

City of Margaret

May 1, 2018

6:00 PM.

In attendance:

Councilman Perry, Councilman Ray, Councilman Carter,  
Mayor Pro-Tem McIntyre, and Councilman Chapman,  
Mayor Howard

Also, Present: Gary Hanner St. Clair County Times

**Prayer: Mr. Barker**

**Mayor Howard called meeting to order.**

**Discussion**

*Mayor Howard asked for Motion to approve minutes. Councilman Perry made the Motion to approve minutes from 4-17-18 Council Meeting. Councilman Ray seconded the Motion. The Motion passed unanimously*

*The discussion concerning the mandatory Impact Fee was the first item for discussion. Councilman Chapman stated that he was against the mandatory Impact fee from the start. Councilman Perry stated that the Council had to cover the City of Margaret on down the road concerning roads and water infrastructures. Councilman Ray stated that he had checked with other municipalities and that the City of Margaret is way less than those municipalities. And that only Margaret can protect themselves in the future. Mayor Howard stated that the roads problem is eating the City of Margaret alive.*

*Bobby Smith of Four Star gave the Council a cost comparison sheet comparing Margaret, Odenville and Argo. Mr. Smith concern is that the house, that are affected by the impact fee, would not meet their appraisal value. Mr. Smith feels that the Impact Fee will cause the building of homes to decrease in the City of Margaret and that the City of Margaret will suffer.*

*Daryl Pittard, CEO of Brookhaven Development and a representative of Four Star stated that Fourstar would be willing to repair roads including roads already accepted by the City of Margaret. Four Star is also in*

*negotiating to build approximately 400 more home in City of Margaret.*

*Wayne of Eddleman Homes informed the Council that whatever impact fees you get from builders would have to be used in the subdivision they are working in according to the Supreme Court. And Sterling Place which is the subdivision Eddleman Homes is in, doesn't not need any road work done. Eddleman Homes already maintain their roads.*

*Mayor Pro-Tem McIntyre arrives 6:28PM*

*Lyman Lovejoy feels that the City of Margaret should not penalize the people who have brought business into the City of Margaret.*

*Erskine the City attorney, informed everyone that the Council had a meeting 3 months ago informing the builders of the road conditions. Now, the builders are saying what they are not doing, instead of coming up with a solution. Bobby Smith reiterated that Four Star is willing to maintain their roads and the roads already accepted by the City of Margaret in the areas where they are working.*

*Councilman Ray stated that the Council had a meeting in February and no builder responded back, and at that time the builders main concern was 2015 Building Codes. Bobby Smith stated that he held a meeting addressing Building Code at his office with all local building inspectors.*

*Daryl Pittard stated that he speaks with Councilman Perry on a daily basis and there has been no mention of an Impact Fee. Councilman Perry stated that the Council needs to look into road support on down the road a and that the roads have to be drivable.*

*Erskine, the City Attorney asked what subdivisions have problems.*

- 1. Hunter's Crossing*
- 2. Brookhaven*
- 3. Ridgefield*
- 4. Sunrise*
- 5. Woodland Ridge*
- 6. Magnolia*

*Councilman Chapman stated that he is for the builders and would like to see a compromise. Four Star Top 5 Complaints with building Code:*

- 1. Sprinkler System*
- 2. Arc Fault Breakers*
- 3. Thickness of Duct Work (State Req.)*
- 4. Slope on Back Yard*
- 5. Pressure and Blow Test (State Req.)*

*Eddleman Homes and Adams Homes stated that they don't really have any concerns with the 2015 Building Code because they have to basically do the same thing in other municipalities. Four Star estimated savings per house would be approximately \$3500.00.*

*Eddleman Homes suggested that each developer bring the streets up to standard and then get a seal coat approval letter for 1 and ½ times the cost of the seal coat. And when the building is 90% done, then put down seal coat and warranty it for one year.*

*Lovejoy suggested every builder put \$1800.00 cash in escrow for each house built, then when the building reaches 75% then apply a seal coat using the money in escrow.*

*Erskine asked the question "what we want to do moving forward".*

*Mayor Pro-Tem McIntyre stated he sees no problem in looking at the 2015 Building Code to see about making compromises in the breaker, sprinkler and duct work.*

*Bobby Smith sees no problem with an additional \$500.00 on building permits. And maybe coming up with a developer's fee in the future. Mr. Smith also doesn't see a problem with the City making the developers responsible for their subdivisions they are working in.*

*Erskine suggested that the Council don't publish the Impact Fee Ordinance until he can redo it. And that the City look into increasing business license fee, permits and water rates*

*Council and Builders agreed to meet again on next Tuesday May 8, 2018 @6:00PM*

*The Council took a 5-minute recess @ 7:42 PM*

*Teja Peebles the City Clerk will get a price comparison on surrounding municipalities bus. license, permit fees and email to all Council Members.*

*Councilman Ray made a Motion to suspend the rules for a normal meeting, the Motion died from a lack of a seconded.*

*Mayor Pro-Tem McIntyre made a Motion to adjourn. Councilman Ray seconded the Motion. The Motion passed unanimously.*

***Meeting adjourned 8:05 PM***

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***Isaac Howard, Mayor***

***Attest:***

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***Teja McIntyre Peebles, City Clerk***