

City of Margaret

May 8, 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 informed everyone at the meeting that the Council is still looking on the cost comparison sheets provided to them.

Mayor Howard stated that the City of Margaret is looking for fairest most economical way for the City and Builders to solve the problems the roads. Mayor Howard stated that all the roads are bad but especially the ones in construction areas.

Leo informed the Council that in Trussville a cash bond is required by the developers and that developers are responsible for roads until the City of Trussville approves the top coat.

Councilman Perry stated that heavy trucks and heavy traffic are tearing up the roads.

Bobby Smith, Four Star, stated that a lot of the were just tar and gravel when the developers first started building in the City of Margaret, and they were accepted.

The Council was asked how much of the problem is based on developers that are no longer active? Councilman Chapman stated that 100% of the problems are because of developers leaving.

Lovejoy stated that City of Margaret is completing with Odenville, and Moody, so the City can't differ too much. Wayne, Eddleman Homes stated

that the City of Margaret needs to be different than anyone else.

Doug stated that Asphalt is not design to be without top coat because it can't survive the weather. Doug has had that problem in the pass.

Joe White, of Curtis White Developers, stated that affordable homes are a plus, for the City of Margaret. If you increase the cost, then the building will decline in Margaret. Mr. White states that the \$4000.00 impact fee will cost the City of Margaret 10 Million dollars in revenue if 100 houses are built.

Councilman Perry voiced his concerns about the various zip codes in the City, hindering the proper payment of taxes to the City of Margaret.

Leo asked whether or not the City had thought about increasing property tax?

Lovejoy asked whether or not increasing water rates is an option?

Gary Hanner of the St. Clair Times reminded the City, that Bobby Smith said that he would maintain his roads. Bobby Smith stated that the impact fee will kill the building momentum in the City of Margaret. Bobby Smith suggested raising permit cost, and water rates. Bobby Smith states that the City needs to make some concessions for the 2015 Building Code. Councilman Perry states that Council is willing to look into the codes to see if everyone can find a medium area. Council Chapman agreed with Councilman Perry.

Brookhaven HOA President stated that the City may have to look into water increase.

Andy Armstrong, A&W Construction, stated that if developers are maintaining their roads, then everything should be ok.

Councilman Chapman stated that the 2015 Building Code sucks.

A resident of Margaret that resides on Fallview Lane would like to know who is responsible for his road. Lyman Lovejoy is responsible for the road. Mr. Lovejoy doesn't understand why that road was not accepted by the City when the other ones where. The resident that resides on Fallview informed the Council that the road really needs paving.

Kristi of Brik Realty stated that a lot of people are wanting to live in Margaret, so increasing fee is not going to be beneficial to build in the City of Margaret. Appraisals are headed in a upward trend.

St. Clair Co. Builders Association representative states that Margaret doesn't need to increase because appraisals are high.

Brian Camp doesn't think City of Margaret shouldn't require subdivisions to become a gutter / curves subdivision. Councilman Perry disagrees because gutter/ and curves are needed to maintain water flow. Brian Camp thinks that subdivision regulation should leave authority for things to change.

Marty Smith states that everyone needs to be on same page.

Charles Pendley states that he has confidence in the Council and Mayor because they are level headed.

Councilman Ray thanked every builder and developer for sitting down with the Council to voice their opinions.

Gary Hanner inquired whether or not any decision would be made tonight. Mayor Howard stated that no decision would be made.

Council asked Mr. Hanner to retract to of his statements in the St. Clair Times. Mr. Hanner stated that he would have to research it, first.

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

Meeting adjourned 7:17 PM

Isaac Howard, Mayor

Attest:

Teja McIntyre Peoples, City Clerk