

The Saraland City Council met in regular session on May 20, 2024 at the Saraland Municipal Annex. The meeting was called to order at 6:38 p.m. by Council Vice President Cromer. Roll call was as follows:

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

Attorney Andy Rutens was present.

Councilmember Hudson opened the meeting with prayer.

APPROVAL OF MINUTES

Motion was made by Councilmember Hudson, seconded by Councilmember Moye, to approve the minutes of the meeting of May 9, and May 13, 2024. Motion carried.

REPORT OF OFFICERS

Motion was made by Councilmember Moye, seconded by Councilmember Hudson, to approve the advertising of the Celeste Road improvements at The Land entrance, bids to be opened at the June 13, 2024 regular meeting. Motion carried.

Motion was made by Councilmember Moye, seconded by Councilmember Biggs, to approve a resolution to authorize the mayor to execute a construction contract with Harrison Construction Company, Inc. Motion carried.

RESOLUTION 2346

A RESOLUTION AUTHORIZING MAYOR HOWARD RUBENSTEIN TO EXECUTE A CONSTRUCTION CONTRACT WITH HARRISON CONSTRUCTION COMPANY, INC.

WHEREAS, the City has undertaken the development of a Sportsplex facility;
and

WHEREAS, the current work on the project includes a Phase 1 and a Phase 1A component; and

WHEREAS, on May 13, 2024 the City Council authorized the Mayor to negotiate with Harrison Construction Company, Inc. for the completion of the Phase 1A project to include negotiations on the existing bid amount pursuant to Alabama Code §39-2-6(c);
and

WHEREAS, the Mayor and city attorney have reported to the Council that these negotiations have proceeded to the level such that the Phase 1A project and the negotiated changes are in the public interest and do not materially alter the scope and nature of the project, yet meets the costs such that the negotiated changes and reductions in costs is below the level of funding available for the Phase 1A project; and

WHEREAS, the process for approval will include the execution of a contract with Harrison Construction Company, Inc. in the original bid amount of \$26,176,000 and a subsequent change order reducing that figure significantly and such that the funding is available for the project; and

WHEREAS, the anticipated change order when finalized will be submitted to the City Council at the first city council meeting in June.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Saraland, Alabama, the Mayor is authorized to execute the Phase 1A contract as submitted with Harrison Construction Company, Inc.

Approved this 20th day of May, 2024.

Motion was made by Councilmember Hudson, seconded by Councilmember Moye, to approve a resolution to authorize the mayor to execute a non-exclusive use agreement for property owned by the City on Highway 158. Motion carried.

RESOLUTION 2347

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A NON-EXCLUSIVE USE AGREEMENT FOR PROPERTY OWNED BY THE CITY ON HIGHWAY 158

WHEREAS, the City owns a parcel of property located on State Highway 158 immediately West of Shelton Beach Road and adjacent to the Shell Street connection; and

WHEREAS, that parcel is otherwise described as:

PARCEL A

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE RUN S89°29'24"W, 627.84 FEET TO A POINT; THENCE RUN N00°30'37"W, 565.69 FEET TO THE POINT OF BEGINNING; THENCE RUN N87°12'48"W, 280.46 FEET TO A POINT; THENCE RUN S71°38'17"W, 180.16 FEET TO A POINT; THENCE RUN N87°12'48"W, 199.15 FEET TO A POINT; THENCE RUN N00°16'18"W, 125.18 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 158; THENCE RUN S87°12'48"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 650.86 FEET TO A POINT; THENCE RUN S00°30'37"E, 60.10 FEET TO THE POINT OF BEGINNING CONTAINING 1.32 ACRES; and

WHEREAS, the City has previously approved a development agreement with Saraland 158 Partners LLC for the development of a Chick-fil-A restaurant, sit down restaurant and hotel immediately adjacent to the city owned lot; and

WHEREAS, in order to develop the Saraland 158 Partners property, certain topographical alterations will need to take place for drainage and sight lines; and

WHEREAS, it is the determination of the City Council that the Mayor is authorized to enter into a non-exclusive right-of-way use agreement over the city owned parcel in favor of Saraland 158 Partners LLC.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Saraland, Alabama that the Mayor is authorized to enter into a non-exclusive right-of-way use agreement over said city owned parcel with Saraland 158 Partners LLC.

