

TUSCALOOSA COUNTY COMMISSION
MEETING
OCTOBER 21, 2015

TUSCALOOSA COUNTY §
STATE OF ALABAMA §

This being the date and hour to which the Tuscaloosa County Commission adjourned, the County Commission met pursuant to such adjournment with Probate Judge W. Hardy McCollum presiding as Chairman. The following members were present:

Stan Acker
Jerry Tingle
Bobby Miller
Reginald Murray

Commissioner Stan Acker moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to approve a Subdivision Regulation Waiver Request to Steve Tucker Subdivision, Resurvey of Lot 2C.

Exhibit 10-1, Page

Commissioner Stan Acker moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to depart from the order of business set forth in the official agenda to consider accepting bids for the scrap metal at the Engineering Department.

Commissioner Reginald Murray moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to declare the miscellaneous scrap metal at the County Shop yard surplus for sale by sealed bid.

Commissioner Bobby Miller moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to approve the warrants issued to cover Tuscaloosa County's expenditures for September 2015.

Exhibit 10-2, Page

Commissioner Reginald Murray moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to grant a 60 day extension to the property owner of 5516 14th Avenue East, Jerusalem Heights to continue making repairs.

Commissioner Jerry Tingle moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to grant a 60 day extension, from the demolition date of 12/4/2015, to the property owners of 525 Crescent Ridge Road to complete the sale of the property and for the new owners to make repairs.

Commissioner Reginald Murray moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to grant a 60 day extension to the property owner of 4119 60th Court to complete the sale of the property and for the new owners to make repairs.

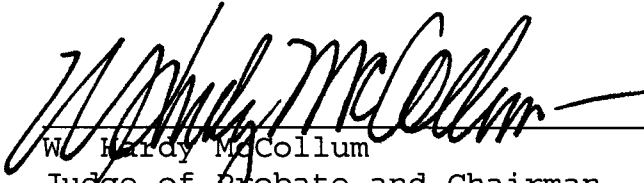
Commissioner Jerry Tingle moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to authorize Burk-Kleinpeter to bid the Brookwood Parkway project with the bids to be opened in the Commission Chambers.

PARA Director Gary Minor made a presentation regarding the purchase of park property on Holley Springs Lane in Fosters from Alabama One Credit Union. The topic was opened for discussion to the public. After discussion, Commissioner Reginald Murray asked to carry over the item for vote until a later date.

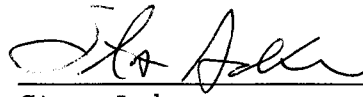
Exhibit 10-3, Pages

Commissioner Reginald Murray's motion to amend the General Fund Capital Budget by \$750,000.00 to purchase the Fosters Waste Water Treatment Plant from Alabama One Credit Union failed for lack of a second.

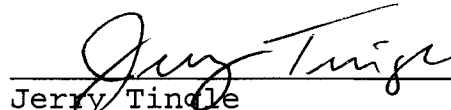
There being no further business to come before the Tuscaloosa County Commission, the meeting adjourned to Wednesday, November 4, 2015.



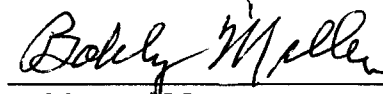
W. Hardy McCollum
Judge of Probate and Chairman
Tuscaloosa County Commission



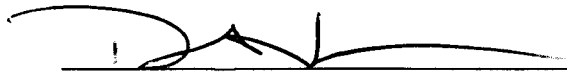
Stan Acker
Commissioner - District I



Jerry Tingle
Commissioner - District II



Bobby Miller
Commissioner - District III



Reginald Murray
Commissioner - District IV



TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT

2810 35th Street
Tuscaloosa, Alabama 35401
(205) 345-6600
FAX (205) 345-6600



Allan D. Springer, Sr.
Assistant County Engineer

Scott F. Anders, P.E.
County Engineer

Tracy M. Criss, P.E.
Assistant County Engineer

Subdivision Wavier Request
Steve Tucker Subdivision
Resurvey of Lot 2C
Tuscaloosa County Commission
October 7, 2015

Commission District: 1

Owner: Diane Darden

Engineer / Surveyor: Cabaniss Engineering, Inc.

Wavier Requested: Cabaniss Engineering, Inc. is requesting a waiver on behalf of Diane Darden from the Tuscaloosa County Subdivision Regulations for the front minimum setback lines.

Comments:

The Tuscaloosa County Subdivision Regulations requires a 30 foot front building setback along the front of the lot, a 10 foot setback on the sides of the lot, and a 35 foot setback on the rear of the lot. The owners are requesting that the front building setback be reduced from a 35 foot setback to a 20 foot setback, due to the topography of the lot, which limits the usefulness of the building space. This lot is not to be used as a dwelling, but for storage purposes only.

