

TUSCALOOSA COUNTY COMMISSION
MEETING
May 14, 2003

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:

Mike Richardson
Gary Youngblood
Bobby Miller
Reginald Murray

Commissioner Gary Youngblood moved, seconded by Commissioner Bobby Miller, the County Commission voted unanimously to approve the payment of \$12,472 for right-of-way (Maxine B. Weaver tract) required for the Covered Bridge Road Project TCP 63-02-00. This action is based on an appraisal that was approved by the Alabama Department of Transportation.

Exhibit 5-1, Pages 643-650

Commissioner Bobby Miller moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to let Alabama Liquidation and Auction sell the county's surplus equipment at their annual auction this year.

Commissioner Gary Youngblood moved, seconded by Commissioner Bobby Miller, the County Commission voted unanimously to assume the cost of operation and maintenance of flashing lights located

at Holt High School and Holt Elementary School, if necessary, to put these safety lights on line. These flashing lights, installed by the state, have not been hooked up for some reason. The County Engineer will contact the state in regard to the status of these lights.

Commissioner Mike Richardson moved, seconded by Commissioner Bobby Miller, the County Commission voted unanimously to authorize the execution of Change Order Number Two for the basing and paving contract on Tuscaloosa County Project ST-063-888-024 - Mitt Lary Road Extension. The addition and deletion of materials and construction costs as described in the attached exhibit show an overrun of \$31,732.99.

Exhibit 5-2, Pages 651-652

Commissioner Mike Richardson moved, seconded by Commissioner Bobby Miller, the County Commission voted unanimously to adopt a resolution expressing its opposition to House Bill Number 649 in its current form. This proposed legislation relates to the collection of sales tax.

Exhibit 5-3, Page 653

Commissioner Reginald Murray moved, seconded by Commissioner Bobby Miller, the County Commission voted three to two to establish boundary lines for the four (4) County Commissioner districts as shown in the attached exhibit. Probate Judge W. Hardy McCollum and Commissioner Mike Richardson cast the NAY votes. The population is divided between the four County Commission districts as follows:

	<u>TOTAL</u>	<u>WHITE</u>	<u>BLACK</u>
District I	39,307	34,822	3,462
District II	41,815	31,641	8,790
District III	42,217	30,398	10,705
District IV	41,536	15,459	25,370

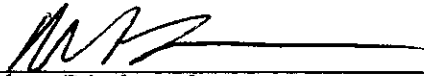
The American Indians, Asians, Pacific Islanders, and others are included in the above total, but are not broken out as separate entities.

Exhibit 5-4, Page 654

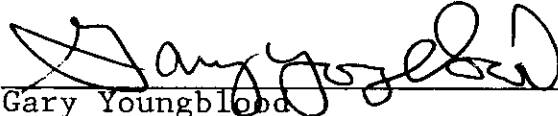
There being no further business to come before the Tuscaloosa County Commission, the meeting adjourned to Wednesday, May 21, 2003.



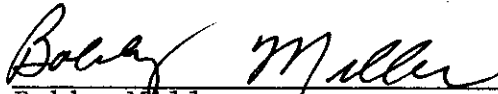
W. Hardy McCollum
Judge of Probate and Chairman
Tuscaloosa County Commission



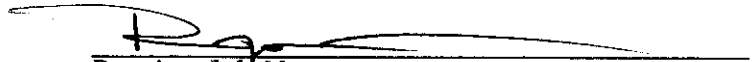
Mike Richardson
Commissioner - District I



Gary Youngblood
Commissioner - District II



Bobby Miller
Commissioner - District III



Reginald Murray
Commissioner - District IV

Alabama Department
Of Transportation
5TH DIVISION

MEMO

Date: 03/26/2003

TO: RON SIMS, DIVISION RIGHT OF WAY ENGINEER

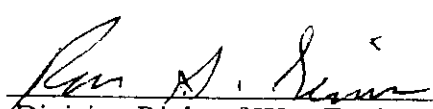
RE: TUSCALOOSA COUNTY
HURRICANE CREEK BRIDGE REPLACEMENT
COVERED BRIDGE ROAD
MAXINE B. WEAVER TRACT

