase the buildings and he said it was up to the Commission to purchase it or stay where they are. Commissioner Screws asked if they have a pit where you drive the trucks? Mr. Blakeney said it did not have one and they would have to furnish it, but he said there is enough room in the shop now that they can lift the trucks up. He said the old shop you couldn't drive a truck in, and they have one pit under a little awning that you drive under, but this shop has got room. Commissioner Screws asked if you could build a pit? Mr. Blakeney agreed, and they could build a pit, or they could move their lift over there to lift the trucks up from this. Chairman Corbett restated that they had a Sanitation Board meeting the other day and it was a unanimous vote to proceed with the recommendation of the Commission to make this purchase and the funding will come out of sanitation funds and not out of the general budget of the Commission. He stated that the money is there, and they have money for the next item for a renovation if approved. Mr. Blakeney's presentation showed pictures of inside the buildings. Chairman Corbett stated that this area is where the road crews were at for years and they've moved. Mr. Blakeney said that they would move their lift over there and not put anything permanent in it until they purchased the building, but he said they have been using their shop for about 2 months since theirs messed up. Mr. Blakeney spoke and shared more pictures of the buildings in his Powerpoint presentation. Motion to approve by Commissioner Lee and seconded by Commissioner Reed. Commissioner Epps asked if there would have to be any renovation before they move into the building? Mr. Blakeney said it will be next on the agenda. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously.

Chairman Corbett presented County Engineer Shawn Blakeney with the contract with Hecht Burdeshaw Architects Inc. to update ALDOT District Building. Mr. Blakeney stated that he contacted Mr. Scott Holmes with Hecht Burdeshaw and they actually walked through the building and analyzed on what needs to be done as far as drive-thru windows, adding drops boxes, and plus giving the place a facelift and it needs a new roof. Mr. Blakeney asked to make a motion to allow Hecht Burdeshaw to do the renovation and had Mr. Scott Holmes there for any questions for him and he has already started working on some of what he had talked to him about. Chairman Corbett stated that he has already done some work for us. Commissioner Lee asked that, before they agree to hire him, he'd like to see a copy of what the renovation will be. Commissioner Lee made a motion to allow him to proceed in coming up with what has

to be done in an estimate. Seconded by Commissioner Screws. Mr. Scott Holmes stated that because it is an older building, nothing's been done to it since they've been in it, they have to decide how far they want to take it. Like leaving the paneling up and put a new flooring and get a drive-thru only and he knew that the stacks space was an issue. Mr. Holmes said they could call it programming the building and what do they need to happen to be able to utilize it and are they doing something shortsighted that's going to be band aid just to get in there, or is it going to be they can utilize for the next 20 years. Commissioner Lee asked to get 2 different proposals. Mr. Holmes agreed and stated that they are good at a square foot cost on what they can do on these things, and their fee is based on what the construction cost is using the Alabama building Commission's guidelines, so that's not going to change. It's going to go up and down, so they might want to do is get a contractor involved because pricing today is unlike anything that the Commission would know because it's hard to come up with. Mr. Holmes said so they don't trust their square foot numbers they've used historically. Like paint, and insulation you can't get right now so that is what they need to decide how far do you want to take it. Mr. Holmes stated that it makes more sense to spend more money and do everything you're going to do now and then they occupy it and move in instead of wishing they'd made the conference room bigger or gotten an awning over the drive-thru. He said there are so many things to decide and that's where they'd get a contractor involved in for bidding on it after the fact. Commissioner Lee wants to make sure there's no mold or asbestos in it, because they've dealt with it before. Mr. Holmes said that will be a study that they'd need to get somebody to do because when he walked through it, there were some issues and suspected materials in there. Mr. Holmes said we're getting a good deal on it and he thinks it's because we're taking it "as is" and he said he would get a testing report, or a testing proposal to go out and test everything and see what they've got to do, just like they did at the post office building. They'd see if there is lead paint, asbestos containing materials, see if they can encapsulate them, so that's probably the first move. He said it's probably something that can quickly get a budget for, and then the money planning on renovating it, you'd plan on take all of this stuff out and then make the decision if you want to clean it all out and it forces you to redo things, or do you want to encapsulate it. He said those are the things needed to happen but before that, he said he would need to get a proposal for a testing agency to see what we've got because he feels the 2 things mentioned, he feels like are present there. His opinion is it's better to get it all out, and then you see what you've got to put in to fix it and you know it's all gone instead of just encapsulating it. It's not a giant building so they'd not do the whole building. It's a small building that if you take out some of the flooring, pipe installations or if redoing some of the systems, because it's working but that's one of the things to decide. Do you want to put in a new air handler and then you know air conditioning is in there, so you don't have to worry about it when doing the renovations and it's new and warrantied? Or do we want to patch what's there because it's working and in 6 months it goes out and then we have to put money back in the building. Commissioner Lee stated that it depends on how old is the one that is there because if it's more than 10 years old, you need to replace it. Mr. Holmes said these things add up so it's a challenge to even come up with a budget until we know those decisions. Chairman Corbett restated that the motion before was to allow Mr. Scott Holmes to go in and create some cost proposals for us, to include the abatement, and bring it back to the Commission. Commissioner Lee stated that it would go to the board first. Mr. Holmes said he would get the proposal first because he thinks it's premature to do the costing on the next until

