

The Saraland City Council met in special session on October 20, 2023, at the Saraland Municipal Annex. The meeting was called to order at 4:03 p.m. by Council President McDonald. Roll call was as follows:

Present: Council President Joe McDonald
 Councilmember Wayne Biggs
 Councilmember Veronica Hudson
 Councilmember Natalie Moya
 Absent: Councilmember Newton Cromer

Attorney Andy Rutens was present.

Councilmember Moya opened the meeting with prayer.

Council President McDonald advised the purpose of this meeting is to open bids for the Saraland Sportsplex – Phase 1.

Other municipal business may be considered at this time.

Motion was made by Councilmember Moya, seconded by Councilmember , to authorize the opening of bids for the Saraland Sportsplex – Phase 1. Motion carried.

Bids are as follows:

Bidders	Base Bid	Alt.#1	Alt.#2	Alt.#3	Alt.#4	Alt.#5	ADJUSTED BID
1) H O Weaver & Sons, Inc.	\$ 37,095,414.00	\$ 197,018.00	\$ 29,742.00	\$ 28,851.00	\$ 48,515.00	\$ 18,118.00	\$37,417,658.00
2) G.A. West	\$ 27,474,447.00	\$ 320,000.00	\$ 125,000.00	\$ 125,450.00	\$ 8,710.00	-	\$28,053,607.00
3) Rabren General Contractors	\$ 24,818,000.00	\$ 340,000.00	\$ 92,000.00	\$ 97,000.00	\$ 8,000.00	-	\$25,355,000.00

Motion was made by Councilmember Moya, seconded by Councilmember Biggs, to authorize the Chambless King, HMP, Mayor Rubenstein and the City Attorney to tabulate the bids and return a recommendation to the Council. Motion carried.

RESOLUTION 2314

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
 CANCELLATION DOCUMENTS CONCERNING K-MART PLAZA
 AND TO EXECUTE DOCUMENTS SELLING AND
 TRANSFERRING OWNERSHIP**

WHEREAS, the City of Saraland currently owns Lot 1 and Lot 2 of the Plaza North Shopping Center located at Highway 43 in Saraland, Alabama; and

WHEREAS, prior to the City's purchase of both lots, there was no unity of ownership as it concerns the entire plaza which resulted in various encumbrances and agreement impacting the property; and

WHEREAS, on April 25, 1984 the predecessor owner to the City entered into an agreement with Rainbow Partnership concerning an easement for sewer availability; and

WHEREAS, now based upon the property being served by an adjacent sewer line, it is a determination from the Saraland City Council that Mayor Howard Rubenstein is hereby authorized to execute necessary documents and to file the same in Probate Court to cancel that easement; and

WHEREAS, the City has previously entered into a Development and Sales Agreement whereby the City would sell the Plaza to an entity affiliated with Rural King upon the conclusion of a due diligence period; and

WHEREAS, the Buyer has notified the City they are prepared to go forward with the closing on the Plaza property; and

WHEREAS, it is the determination of the City Council that Mayor Howard Rubenstein is further authorized to execute the necessary documents to cancel the easement and close on the sale of the property.

NOW, THEREFORE, BE IT RESOLVED by the City of Saraland, Alabama that Mayor Howard Rubenstein is authorized to execute all necessary documents to cancel the April 25, 1984 easement agreement, as well as execute all documents necessary to the sale and transfer of the Plaza property.

Adopted and approved this 20th day of October, 2023.

Motion was made by Councilmember Moye, seconded by Councilmember Hudson, to suspend the rules to allow for immediate consideration of the resolution authorizing the Mayor to execute cancellation documents concerning K-Mart Plaza and to execute documents selling and transferring ownership.

The following votes were recorded:

Yes: Council President Joe McDonald
Councilmember Wayne Biggs
Councilmember Veronica Hudson
Councilmember Natalie Moye

Motion carried.

Unanimous consent being given to allow for immediate consideration of the proposed resolution, motion was made by Councilmember Hudson, seconded by Councilmember Moye, to adopt the resolution authorizing the Mayor to execute cancellation documents concerning K-Mart Plaza and to execute documents selling and transferring ownership.

The following votes were recorded:

Yes: Council President Joe McDonald
 No: Councilmember Wayne Biggs
 Yes: Councilmember Veronica Hudson
 Yes: Councilmember Natalie Moye

Motion carried.

RESOLUTION 2315

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
 MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SARALAND SCHOOL
 BOARD CONCERNING ASSISTANCE IN THE REMODELING OF THE SARALAND
 CIVIC CENTER AND AUTHORIZING THE EXPENDITURE OF FUNDS
 CONSISTANT WITH THE ATTACHED BUDGET**

WHEREAS, the City of Saraland Civic Center is used for many events throughout the calendar year; and

WHEREAS, the City of Saraland School System utilizes the civic center for different programs without charge; and

WHEREAS, the City has contemplated remodeling the civic center for the past several years through the undertaking of a series of small projects to be managed by the City building official; and

WHEREAS, the school board has approved entering into a memorandum of understanding with the City in order to assist the City with remodeling efforts of the civic center; and

WHEREAS, it is the determination of the City of Saraland City Council that entering into a memorandum of understanding with the school system so that the school system can provide technical assistance and management for the remodeling project will greatly reduce the costs and impact the efficiency of the remodeling; and

WHEREAS, pursuant to this agreement the school system will provide such technical assistance and management and the City through its building official will assist in the implementation and execution of the project and the City will pay for the supplies and to the extent necessary any subcontract work needed consistent with the attached Exhibit A budget for the individual portions of the project.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF SARALAND CITY COUNCIL THAT THE MAYOR IS AUTHORIZED TO ENTER INTO AND EXECUTE A MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY WITH THE CITY OF SARALAND SCHOOL BOARD SUCH THAT THE SCHOOL SYSTEM PROVIDES THE TECHNICAL ASSISTANCE AND MANAGEMENT EXPERTISE INDICATED ABOVE. FURTHER, THE MAYOR IS AUTHORIZED TO ENTER INTO VARIOUS SUBCONTRACTS AND PURCHASE SUPPLIES CONSISTANT WITH AND NOT TO EXCEED THE AMOUNTS AS ITEMIZED IN EXHIBIT A HERETO.

APPROVED this 20th day of October, 2023.

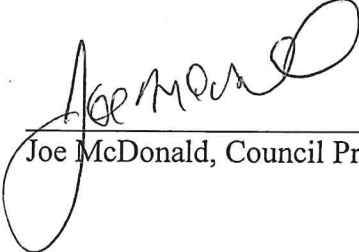
Motion was made by Councilmember Biggs, seconded by Councilmember Moye, to authorize the Mayor to enter into a memorandum of understanding with the City of Saraland School Board concerning assistance in the remodeling of the Saraland Civic Center and authorizing the expenditure of funds consistent with the attached budget. Motion carried.

There being no further business to come before the Council, motion was made by Councilmember Hudson to adjourn at 4:20 p.m.

ACCEPTED and APPROVED the 26th day of October, 2023.



Judi Smith, City Clerk



Joe McDonald, Council President