FROM: ~~RON SIMS~~
RON HENSLEE, 5TH DIVISION CHIEF APPRAISER

I have completed a review of the appraisal by Dick Holley, Appraiser, on the above referenced tract. The Appraiser supplied comparable sales with a unit value range from \$4,000.00 to \$6,367.00 per acre. The appraiser selected a unit value of \$4,500.00 for the subject, which falls within the comparable sales range. I recommend the appraised amount for the acquisition of \$11,520.00 and \$952.00, rounded, for the temporary easement. I submit this recommendation for your approval.

APPROVED

DISAPPROVED


Division Right of Way Engineer

3-26-03
Date

Cc: Mr. David Lyles

VALUE FINDING APPRAISAL

Project Hurricane Bridge

Tract No. Par. 28-03-07-0-001-016.000

County Tuscaloosa

1. Owner (s): Maxine B. Weaver
Address: 12030 Covered Bridge Road, Brookwood, AL 35444
2. Property Location: The subject property is located just North of present Hurricane Creek in Section 7, Township 21, Range 7, on County Road 59 in Tuscaloosa County.
3. Property Description: The property consists of 22.0 acres with a large brick residence containing approximately 2,543 square feet, a barn and outbuildings.
4. Value per sq. ft. or per acre supported by the comparable sales: See Master File.
5. Land area to be acquired (square feet or acreage).
Area 2.56 Acres x \$4,500.00 = \$11,520.00 Value of Land Acquired.
6. Value of each improvement to be acquired (or cost-to-cure items).
Material and labor cost should be documented in the files for the project.

Estimated Value of each improvement to be acquired:

1)		\$ <u>None</u>
2)		\$ <u>None</u>
3)		\$ <u>None</u>
4) Cost to Cure (Damage to Remainder)		\$ <u>None</u>
	Total	\$ <u>None</u>
7. Summary

Value of land to be acquired	\$ <u>11,520.00</u>
Value of Improvements to be acquired	\$ <u>None</u>
Cost to Cure (Damage to Remainder)	\$ <u>None</u>
Total Value	\$ <u>11,520.00</u>
8. Owner contacted on 1-15-2003
did did not inspect property.
9. Photograph of Taking 1-15-2003
10. Comments: The proposed acquisition contains 2.56 acres that starts the South property line and runs parallel to the present County Road 59 right-of-way to the Northwest property line. The taking varies in width from 100.24' to 27.89'. There are no improvements within the proposed acquisition except for a gravel driveway at approximately STA-32 & 75.

APPRAISER:  DATE: 2.25.03

BOOK 037 PAGE 645

**VALUE FINDING APPRAISAL
FOR
TEMPORARY EASEMENT**

5-1

Project Hurricane Bridge

Tract No. Par. 28-03-07-0-001-016.000

County Tuscaloosa

1. Owner (s): Maxine B. Weaver
Address: 12030 Covered Bridge Road, Brookwood, AL 35444

2. Property Location: The subject property is located just North of present Hurricane Creek in Section 7, Township 21, Range 7, on County Road 59 in Tuscaloosa County.

3. Property Description: The property consists of 22.0 acres with a large brick residence containing approximately 2,543 square feet, a barn and outbuildings.

Value per sq. ft. or per acre supported by the comparable sales: See Master File

4. Land area to be acquired (square feet or acreage).
Area 0.95 x \$4500.00 = \$ 4275.00 Value of Land Acquired.

Annual Rent: 4.275 x 8% = \$ 342.00

Annual Rent: \$342.00

Factor for present worth of \$1.00 per Annum 8% for 3 years - 2.783265

Annual Rent \$ 342.00 x Present Worth Factor 2.783265 = \$951.88

5. Value of each improvement to be acquired (or cost-to-cure items).

Material and labor cost should be documented in the files for the project.