they find out the hazardous materials so he will get the proposal for hazardous material testing and have it for the Commission before the next meeting. Chairman Corbett stated that Mr. Holmes can get with Shawn, and he can call a Sanitation Board meeting and bring that to it. Mr. Holmes agreed that is the first step to do before anything else. Commissioner Reed asked if this job is going to be bid out because of anything over \$15,000? Chairman Corbett stated that this is a professional service and does not require to bid for an architect's job. Commissioner Lee stated that the construction will be bid out but for hiring an architect isn't. Mr. Holmes stated to Commissioner Reed that he just goes by the standard rate that the state publishes so they'd be charging the same thing as another would charge on this project so it's not really a fee-based decision, it's based on expertise. Commissioner Lee stated, to be fair to Mr. Holmes, he and his firm has done a lot of work for the county at basically not cost as far as advising and so forth. He hasn't done work for us but by getting us in the right direction without charging us. Mr. Holmes agreed and said he takes pride in it and a lot of things done at Crawford for pro bono and he'll always continue to do it because he lives here and that's why we want our county and the surrounding area to be his clients for that very reason. Interim County Administrator Paulette Colbert polled the Commission as follows: District 3: Costello, yes. District 5: Epps, yes. District 2: Chambers, yes. District 7: Screws, yes. District 4: Reed, yes. District 1: Lee, yes. District 6: Corbett, yes. The Commission passed the motion unanimously.

#### **ADMINISTRATOR:**

Interim County Administrator Paulette Colbert with the alcoholic beverage control board fees for new license types. Ms. Colbert stated that she just received a letter from the Alcoholic Beverage Control Board regarding six new licensed types and they're requesting the Commission set the county fees for those. She said if the county fees are not set by July 23<sup>rd</sup>, they cannot be set again until the 2022-2023 renewal period which begins June 1<sup>st</sup> of 2022. There are no maximum amounts for these, and she included in their packets a copy of the current fees. Ms. Colbert reached out to the ABC Board yesterday to find out if any of the other counties have set their fees yet, and she said no but she's received many calls from other counties and they're all waiting for another county to set the fees and to set the precedent. Ms. Colbert stated that she did reiterate there is no max and you can set them exactly what the state fees are, or more, or less. Commissioner Reed said he would be in favor on just setting with what the state fees are. Commissioner Lee stated he'd be in favor in setting it to half of that. Chairman Corbett stated that typically if you look at the schedule, as they did Monday night, most of the fees are ½ or 50% of what the state fees are, so he thinks it's probably smart of them to consider just mirroring that formula and going with half with these new fees. Commissioner Lee stated, since they don't have a motion yet, he moves to set the county fee on these new 6 items at 50% if the state rate. Seconded by Commissioner Reed. Commissioner Costello commented that it was said the 6 and there is 7 on there, and the state has a N/A on the In-State Tasting Permit. Ms. Colbert stated that is the In-State Winery Off Site Tasting Permit and that is not a fee. We don't set that. She said everyone has to pay a permit fee of \$50. Commissioner Screws asked if they did not do it today, will they lose it? She agreed and said they could not set it until next year when setting next year's fees, then they

can change it next year since you set those annually. All Commissioners were in favor by saying aye. None opposed. The Commission passed the motion unanimously.

Interim County Administrator Paulette Colbert with the Back-to-School Sales Tax holiday. Ms. Colbert wanted to make it aware that this coming weekend, July 16 through the 18<sup>th</sup> 2021 is the Back-to-School Sales Tax holiday and they've already approved it for the weekend. She said this is just notification and we do nothing. It automatically renews.

### **COUNTY ATTORNEY:**

County Attorney Hope Hicks gave a quick update from the other night conversation about health insurance, family coverage, and retirees. She stated that Mr. Herring, Ms. Colbert, and herself have already started doing some checking on it and she believes there will be a way to pay for at least a portion of family healthcare coverage legally, whether you have the money or, they have not gotten there yet but they will have all of that information together for the budgetary times. Chairman Corbett said he's checked with a couple of neighboring ones too and he will pass the information to Ms. Colbert as well.

### **COMMISSIONER DISCUSSION:**

Chairman Corbett presented Sheriff Heath Taylor. Sheriff Taylor stated that he was asked to look at 165 and the trucks. He said that Mr. Thorne and Mr. Friend did some background information and got back to them on it. Sheriff Taylor said that they have spoken to the people who have the trucks, they've spoken to the landowner, and those trucks will be moved and no longer be there as of the end of this week. They're going to try to work something out with the landowner. The landowner did not know they were there and had not been to that land in several years, and so he thinks the problem is handled for now and just wanted to let them know. Commissioner Epps asked if we'd be able to clean up the trash? Sheriff Taylor stated that it had already been done. Chairman Corbett asked if these were the trucks parked across the old Ft. Mitchell Trailer Park area? He agreed.

The following announcements were made:

- Relay for Life - Friday July 16th - Crawford Park
- Crawford Market Days - Saturday July 17th at 8 am – 2 pm ET
- Seale Labor Day Fair -September 6<sup>th</sup> at 10 am – 4 pm ET
- Ms. Lee Vanoy with Congressman Mike Roger's Office will be at the Russell County Courthouse each 3<sup>rd</sup> Tuesday from 1 – 2 pm ET beginning Tuesday, July 20, 2021

Motion to adjourn by Commissioner Lee. Seconded by Commissioner Reed.

The meeting was adjourned.