

PRE-COUNCIL MEETING OF THE CITY OF TARRANT, ALABAMA  
HELD ON MONDAY, NOVEMBER 6, 2017

The City Council of the City of Tarrant, Alabama met in regular Pre-council Meeting on

Monday November 6, 2017, at 6:07 pm at City Hall. The purpose of said meeting was to review the

November 6, 2017 agenda of the 7 pm regularly scheduled City Council Meeting

The following officials were present:

Catherine "Cathy" Anderson	Councilor
John T. "Tommy" Bryant	Councilor
Laura D. Horton	Councilor & Mayor Pro Tempore
Joe A. Matthews	Councilor
Loxcil B. Tuck	Mayor

The following department heads and/or representatives were present:

City Clerk Dan Weinrib  
Building Inspections Officer David Boyd  
Electric Department Operations Manager Danny Chaviers  
Police Chief Dennis Reno  
Police Lieutenant Larry Rice  
City Attorney Ben Goldman  
Parks & Recreation Director Chris O'Rear  
Public Works Director James Phillips  
Fire Chief Jason Rickels  
Library Branch Chief Patrick Coleman  
Accountant Lynn Juneau

Also in attendance were the following:

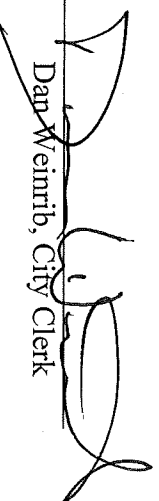
Tarrant residents Maria S. Jimenez Arroyo & Vanessa Garcia  
Pinson residents Noe & Jacqueline Trevino  
Jacob Irwin of Spectrum Business  
Terry Darden & Barry Craiger of Laser One

Mayor Tuck called the meeting to order. General discussion followed.

There being no other business to discuss, the meeting adjourned at 7:18 pm.

READ AND APPROVED THIS THE 20TH DAY OF NOVEMBER, 2017.

APPROVED: *Loxcil B Tuck*  
Loxcil B. Tuck, Mayor

ATTEST:   
Dan Weinrib, City Clerk

MINUTES OF THE REGULAR MEETING  
OF THE CITY OF TARRANT, ALABAMA

HELD ON Monday, November 6, 2017

The Honorable City Council of the City of Tarrant, Alabama met in regular session, on the 6th day of November, 2017, at 7:20 pm in the Council Chambers at City Hall.

Mayor Loxcil B. Tuck called the meeting to order. City Attorney Ben Goldman led the prayer and Fire Chief Jason Rickels led the pledge of allegiance.

Mayor Tuck asked City Clerk Dan Weinrib to call the roll. Upon roll call, the following officials answered present:

Catherine "Cathy" Anderson	Councilor
John T. "Tommy" Bryant	Councilor
Laura D. Horton	Mayor Pro Tempore & Councilor
Joe A. Matthews	Councilor
Loxcil B. Tuck	Mayor

Mayor Tuck stated that the council had been provided with copies of the following minutes from the Pre Council & Council meetings held on Monday, October 16, 2017.

Mayor Tuck asked if there were any additions or corrections. The motion was made by Horton and seconded by Bryant, to approve said minutes as originally recorded. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: None

Mayor Tuck announced that the annual Trunk or Treat held on October 29<sup>th</sup> was a successful public event. She also announced that the city's flags are flying at half mast in memory of the church shooting victims in Texas.

There were no committee reports.

There was no unfinished business.

Whereupon, Anderson moved, and Matthews seconded, a motion for unanimous consent to put a drafted ordinance up for immediate consideration. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: None

Whereupon, Anderson introduced the following proposed ordinance for consideration:

ORDINANCE NO. 1102

AN ORDINANCE TO AMEND SECTION 17-44 OF THE CODE OF ORDINANCES OF THE CITY OF TARRANT, ALABAMA, REGARDING SAFE STREETS PRACTICES.

WHEREAS, Ordinance No. 890 of the City of Tarrant, Alabama (the "City"), was adopted by the Tarrant City Council on October 5, 1998, as the City's "Safe Streets" policy and thereafter codified as Sections 17-40 through 17-44 of the *Code of Ordinances of the City of Tarrant, Alabama* (the "City Code");

WHEREAS, Section 17-44 of the *City Code* requires that vehicles impounded pursuant to Article III of Chapter 17 of the *City Code* be held for at least sixty (60) days before they can be sold pursuant to state law;

WHEREAS, Section 32-13-3(b)(1) of the *Code of Alabama* provides that an abandoned motor vehicle may be sold at public auction thirty-five (35) days after notice of the public auction is given to the Alabama Department of Revenue, assuming certain other conditions set forth in Sections 32-13-1 through 32-13-11 of the *Code of Alabama* (1975) are satisfied;

WHEREAS, the Tarrant City Council desires to make consistent the minimum time frame for sale set forth in Section 17-44 of the *City Code* with the minimum time frame for sale set forth in Section 32-13-3(b)(1) of the *Code of Alabama* (1975);

BE IT ORDAINED by the City Council of the City of Tarrant, Alabama, as follows:

Section 1. Section 17-44 of the *City Code* is hereby amended as follows:

Any vehicle impounded that is not redeemed pursuant to this article within ~~sixty (60)~~ thirty-five (35) days may be sold by the wrecker company for fees owed according to state law, including, but not limited to, satisfaction of all conditions required by the Abandoned Motor Vehicle Law, Sections 32-13-1 through 32-13-11 of the Code of Alabama (1975), as it may be amended over time.