Estimated Value of each improvement to be acquired:

1)	\$ <u>None</u>
2)	\$ <u>None</u>
3)	\$ <u>None</u>
4) Cost to Cure (Damage to Remainder)	\$ <u>None</u>
Total	\$ <u>None</u>

6. Summary

Value of land to be acquired \$ 951.88

Value of Improvements to be acquired \$ None

Cost to Cure (Damage to Remainder) \$ None

Total Value \$ 951.88

7. Owner contacted on 1-15-2003

did did not inspect property.

9. Photograph of Taking 1-15-2003

10. Comments: The proposed temporary easement is a 30' wide area that runs the entire permanent easement and will be used as a temporary work easement area. There are no improvements within this area.

APPRAISER: [Signature]

DATE: 2.25-03

5-1

Purpose of Appraisal:

The purpose of the appraisal is to estimate the market value of that portion of the subject property to be acquired by the Tuscaloosa County, County Engineer, taking into consideration the unit value of the whole property (or larger parcel) from which the required portion is taken. Consideration is given to the value of any minor improvements within that portion to be acquired. **This appraisal will not be used where there are any damages to the remainder other than minimum damages which can be measured by the Cost-to-Cure method.**

Property Rights Appraised: Fee Simple Surface Rights Only

Definition of Market Value:

The price the property would bring when offered for sale by a willing seller who is not forced to sell and which is sought by a willing buyer who is not required to buy, after due consideration of all the elements affecting value. (Code of Alabama 18-1A-172)

Five (5) Year Delineation of Title:

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Consideration</u>	<u>Verification</u>
----------------	----------------	-------------	-------------	-------------	----------------------	---------------------

None in the last five (5) years

Present Use: Residential

Highest & Best Use: Residential - No zoning, located in county

Description of Taking: The proposed acquisition contains 2.56 acres that starts at the South property line and runs parallel to the present County Road 59 right-of-way to the Northwest property line. The taking varies in width from 100.24' to 27.89'. There are no improvements within the proposed acquisition except for a gravel driveway at approximately STA-32 & 75.

Please Note:

This is a limited appraisal according to Standard Rule 1 invoking the noted departure provisions and was prepared as a summary appraisal report under Standard rule 2-2(c). In compliance with SR 2-2(c)(xi), the following statement applies to this report: **The employee appraiser was given this appraisal assignment by the employer Tuscaloosa County with the understanding that certain allowable departures can be made from said "Uniform Standards". These include certain departures from "Standards Rules 1-2, 1-3, 1-4, and 2-4" as follows:**

- 1-2(c) - regarding only encumbrances, leases, contracts, declarations, and assessments which are not considered and not within the scope of this report.
- 1-2(d) - see Purpose of Appraisal.
- 1-2(e) - personal property, trade fixtures, and intangibles are not within the scope of this report.
- 1-3(b) - see comment on this guideline in USPAP.
- 1-4(b) - (iv) thru (vi) and 1-4 (c) and (d) do not apply to acquisitions covered by this type of appraisal.
- 1-4(e) - see Purpose of Appraisal.
- 1-4(f) - see Certificate of Appraiser; the Jurisdictional Exception applies.
- 1-4(h) - does not apply to appraisals for Eminent Domain
- 2-4 - does not apply to this written report. A complete before and after appraisal will be required should court testimony be required.

Regarding Standards Rule 2-2(c)(vi), it is understood between employer Alabama Department of Transportation and employee appraiser that the extent of data collection is self evident from the Master File (which is considered an addenda to this report) or other referenced supplemental information.

Regarding Standards Rule 2-2(c)(xi), the income approach is not applicable to those takings suitable for the Value Finding Appraisal, and the cost approach is used only where necessary for minor improvements.