The 2013 Subdivision Regulations state the following:

5-4-24 Minimum Setback Lines

The minimum interior building setbacks lines shall be defined as the following:

30 feet along and adjacent to the front property line of the lot (abutting the street).

- The existing minimum setback line is 35 feet. The owner is requesting that the minimum building line be reduced to 20 feet.

35 feet along and adjacent to the rear property line.

- All lots will have a rear building setback of 35 foot.

10 feet along and adjacent to both sides of the property line on each side (20 feet total).

- All lots will have a side building setback of 10 foot.

Ex 10-1

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

October 12, 2015

Tuscaloosa County Commission
714 Greensboro Avenue
Tuscaloosa, AL 35401

Attn: Katherine Holloway

RE: 11637 Tierce Patton Farm Road
Lot 2C Second Resurvey of Lots 2 & 2A Steve Tucker Subdivision

Dear Mrs. Holloway,

We are requesting on behalf of Diane Darden to request a waiver of the Tuscaloosa County Subdivision regulation to allow a 20' front minimum building line for the construction of a garage. Due to shallow lot depth created by the location of Tierce Patton Farm Road and Lake Tuscaloosa, and due to topography, the building site is extremely limited. The garage will be a wood framed with siding, windows and doors. The proposed construction shall have the appearance of a Lake Cottage with Architectural and Aesthetic elements recalling the Lake Cottages, rather than appearing as a garage.

Sincerely,



Al Cabaniss, PE, PLS

MONTH OF: **SEPTEMBER , 2015**

FUND	CHECK NUMBERS	AMOUNT
001 GENERAL FUND	26270-26537	\$6,895,440.00
SPECIAL SALES TAX	60-61	\$5,500,000.00
112 ROAD & BRIDGE	8164-8299	\$1,796,246.85
116 CAPITAL IMPROVEMENT	1505	\$800,000.00
117 RRR GAS TAX	324	\$1,565,000.00
120 REAPPRAISAL	2756-2780	\$293,953.54
160 COMMUNITY DEVELOP	1696-1702	\$998,975.88
710 PAYROLL-CHECKS	94576-94617	\$1,473,525.98
	59854-59946	\$93,812.66
PAYROLL-DIR DEP	29763-30673	\$1,074,599.71
720 EXCESS LAND SALES	415	\$1,856.44
730 FIDUCIARY		
750 PISTOL PERMIT	9027-9069	\$47,916.39
780 E911	5305-5319	\$13,043.58
781 GAS TAX BONDING		
783 GENERAL LIABILITY		
783 WORKMEN'S COMP	146	\$6,369.98
783 HEALTH INSURANCE		
784 TAX COLL SPECIAL		
785 TAX ASSR SPECIAL		
786 MFG HOMES		
787 MOTOR VEH TRAINING		

\$20,560,741.01

CHECKED BY: W M Lamb

WILLIAM M. LAMB, CHIEF FINANCIAL OFFICER

APPROVED BY TUSCALOOSA COUNTY COMMISSION:

CHAIRMAN, W. HARDY MCCOLLUM W Hardy McCollum

COMMISSIONER, STAN ACKER Stan Acker

COMMISSIONER, JERRY TINGLE Jerry Tingle

COMMISSIONER, BOBBY MILLER Bobby Miller

COMMISSIONER, REGINALD MURRAY Reginald Murray

EX 10-2

Reasons in Favor of Holly Springs Property

- **Land is being offered at \$300,000 below appraised value. Alabama One has agreed to donate \$300,000 worth of value for the property to be used as a park. They reduced the price to \$1.3 million from \$1.6 million.**
- **There is a positive annual cash flow from rentals of existing facilities. This provides PARA with a way to take care of the park as it exists. We would need extra appropriations to take care of additional land purchased at Braughton, due to a lack of positive revenue flow.**
- **Future savings of \$2,400,000 due to 15,000 square feet of existing facilities. We can use those facilities right now for programming, and we can reduce the size of any future community center because of these existing useful structures. Our latest conservative estimates for constructing Community centers are \$160 per square foot. Take 15,000 square feet X \$160 = \$2,400,000.**
- **The lake has potential to provide daily fishing opportunities and fishing rodeos for kids.**
- **There are some additional revenue possibilities for RV camping.**
- **The property is very good for nature trails.**
- **3,000 people in a 5 mile radius and 5,000 people in the Fosters, Ralph, Romulus and Buhl area.**
- **A lake that would cost anywhere from \$300,000 to \$1,000,000 to build.**
- **According to the appraisal, the replacement costs of the buildings exceeds \$1.4 million dollars. That is more than the asking price.**

Immediate uses for the property

- **Hiking**
- **Fishing**
- **Tent camping**
- **Canoeing/kayaking**
- **Dancing**
- **Corporate outings**
- **Group fitness**
- **Birthday parties/team parties**
- **Family reunions**