Section 2. This Ordinance shall become effective immediately upon its publication as required by law.

ADOPTED AND APPROVED THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2017.

\_\_\_\_\_  
Loxcell B. Tuck, Mayor

ATTEST:

\_\_\_\_\_  
Dan Weirrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Dan Weirrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Tarrant, Alabama, on the 6<sup>th</sup> day of November, 2017.

The above and foregoing ordinance was published on the 6th day of November, 2017, by posting copies thereof in three public places within the City of Tarrant, one of which was the post office or the Mayor's office in the City of Tarrant.

Witness my hand and seal of office this 7th day of November, 2017.

\_\_\_\_\_  
Dan Weinrib, City Clerk

Anderson moved, and Matthews seconded, a motion to adopt the ordinance. Upon roll call, the vote thereon was as follows:

AYES: Councillors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: None

Whereupon, Mayor Tuck opened a public hearing regarding various addresses determined to be out of compliance with the Grass & Weeds ordinance. With nobody in the audience interested in commenting, Tuck closed the public hearing for all grass & weeds parcels.

Whereupon, Bryant introduced the following resolution:

**RESOLUTION NO. 8395**

**A RESOLUTION OF THE CITY OF TARRANT PURSUANT TO  
ORDINANCE NO. 1017 OF THE CITY OF TARRANT DECLARING  
CERTAIN PROPERTIES A PUBLIC NUISANCE.**

**WHEREAS**, an abundance of weeds and overgrown vegetation provide favorable conditions for the harboring of mosquitoes and other insects of like kind, and do otherwise have a negative impact on the health and safety of the citizens of Tarrant;

**WHEREAS**, Ordinance No. 1017 of the City of Tarrant was designed to deter and provide for the abatement of weeds and overgrown vegetation;

**WHEREAS**, on November 6, 2017 a public hearing was held before the City Council of Tarrant, Alabama, to determine whether certain properties constituted a public nuisance by reason of overgrown grass, weeds, and/or other voluntary or spontaneous growth; and

**WHEREAS**, the appropriate notice called for in Ordinance No. 1017 was given to the person or persons in possession of, in ownership of, or in charge or control of said property, with respect to the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tarrant, Alabama, as follows:

1. The properties on the list attached hereto as Exhibit "A" are hereby determined to be a nuisance by reason that the abundance of overgrown grass and/or weeds within the City is injurious to the general public health, safety, and general welfare by providing breeding grounds and shelter for rats, mice, snakes, mosquitoes, and other vermin, insects, and pests; that the height and dryness of said overgrown grass and weeds constitutes a serious fire threat or hazard; that said overgrown grass and weeds produces allergens that cause irritation to the throat, lungs, and eyes of the public; that said overgrown grass and weeds hides debris that could inflict injury on persons going upon the property; and/or that said overgrown grass and weeds are unsightly and in excess of twelve (12) inches in height.

2. Said nuisance shall be abated as provided for in Ordinance No. 1017 of the City of Tarrant, Alabama.

3. Those individuals abating the nuisance described herein shall render an itemized report in writing to the City Council showing the cost of removing the nuisance. Before the report is submitted to the City Council, a copy of the report shall be posted for at least five days prior thereto on or near the chamber door of the City Council, together with a notice of the time when the report shall be submitted to the City Council for confirmation.