STATE OF ALABAMA)
 COUNTY OF TUSCALOOSA)

Maxine & William F. Weaver
 Covered Bridge Road R.O.W.
 Acquisition

A parcel of land being located in the Southwest Quarter of the Southwest Quarter of Section 7, Township 21 South, Range 7 West, Tuscaloosa County, Alabama, containing two and fifty-six hundredths (2.56) acres, more or less, and being more particularly described as follows:

Commence at a 3/4" capped pipe marking the Southwest Corner of said Section 7, and thence run S88°29'23"E and along the South boundary line of said Section 7 for a distance of 688.40 feet to the new West right-of-way of Covered Bridge Road, said point being the **POINT-OF-BEGINNING** of the herein described parcel of land; thence proceed N04°56'33"E and along the new West margin of said road for a distance of 261.03 feet to a point; thence proceed N85°03'27"W and along the new West margin of said road for a distance of 10.00 feet to a point marking the point of curvature (non-tangent) of said right-of-way; thence run a chord bearing of N23°59'25"W and along the new curving West margin of said road (said curve being concave in a southwestwardly direction and having a radius of 1130.00 feet) for a chord distance of 1093.35 feet to a point marking the end of said curve; thence proceed N30°53'52"E and along the new margin of said road for a distance of 27.89 feet to the point of intersection with the old curving West right-of-way margin of said road; thence run a chord bearing of S27°05'05"E and along the old curving West margin of said road (said curve being concave in a southwestwardly direction and having a radius of 1095.92 feet) for a chord distance of 1162.06 feet to a point marking the end of said curve; thence proceed S04°55'58"W and along the old West margin of said road for a distance of 166.70 feet to a concrete monument; thence proceed S85°04'02"E and along the old West right-of-way of said road for a distance of 10.00 feet to a concrete monument; thence proceed S04°36'26"W and along the old West margin of said road for a distance of 85.10 feet to the point of intersection with the South boundary line of said Section 7; thence proceed N88°29'23"W and along the South boundary line of said section for a distance of 100.24 feet to the **POINT-OF-BEGINNING**.

Also, there is a strip of land for the purpose of being a temporary construction easement, also located in the Southwest Quarter of the Southwest Quarter of said Section 7, and directly West of and adjacent to the above described parcel of land, said strip containing zero and ninety-five hundredths (0.95) acres, more or less, and being more particularly described as follows:

Commence at a 3/4" capped pipe marking the Southwest Corner of said Section 7, and thence run S88°29'23"E and along the South boundary line of said Section 7 for a distance of 658.35 feet to the **POINT-OF-BEGINNING** of the herein described easement; thence proceed N04°56'33"E for a distance of 262.82 feet to a point; thence proceed N85°03'27"W for a distance of 10.00 feet to the point of non-tangent curvature of said easement; thence run a chord bearing of N23°54'20"W and along the curving West boundary of said easement and parallel to the new West margin of said road (said curve being concave in a southwestwardly direction and having a radius of 1100.00 feet) for a chord distance of 1061.48 feet to a point; thence proceed N30°53'52"E for a distance of 30.18 feet to a point on the curving West margin of said road; thence run a chord bearing of S23°59'25"E and along the new West margin of said road (said curve being concave in a southwestwardly direction and having a radius of 1130.00 feet) for a chord distance of 1093.35 feet to a point marking the end of said curve; thence proceed S85°03'27"E and along the new West margin of said road for a distance of 10.00 feet to a point; thence proceed S04°56'33"W and along the new West margin of said road for a distance of 261.03 feet to the point of intersection with the South boundary line of said Section 7; thence proceed N88°29'23"W and along the South boundary line of said section for a distance of 30.05 feet to the **POINT-OF-BEGINNING**.

Robert A. McEachern

 5-1

Approximate North Boundary Line of the SW1/4 - SW1/4

OLD CENTERLINE CURVE DATA
 P.I. = 228+83.40
 Δ = 64°02' LT.
 D = 5'00"
 T = 716.70'
 Lc = 1260.70'
 S.E. = 0.09'/ft.