EX 10-3

Current Activity	
Centers	
District 1	2
District 2	0
District 3	3
District 4	1

Fosters Area	
Population	
Fosters	2706
Ralph	1092
Buhl	1842
	<hr/>
	5640

County Facility	Land	Construction	Total Cost
Miller	Donated	8.4 m	8,400,000
Faucett	Donated	10 m	10,000,000
Proposed Eastern	\$46,388/acre*(18 ac)	5m	5,835,000
Proposed Western	\$12,037/acre*(108 ac)	4.8m	6,100,000

* with improvements

Center Budgets

FY 2015

	<u>Total Revenue</u>	<u>Total Expense</u>	<u>Net Expense</u>
Belk	\$ 210,055.53	\$ 401,848.70	\$ 191,793.17
McAbee	\$ 120,668.25	\$ 297,289.68	\$ 176,621.43
Faucett	\$ 811,719.38	\$ 843,320.61	\$ 31,601.23
Miller	\$ 315,146.55	\$ 611,639.20	\$ 296,492.65
Phelps	\$ 109,636.25	\$ 336,568.64	\$ 226,932.39
Hughes	\$ 97,993.71	\$ 396,254.39	\$ 298,260.68
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	\$ 1,665,219.67	\$ 2,886,921.21	\$ 1,221,701.54

County Appropriations

	<u>Appropriations</u>	<u>Total Budget</u>	<u>% Budget</u>
2015	\$ 2,972,875	\$ 12,157,715	24.45%
2014	\$ 2,962,875	\$ 11,991,741	24.71%
2013	\$ 2,767,500	\$ 10,943,113	25.29%
2012	\$ 2,487,500	\$ 10,100,972	24.63%
2011	\$ 2,277,500	\$ 9,023,653	25.24%

Exp 10-3

Economic Assumptions for Event Hosting

- 15 annual fraternity & sorority events* (This is being done now)
- 30 annual wedding rentals
- 20 annual PARA rentals (company parties and family reunions)
- Each Greek event pays \$2,500 to the park in facility rental (done now)
- Each wedding event pays \$1,500 in rental fees
- Average 2 event staff per wedding and PARA rental
- Average 4 hours per each wedding and PARA rental
- Average \$15.00 per hour for wages & benefits

Revenues

Fraternity & Sorority Events*	\$37,500
Wedding Rentals	45,000
PARA Rentals	<u>25,000</u>
Revenue	\$107,500

Expenses

Utilities	\$20,000
Event Staff	6,000
Facility Maintenance	25,000
Part-Time Park Attendant	12,000
Janitorial	18,000
Miscellaneous	<u>10,000</u>
Total Expenses	\$91,000

Revenues Minus Expenses = \$16,500

*Bank currently receives \$2,500 per Greek event.
No additional staff is required from the land/facility owner for Greek events.

Ex 103

**Holly Springs Community Center
Revenues & Operating Expenses, Pre-Financial**

Economic Assumptions for Site Analysis

Revenue streams from memberships, daily entry fees, rentals
and programs
Direct and indirect expenses for the same

<u>Revenues</u>	
Memberships	\$68,400
Daily entry fees	23,940
Rentals/Parties	64,980
Programs & Classes	<u>13,680</u>
Total Revenue	\$171,000

<u>Expenses</u>	
Direct Expenses	\$285,000
Indirect expenses	<u>71,250</u>
Total Expenses	\$356,250

Revenues Minus Expenses = -\$185,250

EX10-3

Holly Springs water

Economic Assumptions for Water Amenities

- Open 98 days per
- \$12 entry fee (75%)
- \$10 non-swimmer entry fee (\$25%)
- Average 350 customers per day
- Open 10.5 hours per day
- Average 10 employees working per hour
- Average \$12.50 per hour for wages & benefits
- Each person averages \$6 on concession spending per day
- Concession expenses are 60% of sales

Revenues

Entry Fees, Swimmer \$308,700
Entry Fees, Non-Swimmer 85,750
Concessions 205,800

Total Revenue

\$600,250

Expenses

Labor \$128,625
Water & Sewer 40,000
Chemicals 30,000
Electricity 49,000
Janitorial & Maintenance 55,000
Building & Office Supplies 10,000
Miscellaneous 20,000
Concessions 123,480
Total Expenses \$456,105

Revenues Minus Expenses = \$144,145

Ex 10-3



**Holly Springs Site Analysis
Revenues & Operating Expenses, Pre-Financial**

Economic Assumptions for Site Analysis

Revenue streams from existing facilities, aquatic facilities and a small community center

Direct and indirect expenses for the same facilities

Revenues

Aquatic facilities	\$600,250
Existing Facilities	107,500
Community Center	<u>171,000</u>
Total Revenue	\$878,750

Expenses

Aquatic Facilities	\$456,105
Existing Facilities	91,000
Community Center	<u>356,250</u>
Total Expenses	\$903,355

Revenues Minus Expenses = -\$24,605

Ex 10-3