Approved this 20th day of May, 2024.

Motion was made by Councilmember Moye, seconded by Councilmember Hudson, to approve a resolution to authorize the mayor to execute a contract with Hellas Construction, Inc. for purchase and installation of the synthetic turf fields for the Sportsplex. Motion carried.

RESOLUTION 2348

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH HELLAS CONSTRUCTION, INC FOR PURCHASE AND INSTALLATION OF THE SYNTHETIC TURF FIELDS FOR THE SPORTSPLEX

WHEREAS, the City has undertaken the development of a Sportsplex facility; and

WHEREAS, the current work on the project includes installation of synthetic turf fields; and

WHEREAS, the City Council authorized the Mayor to enter into contract negotiations with Hellas Construction, Inc. for the purchase of synthetic turf field material and the installation of that material; and

WHEREAS, the Mayor and city attorney have reported that a contract has been negotiated for the product and related services wherein Hellas will provide and install the necessary materials for the amount of \$9,559,400.00.

NOW, THEREFORE BE IT RESOLVED by the City Council for the City of Saraland, Alabama the Mayor is authorized to execute a contract with Hellas Construction, Inc. for the purchase of synthetic turf field material and the installation of that material at the Sportsplex venue.

Approved this 20th day of May, 2024.

REPORT OF STANDING COMMITTEES

Motion was made by Councilmember Moye, seconded by Councilmember Biggs, to appoint the following to the Board of Adjustments, Ryan Pope, and Marquis Westry, as alternate. Motion carried.

REPORT OF MAYOR

Motion was made by Councilmember Hudson, seconded by Councilmember Biggs, to ratify the proclamation for the 50th Anniversary of the Satsuma High School Class of 1974. Motion carried.

Motion was made by Councilmember Hudson, seconded by Councilmember Moye, to approve a contract proposal from Diversified Technical Solutions for the Alorica Building IT Project Management, Installation and Maintenance. Motion carried.

Motion was made by Councilmember Hudson, seconded by Councilmember Moye, to authorize the Mayor to sign the "Small Municipal Separate Storm Sewer System (MS4) Program Annual Report". Motion carried.

Motion was made by Councilmember Moye, seconded by Councilmember Biggs, to approve payment of the Rabren General Contractor's, Pay Application # 6 in the amount of \$675,828.28, to be paid from the **2022-A** General Obligation Warrant. Motion carried.

Motion was made by Councilmember Moye, seconded by Councilmember Biggs, to approve payment to Kemper Sports, Invoice # 41601 for December, 2023 in the amount of \$23,500.00 to be paid from the **2022-A** General Obligation Warrant. Motion carried.

Motion was made by Councilmember Biggs, seconded by Councilmember Moye, to approve payment to PCDA Architecture, Invoice # 3911 for the Alorica building conceptual plans and updates in the amount of \$5,180.00, to be paid from the **2023-A** General Obligation Warrant. Motion carried.

Mayor Rubenstein appointed Chief Lee Smith to the Saraland Planning Commission, to replace Clayton Horton who has recently resigned.

APPROVAL OF INVOICES

Motion was made by Councilmember Hudson, seconded by Councilmember Moye, to approve the following invoices:

General Fund

1. Galloway Wettermark & Rutens – Jan 2024 General Matters \$8,957.42
2. Neel-Schaffer – Inv# 1096193, General Services for March 2024 \$4,030.00

Motion carried.

Motion was made by Councilmember Hudson, seconded by Councilmember Biggs, to approve the following invoices:

Gas Tax Fund

1. Neel-Schaffer – Inv# 1096194, additional lanes on Celeste Road \$13,820.98

Motion carried.

Motion was made by Councilmember Hudson, seconded by Councilmember Moye, to approve the following invoices:

General Obligation Warrant 2022-A

- | | |
|--|-------------|
| 1. Geotechnical Engineering Testing – Inv# 22207-424-049 | \$22,005.40 |
| 2. Geotechnical Engineering Testing – Inv# 22207-224-982 | \$11,603.30 |

Motion carried.

There being no further business to come before the Council, motion was made by Councilmember Hudson to adjourn at 6:58 p.m.

ACCEPTED and APPROVED the 10th day of June 2024.



Newton Cromer, Council Vice President



Judi Smith, City Clerk