NEW CENTERLINE CURVE DATA
 P.I. = 38+88.56
 Δ = 64°08'20" LT.
 D = 4'46"29"
 T = 751.87'
 Lc = 1343.32'
 C = 1274.27'

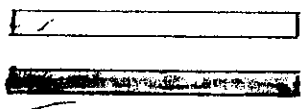
N23°54'20"W (CHD.)
 1100.00'(R)
 1061.48'(C)
 1107.69'(L)

Total Property 22.00 ACRES
 Takiriz 2.56 ACRES

 19.44 ACRES

AREA TO BE ACQUIRED

Maxine B. & William F. Weaver
 12030 Covered Bridge Road
 Brookwood, AL 35444
 (D.B. 570, Pg. 167)

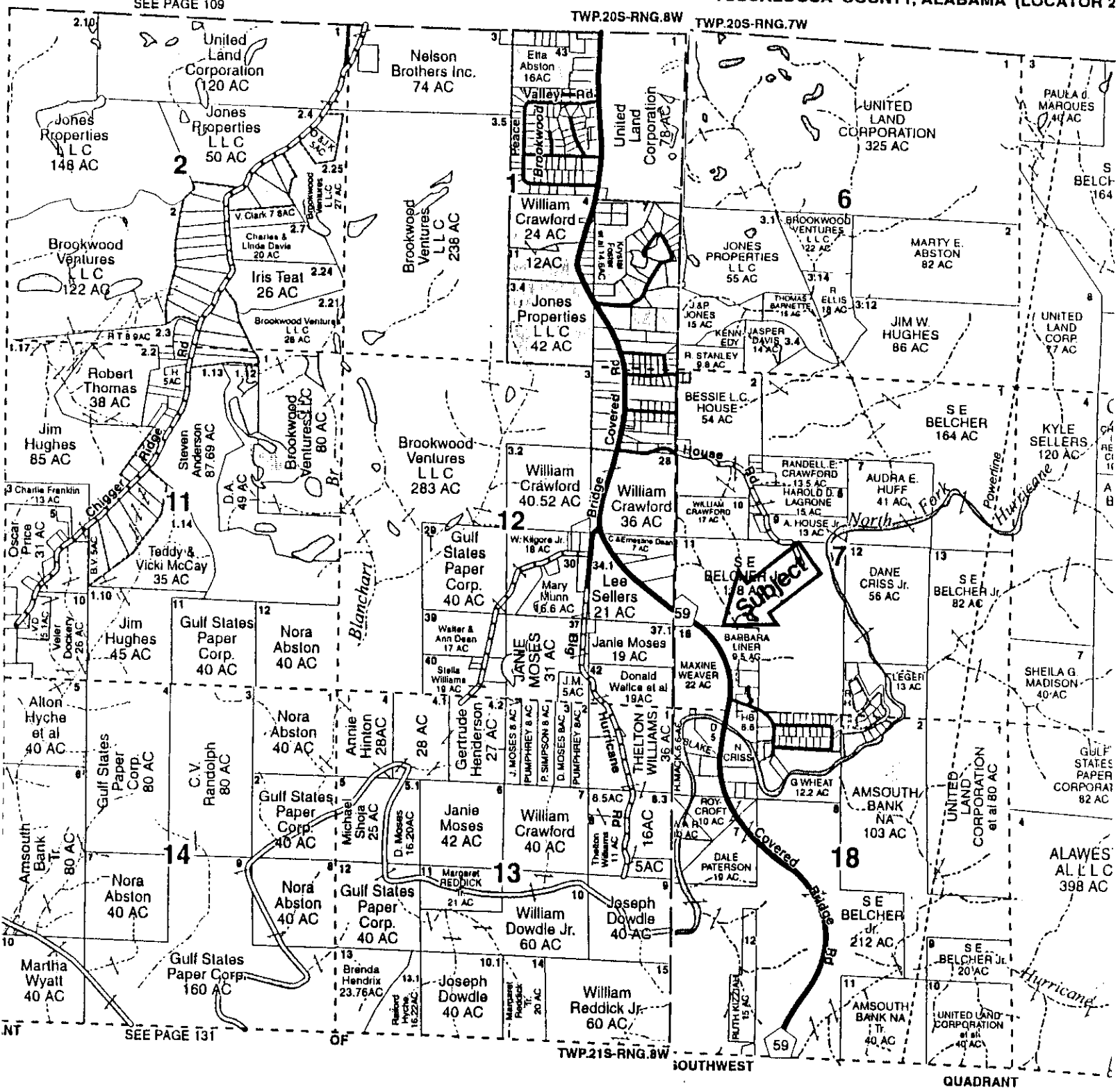
R.O.W.

