

**CITY COUNCIL MEETING
MAY 23, 2022**

PUBLIC HEARING - 5:25 P.M.: REZONING REQUEST - BENJAMIN NG FOR PROPERTY LOCATED ON HWY 10 WEST FROM R-A (RESIDENTIAL AGRICULTURE DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT) .

A Public Hearing was held in the Council Chamber of City Hall on Monday, May 23, at 5:25 p.m. for the purpose of receiving public opinion regarding the rezoning of property located on Highway 10 West along Interstate 65 and East of the Pineapple Highway Chevron from R-A (Residential Agriculture District) to C-3 (Highway Commercial District). Mayor Dexter McLendon called the hearing to order and City Clerk-Treasurer Dee H. Blackmon recorded the following members present: Mayor McLendon, Councilmembers Bryan Reynolds, Ed Sims, Joseph West, Jae'Ques Brown, and Boris Thigpen.

Mayor McLendon called for public comment. Susan Rhodes, Real Estate Agent, spoke on behalf of the owner, Mr. Benjamin Ng. The property described above has approximately 103 acres. The Mayor spoke to the owner regarding his purchase of the property and Mr. Ng purchased it as an investment, and had no immediate plans for development. With no comments for or against the measure, Mayor McLendon adjourned the public hearing at 5:28 p.m.

The Greenville City Council convened in the Council Chamber of City Hall on Monday, May 23, 2022, at 5:30 p.m. for a regular Council meeting. Mayor Dexter McLendon called the meeting to order. City Clerk - Treasurer Dee call the roll and recorded the following members present: Mayor McLendon, Councilmembers Bryan Reynolds, Ed Sims, Joseph West, Jae'Ques Brown, and Boris Thigpen. Mayor McLendon led those attending in the Pledge of Allegiance to the American Flag. Councilmember Brown delivered the invocation.

APPROVAL OF MINUTES:

Mayor McLendon advised each councilmember had received for review a copy of the proposed minutes for the Regular Council Meeting held on May 9, 2022. He asked if there were any additions, deletions or amendments to the minutes as presented.

Councilmember West moved to dispense with the reading of the minutes and approve the minutes for May 9, 2022, as drafted. Councilmember Brown seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the Council.

NEW BUSINESS:

ORDINANCE 2022-01. AN ORDINANCE AMENDING THE "ZONING ORDINANCE OF THE CITY OF GREENVILLE, ALABAMA ", ADOPTED APRIL 14, 1975.

Councilmember Reynolds moved that all rules governing the Council which might, unless suspended, prevent the passage and adoption of Ordinance 2022-01 at this meeting, be suspended for the purpose of permitting the said ordinance be finally passed and adopted at this meeting. Councilmember Sims seconded the motion. Mayor McLendon called for a roll call vote to suspend the rules:

Mayor McLendon	Aye
Councilmember Reynolds	Aye
Councilmember Sims	Aye
Councilmember West	Aye
Councilmember Brown	Aye
Councilmember Thigpen	Aye

Mayor McLendon declared the **motion to suspend the rules passed** .

Mayor McLendon introduced Ordinance 2022-01 regarding a rezoning request from Benjamin NG to rezone certain parcels of property located on Highway 10 West from R-A (Residential Agriculture District) to C-3 (Highway Commercial District), and advised a public hearing to receive public comment was held today at 5:25 p.m. as required by the Code of Alabama. Mayor McLendon called for the pleasure of the council.

Councilmember West moved to place Ordinance 2022-01 into final passage. Councilmember Thigpen seconded the motion. Mayor McLendon called for a roll call vote, which was recorded as follows:

Mayor McLendon		Aye
Councilmember Reynolds		Aye
Councilmember Sims	Aye	
Councilmember West	Aye	
Councilmember Brown		Aye
Councilmember Thigpen		Aye

Mayor McLendon declared the **motion to adopt and ordain carried.**

RESOLUTION 2022-17. AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH CAVANAUGH MACDONALD CONSULTING, LLC TO PERFORM AN INTERIM ACTUARIAL STUDY OF THE CITY’S “OTHER POST EMPLOYMENT BENEFITS” [OPEB] TO COMPLY WITH GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT # 75.

Mayor McLendon asked City Clerk Blackmon to explain Resolution 2022-17. She stated the GASB 75 statement requires municipalities to have an actuarial study completed for Other Post Employment Benefits (OPEB) by the Governmental Accounting Standards Board to ensure the city provides enough money to cover retiree’s health insurance.

