

**MINUTES OF A SCHEDULED MEETING OF THE EUFAULA CITY COUNCIL HELD ON
MONDAY, MARCH 1, 2021 AT 5:15 P.M.**

The Eufaula City Council met in a scheduled session on Monday, March 1, 2021, at 5:15 p.m. in the Police Department Courtroom at 545 East Barbour Street. Council President Register called the meeting to order, and Pastor Alan Cassady offered the invocation. Council President Register led the Council and audience in the Pledge of Allegiance.

Upon call of the roll the following members were present: Council President Wes Register, President Pro Tem Otis Hill, Marvin Brown, and Ben Garrison. Absent: John Robinson.

Also present: Mayor Jack Tibbs, Joy White, City Clerk/Treasurer, and Joel Smith, City Attorney.

HONORS AND RECOGNITION

APPROVAL OF AGENDA

Mr. Hill offered a motion to approve the order of the amended agenda for March 1, 2021. Mr. Garrison seconded the motion. A roll call vote was taken and recorded as follows: Yeas: Mr. Garrison, Mr. Brown, Mr. Hill, and Council President Register. Nays: None. After the roll call vote, Council President Register announced the motion had carried.

CONSENT AGENDA

Council President Register reviewed the items on the Consent Agenda for council approval.

- (a) Motion and second to dispense with and approve the regular session minutes of February 15, 2021.
- (b) Motion and second to dispense with and approve the Claims Docket dated February 24, 2021 in the amount of \$5,391.53.

Mr. Garrison moved to approve the Consent Agenda. Mr. Hill seconded the motion. After a voice vote, Council President Register announced the motion had carried.

MAYOR'S REPORT

Mayor Tibbs announced that due to the recent adverse weather in Texas, Major League Fishing held its Bass Pro Tour Championship tournament here in Eufaula last week. It was reported that the tournament drew 5,000,000 live-stream viewers each day of the five-day tournament. The compilation of tournament footage will produce two two-hour segment shows on the Discovery Channel and the World Fishing Network. Much of the footage includes downtown Eufaula, Leroy Brown, etc.

Mayor Tibbs reported that the Alabama Moose Association recently held its annual conference at Lakepoint State Park. On behalf of the Jaxon Life Senior Center, the center's director, Mrs. Jackie Hunt, accepted donated funds in the amount of \$2,200.00 as presented by the Association.

The city also hosted the ABA Solo 150 that included 130 boating participants on February 26 – 27, 2021. The conferences and tournaments have contributed well to the local economy. The

Bluff City Inn Project and the strip mall project on highway 431 south are both progressing towards the initial stages of construction.

VISITORS

ORDINANCES AND RESOLUTIONS

Council President Register introduced Resolution 8-2021 (Authorize Contract for Guardrails – Forest Hills and Benjamin Drive Areas). Mr. Hill inquired about the potential reasons for non-bidding on this particular project. The Council agreed to table the resolution until a later date. Mr. Garrison offered a motion to table Resolution 8-2021 (Authorize Contract for Guardrails – Forest Hills and Benjamin Drive Areas). Mr. Hill seconded the motion. After a voice vote, Council President Register announced that the motion was tabled.

Council President Register introduced Resolution 9-2021 (Authorizing Police Department to Purchase Capital Items). Mr. Hill offered a motion to adopt Resolution 9-2021. Mr. Garrison seconded the motion. After a voice vote, Council President Register announced the motion had carried.

RESOLUTION 9-2021

WHEREAS, capital outlay expenditures in the amount of \$210,000 were approved in the budget for the FY2021 for the City of Eufaula Police Department; and

WHEREAS, the Police Department is in need of vehicles; and

WHEREAS, the cost to purchase from Stivers Dodge Prattville totals approximately \$ 197,000 for five vehicles based on the Alabama state bid for law enforcement vehicles, with an anticipated delivery time of 60-120 days.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Eufaula ratifies the decision to move forward with the purchase of the vehicles.

DONE THIS 1st March, 2021.

CITY OF EUFAULA, ALABAMA
A MUNICIPAL CORPORATION

Wes Register, Council President

ATTEST:

Joy White, City Clerk/Treasurer

Council President Register introduced Resolution 10-2021 (Resolution – Terminating Cajun Corner Lease). City Attorney Joel Smith stated that the June 6, 2017 lease agreement between the City of Eufaula and The Real Cajun Corner, LLC, was negotiated on a month-to-month basis. The lease is enforceable under the contract terms with the understanding that either party could terminate the lease upon 30 days’ notice to the other party. He continued that RAM desires to also conduct due diligence inspections of the building for the purposes of determining structural integrity and architectural, thermal, plumbing, and mechanical feasibility of the Bluff City Inn and the cost of renovation. Mr. Garrison then offered a motion to adopt Resolution 10-2021 (Resolution – Terminating Cajun Corner Lease). Mr. Hill seconded the motion. After a voice vote, Council President Register announced the motion had carried.

RESOLUTION
10-2021

WHEREAS, pursuant to City of Eufaula Ordinance 2017-5, the City of Eufaula (the “City”) entered into a Lease Agreement dated June 6, 2017 (the “Lease”) with The Real Cajun Corner, LLC (the “Tenant”) pursuant to which the City leased to the Tenant restaurant space on the first floor of the Bluff City Inn, located at 114 North Eufaula Avenue in the City of Eufaula;

WHEREAS, the Lease provides for monthly rental terms commencing on the first day of each month;

WHEREAS, the Lease provides that either the City or Tenant may terminate the Lease upon 30 days’ notice to the other;

WHEREAS, the City is contemplating entering into an agreement with RAM Eufaula Hospitality Two, LLC for the redevelopment of the Bluff City Inn;

WHEREAS, the redevelopment of the Bluff City Inn will necessarily require that the Lease be terminated and the Tenant vacate the premises;

WHEREAS, the City Council of the City of Eufaula, Alabama desires to terminate the Lease effective April 30, 2021, and to provide immediate notice of said termination to the Tenant.