 2.56 ACRES
 0.95 ACRES
 Temporary EASEMENT

LEGEND	
	IRON PIN FOUND
	IRON PIN SET
	CONC. MONUMENT
	RECORD BOOK
	MINIMUM BUILDING
	POINT OF BEGINNING
	CHAINLINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	PLAT BOOK
	DEED BOOK
	PAGE
	QUARTER-SECTION
	UTILITY POLE

346.29'
 PURPORTED SW CORNER
 SECTION 7,
 TOWNSHIP 21 SOUTH,
 RANGE 7 WEST,
 TUSCALOOSA COUNTY, AL.
 3/4" CAPPED PIPE FOUND

342.11'
 Mary Ann White Dookery
 10955 Mary Ann Drive
 Brookwood, AL 35444
 (D.B. 979, Pg. 193)

Section 7
 Section 18



TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT

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



Bobby C. Hagler
County Engineer



Allan D. Springer, Sr.
Assistant County Engineer

May 13, 2003

Mr. Bill Lamb
Finance Director
Tuscaloosa County Commission
Tuscaloosa, Al 35401

Dear Bill:

Please issue a check to Maxine B. and William F. Weaver for ROW on Covered Bridge Road, Project TCP 63-02-00, for \$12,472. There is an appraisal on file which was done by Dick Holley and approved by ALDOT.

Yours truly,

Bobby C. Hagler
Tuscaloosa County Engineer

BCH: tmf
Cc: file

F:\ACAD2\Bridge Co Road 59\letters\final letters\ROW MRS WEAVER'S CK.doc

approved by Co. Comm
5-14-03

Form OE-IF (Rev. 9/16/97)

ALABAMA DEPARTMENT OF TRANSPORTATION
CONSTRUCTION CHANGE REQUEST

Project No.: ST-063-888-024
County: Tuscaloosa

Change Request No. 02
Date: May 9, 2002

The following changes on the above numbered project, with stations, quantities and items involved, are recommended for the reasons stated below:

(1) **Location, Description and Reason for Change**

1. Station 357+00 to 375+00- Item No. 623B-001, Concrete Curb, Type "N" Special is called for on the plans but was left out of the Summary of Quantities.
2. Various areas- Item No. 614A-000, Slope Paving, is needed to tie existing flume to side drain pipe construction.
3. Station 478+50- The plan calls for item 429A-246, wearing surface leveling. A change to item 429B-249, binder layer leveling, is requested due to the thickness of leveling required.
4. 29+95 to 88+00- Item No. 637A-001, Fence Reset (Incl. all types), is needed in lieu of Item No. 636-003, Barbed Wire Fence.
5. Station 355+00 to 360+00- Item No. 206E-022, Removing Metal Pole with Light, is needed due to conflicts with new curb construction on Boone Blvd.
6. Items 701H-000, Solid Traffic Stripe Removed (Paint), and 701H-005, Broken Traffic Stripe Removed (Paint) were left out of the plans for the Western Bypass tie in (Station 486+00), and should be added.