Councilmember Brown moved to adopt Resolution 2022-17, authorizing City of Greenville to enter into an agreement with Cavanaugh Macdonald Consulting, LLC to perform an actuarial study of the city’s “other post employment benefits” (OPEB) to comply with governmental accounting standards board statement #75. Councilmember Sims seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the council.

APPROVAL OF EXPENDITURES:

Councilmember Sims made a motion to approve the following expenditures:

- UNITED REFRIGERATION - \$3,626.21 (BUDGETED ITEM)
- ICE MACHINE FOR HORTICULTURE
- SOUTHERN SAND & GRAVEL - \$3,730.00
- REPAIR STORM DRAIN ON HICKORY STREET
- THOMPSON CAT - \$27,814.98 (BUDGETED \$15,000 FOR MAINTENANCE & REPAIR LINE ITEM BUT CAME IN HIGHER)
- MAINTENANCE AND REPAIRS TO #43A 963K CRAWLER AT LANDFILL
- JDM SERVICES - \$6,585.70 (BUDGETED ITEM)
- PIONEER CEMETERY REHABILITATION OF HEADSTONES
- TCA ELECTRICAL - \$36,000.00 (AIRPORT AWARDED \$31,000.00 IN COVID MONEY, THE CITY WILL PAY THE \$5,000.00 DIFFERENCE.) REPLACE REILS (LIGHTS) ON EACH END OF RUNWAY 14-32
- SUNBELT FIRE - \$8,320.98 (BUDGETED ITEM)
- REPAIR PUMP FOR FIRE ENGINE 33

Councilmember Brown seconded the motion. Mayor McLendon announced the **motion passed** with unanimous vote of the Council.

WEED AND DEBRIS VIOLATIONS:

- | | | |
|--------------------------------------|----------------------|----------|
| A. PEAGLER LARRY | 909 WALNUT ST | 10 08 06 |
| 24 2 001 034.000 | | |
| B. EDWARDS CLAUDIA RENAE & CLAUDE JR | 222 BURNETT ST | 10 08 06 |
| 14 4 002 046.000 | | |
| C. MAURO GRATEROL | 428 SOUTH CONECUH ST | 10 08 06 |
| 24 3 000 026.004 | | |

Councilmember Brown moved to proceed to the next step of compliance for weed and debris violations pursuant to the City’s Code of Ordinances, and thereby authorize properties to be cleared at the owners’ expense and the City Clerk to bill property owner for services. Councilmember Reynolds seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the Council.

OTHER BUSINESS:

Mayor McLendon called on City Clerk Dee Blackmon to give the update on the Brownfield Grant. She explained in the mid 2000's Governor Bentley appointed Mayor McLendon to the Delta Regional Authority Leadership Institute. While attending this institute he learned about the Brownfield Grant program and knew that Greenville had plenty of sites that would qualify for the program. When he got back to Greenville, he presented the idea to the council, and the city council hired PPM consultants to administer the program. With help from city employees, a number of sites were identified in the downtown area. The application for a Brownfield Assessment Grant was completed by PPM Consultants. The city was not awarded the first grant that was submitted, but applied again and was awarded \$300,000 for environmental assessments of properties identified that may or may not have environmental contamination issues.

The city's main focus of identified properties was the old Boss Building, (a former manufacturing site) that has been abandoned for many years and is an eyesore at the entrance to the city. Brownfield grants are former commercial properties that may or may not have environmental contamination issues from petroleum, hazardous substances, asbestos, etc. Many of these sites are passed over for redevelopment due to concerns about environmental issues. The Boss building is a perfect example. Asbestos was found, as well as, some soil contamination and drums with unknown contents.

This year was the third time the city submitted an application for a \$500,000 cleanup grant. I guess the third time was the charm. The only way to apply for a cleanup grant is for the city to own the property. Therefore, the city purchased the property several years ago in hopes of being awarded. This grant requires a 20% match (\$100,000). These funds can be in-kind service, which we plan to satisfy most of this by using city equipment and labor as well as disposal costs by using the city landfill for non-hazardous waste.

This is a huge WIN for the city!

ANNOUNCEMENTS AND ADJOURNMENT:

Mayor McLendon announced the next council meeting would be held Monday June 13, 2022. With no further business or announcements, Mayor McLendon adjourned the meeting at 5:43 p.m.

Dexter McLendon, Mayor

ATTEST:

Dee H. Blackmon, City Clerk-Treasurer