THEREFORE, BE IT RESOLVED by the City Council of the City of Eufaula, Alabama, that the Lease Agreement between the City of Eufaula and The Real Cajun Corner, LLC is hereby terminated effective April 30, 2021, and the Mayor of the City of Eufaula, Alabama, is hereby authorized and directed to provide immediate written notice to The Real Cajun Corner, LLC that the City has exercised its right to terminate said Lease in accordance with its terms, and that said Lease is terminated effective April 30, 2021.

ADOPTED AND APPROVED THIS DAY 1st DAY OF March, 2021.

Wes Register
Council President

ATTEST:

Joy White, City Clerk/Treasurer

Council President Register introduced Resolution 11-2021 (Resolution – Exploration Demolition Agreement with RAM). Mr. Hill offered a motion to adopt Resolution 11-2021 (Resolution – Exploration Demolition Agreement with RAM). Mr. Garrison seconded the motion. After a voice vote, Council President Register announced the motion had carried.

RESOLUTION
11-2021

WHEREAS, RAM Eufaula Hospitality Two, LLC (“RAM”) and the City of Eufaula, Alabama (“City”) are contemplating entering into a development agreement pursuant to which RAM would renovate and develop the Bluff City Inn for operation as a full service hotel and restaurant;

WHEREAS, RAM desires to conduct due diligence inspections of the building for the purposes of determining structural integrity and architectural,

thermal, plumbing, and mechanical feasibility of the Bluff City Inn and the cost of renovation (the “Due Diligence”);

WHEREAS, in order that it may conduct the Due Diligence, RAM has requested that the City enter into an Exploration Demolition Agreement so that it may engage in demolition, in the least invasive manner possible and excluding any load bearing structural elements, of the Bluff City Inn building for the purposes of conducting the Due Diligence; and

WHEREAS, the City Council of the City of Eufaula, Alabama desires to enter in the Exploration Demolition Agreement with RAM.

THEREFORE, BE IT RESOLVED by the City Council of the City of Eufaula, Alabama, that the Mayor of the City of Eufaula, Alabama is hereby authorized to sign and enter into the Exploration Demolition Agreement with RAM Eufaula Hospitality Two, LLC on behalf of the City of Eufaula.

ADOPTED AND APPROVED THIS DAY 1st DAY OF March, 2021.

Wes Register
Council President

ATTEST:

Joy White, City Clerk/Treasurer

PUBLIC HEARING

UNFINISHED BUSINESS

COUNCIL ACTION/DISCUSSION

Council President Register introduced the reappointment of Alesha R. Williams to the SpectraCare Health Systems, Inc. Board. Mr. Garrison offered a motion to reappoint Mrs. Williams to the SpectraCare Health Systems, Inc., Board to serve a six-year term. Mr. Hill seconded the motion. After the voice vote, Council President Register announced that the motion had carried. This term will expire April 1, 2027.

Council President Register introduced the authorization to move forward with the publication of notice for incentives for the Bluff City Inn Project. He stated that authorization would allow the

City of Eufaula to publish the public notice for a hearing at the next regularly scheduled council meeting to be held on Monday, March 15, 2021. Mr. Garrison offered a motion to move orward with the publication of notice for incentives for the Bluff City Inn Project. Mr. Hill seconded the motion. After the voice vote, Council President Register announced that the motion had carried.

REGULAR AGENDA (NEW BUSINESS)

COUNCIL COMMITTEE REPORTS

Mr. Garrison reported that the City of Eufaula continues an optimistic trend in its finances.

Council President Register announced that the Eufaula High School boys' basketball team was playing against Mountain Brook for the championship this afternoon. Currently, all city schools are in session with no closings from Covid-19 at this time, and the majority of teachers have taken the initial vaccine.

Carnegie Library employee, Rose Maddox, has arranged for the Earth Day celebration programming through the library's Facebook page on April 22, 2021. Council President Register commended the library staff for the various programming offered on the library's Facebook page.

Mr. Brown reported that the garbage crew collected and hauled 54 tons of garbage. Trash crews picked up and hauled 38 tons of debris to the Barbour County landfill. The litter crew picked up 71 bags of trash throughout the city. The shop crew completed work orders entered for vehicle and/or equipment repairs. Ten bales of cardboard was recycled.

President Pro Tem Hill reported that MainStreet Urgent Care is out of the Covid-19 vaccine. Because this vaccine is time-sensitive, he suggested checking various health/wellness sites in an attempt to obtain the second injection of the vaccine.

Mayor Tibbs reported that Medical Center Barbour is in need of the City's assistance to recruit physicians to the area. Mayor Tibbs is evaluating various avenues in an attempt to support this effort.

ADJOURNMENT

There being no further business to come before the Council, the same was on motion by Mr. Garrison duly made and seconded by Mr. Hill, adjourned this 1st day of March, 2021.

CITY OF EUFAULA, ALABAMA
A MUNICIPAL CORPORATION

Wes Register, City Council President

ATTEST:

Joy White, City Clerk/Treasurer