(2)

CONSTRUCTION PLANS
Delete from Original Contract

<u>Station</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
478+50	429A-246 Improved Bituminous Concrete Wearing Surface Layer, Leveling, 1/2" Max. Agg. Size Mix, ESAL Range C	600 Tons	\$35.00	\$21,000.00
29+95 to 88+00	636A-003 Barbed Wire Fence, 3 Strands, 4 ft High	11250 LF	\$3.05	\$34,312.00
Total				\$55,312.00

PROPOSED CHANGES
Add to Original Contract

<u>Station</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
357+00 to 375+00	623B-001 Concrete Curb, Type "N" Special	199.3 LF	\$33.00	\$6,576.90
Various	614A-000 Slope Paving	25 CY	\$375.00	\$9,375.00
29+95 to 88+00	637A-001 Fence Reset (Incl. All Types)	11250 LF	\$3.05	\$34,312.00
478+50	429B-249 Improved Bituminous Concrete Binder Layer, Leveling, 1" Max. Agg. Size Mix, ESAL Range C	600 Tons	\$35.00	\$21,000.00
355+00 to 486+00	206E-022 Removing Metal Pole with Light	4 Each	\$848.00	\$3,392.00
486+00	701H-000 Solid Traffic Stripe Removed (Paint)	7500 LF	\$0.36	\$2,700.00
486+00	701H-005 Broken Traffic Stripe Rem. (Paint)	5000 LF	\$0.31	\$1,550.00
Total				\$78,905.90
Net Increase(+)				\$23,593.90
Net Decrease(-)				\$0-

(3) Total U.S. Agreement Estimate or Modified Agreement Estimate: Dated: May 2, 2001 \$10,153,100.00

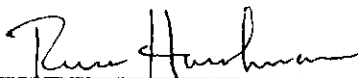
Approved Construction Changes Not Included in Above Estimate Amount:	<u>Plus</u>	<u>Minus</u>
This Construction Change Amount:	\$4,600.00	\$-0-
Totals:	\$23,593.90	-0-
	\$28,193.90	\$ -0-

Net Total		(+)	\$23,593.90
		(-)	-0-
Construction Engineering on Net Total		(+)	\$3,539.09
Revised Total Estimated Cost:		(-)	-0-
Overrun:			\$10,184,832.99
Underrun:			\$31,732.99
			-0-

Submitted:

Recommended:

Approved:



 Project Engineer

 Division Engineer

 Construction Engineer

Date: _____

Date: _____

Concurrence Recommended:

 _____ Engineer
 Federal Highway Administration

Date: _____

 Division Administrator
 Federal Highway Administration

Date: _____

RESOLUTION

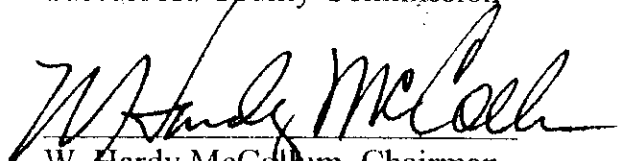
WHEREAS, a Bill styled HB649 is pending before the Alabama Legislature relating to the collection of sales taxes, including taxes of sales over the internet; and

WHEREAS, Tuscaloosa County currently collects taxes from the sales of goods and services within Tuscaloosa County; and

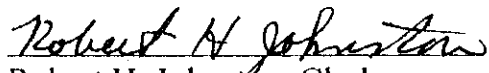
WHEREAS, HB649 will adversely impact the amount of sales taxes collected and distributed to Tuscaloosa County, and, in particular, will adversely impact the revenues available to the Tuscaloosa County School Board.

NOW, THEREFORE, BE IT RESOLVED by the Tuscaloosa County Commission, that the Commission expresses its opposition to HB649, in its current form, and encourages the local legislative delegation to oppose the passage of the Bill.

Tuscaloosa County Commission


W. Hardy McCollum, Chairman

ATTEST:


Robert H. Johnston, Clerk