# Exhibit A - October 16, 2017

Street #	Street Name	City	Zip Code	Parcel ID #
1376	Crest Ave	Tarrant	35217	23-00-08-2-002-016.000
1901	Day Ave	Tarrant	35217	23-00-09-2-012-012-000
1905	Day Ave	Tarrant	35217	23-00-09-2-012-012.000
708	Fulton Ave	Tarrant	35217	23-00-07-1-018-012.000
809	Fulton Ave	Tarrant	35217	23-00-07-1-015-004.000
1200	Fulton Ave	Tarrant	35217	23-00-08-2-016-012.000
1245	Fulton Ave	Tarrant	35217	23-00-08-2-017-002.000
721	Jackson Blvd	Tarrant	35217	23-00-07-1-018-005.000
725	Jackson Blvd	Tarrant	35217	23-00-07-1-018-004.000
2070	Lane Ave	Tarrant	35217	13-00-33-4-011-011.000
2113	Lane Ave	Tarrant	35217	13-00-33-4-014-004.000
2117	Lane Ave	Tarrant	35217	13-00-33-4-014-005.000
1052	Linthicum St	Tarrant	35217	23-00-08-1-014-005.000
1013	Overton Ave	Tarrant	35217	23-00-07-1-002-002.000
1257	Park Ave	Tarrant	35217	23-00-08-2-015-006.000
1265	Park Ave	Tarrant	35217	23-00-08-2-015-004.000
1270	Park Ave	Tarrant	35217	23-00-08-2-007-015.000
1305	Prosch Ave	Tarrant	35217	23-00-08-1-010-010.000
1312	Prosch Ave	Tarrant	35217	23-00-08-2-004-001.000
1321	Prosch Ave	Tarrant	35217	23-00-08-2-011-010.000
1328	Thomason Ave	Tarrant	35217	23-00-05-3-020-008.000

ADOPTED AND APPROVED THIS THE 6TH DAY OF NOVEMBER, 2017

\_\_\_\_\_  
Loxeil B. Tuck, Mayor

ATTEST:

\_\_\_\_\_  
Dan Weinrib, City Clerk

**CERTIFICATION OF CITY CLERK**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Dan Weinrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, on the 6th day of November, 2017 while in regular session on Monday, November 6, 2017, and the same appears of record in the minute book of said date of said City. Witness my hand and seal of office this 7th day of November, 2017.

\_\_\_\_\_  
Dan Weinrib, City Clerk

Bryant moved, and Horton seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

A YES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: None

Whereupon, Matthews introduced the following resolution:

**RESOLUTION NO. 8396**

**A RESOLUTION SETTING FORTH THE OFFICIAL HOLIDAYS FOR EMPLOYEES OF THE CITY OF TARRANT FOR THE YEAR 2018**

**BE IT RESOLVED** by the City Council of the City of Tarrant, Alabama, while in regular session on Monday, November 6, 2017, at 7:00 p.m. as follows:

**Section 1.** That the following holidays are hereby established for employees of the City of

Tarrant for the year 2018:

Monday, January 1, 2018	New Year's Day
Monday, January 15, 2018	Dr. Martin Luther King, Jr. Day
Monday, May 26, 2018	Memorial Day
Wednesday, July 4, 2018	Independence Day
Monday, September 3, 2018	Labor Day
Monday, November 12, 2018	Veterans Day (observed)
Thursday, November 22, 2018	Thanksgiving Day
Friday, November 23, 2018	Thanksgiving Holiday
Monday, December 24, 2018	Christmas Eve
Tuesday, December 25, 2018	Christmas Day
Monday, December 31, 2018	New Year's Eve
Employee's Birthday with Supervisor's Approval	Birthday

ADOPTED THIS THE 6TH DAY OF NOVEMBER, 2017.

APPROVED: \_\_\_\_\_

Loxcil B. Tuck, Mayor

ATTEST: \_\_\_\_\_

Dan Weimrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA       )  
JEFFERSON COUNTY     )

I, Dan Weinrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, on the 6<sup>th</sup> day of November, 2017, while in regular session on Monday, November 6th, 2017, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 7th day of November, 2017.

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Dan Weinrib, City Clerk

Matthews moved, and Bryant seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

AYES:       Councillors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS:       NONE

Whereupon, Horton introduced the following resolution:

**RESOLUTION NO. 8397**

**A RESOLUTION AUTHORIZING AND DIRECTING THAT THE TARRANT CITY COUNCIL MEETINGS SCHEDULED FOR MONDAY JANUARY 1, 2018; MONDAY JANUARY 15, 2018; AND MONDAY, SEPTEMBER 3, 2018 BE CHANGED DUE TO THE CITY OF TARRANT OFFICIAL HOLIDAYS ESTABLISHED ON THESE DATES**

**WHEREAS**, regular meetings of the City Council of the City of Tarrant, Alabama are held on the first and third Mondays of each month, commencing at seven o'clock (7:00 pm) in the council chambers at city hall or at such other place and time as the council may designate with appropriate notice; and

**WHEREAS**, the City Council of the City of Tarrant, Alabama desires to change certain regularly scheduled meeting dates, due to the established City of Tarrant Official Holidays; and

**BE IT RESOLVED** by the Council of the City of Tarrant, Alabama while in regular session on Monday, November 6, 2017 at 7:00 pm as follows:

**Section 1.**       That the Tarrant City Council Meeting scheduled for Monday, January 1, 2018, New Years Day, be changed to Wednesday, January 3, 2018; and

**Section 2.**       That the Tarrant City Council Meeting scheduled for Monday, January 15, 2018, Martin Luther King Jr. Day, be changed to Wednesday, January 17, 2018; and

**Section 3.** That the Tarrant City Council Meeting scheduled for Monday, September 3, 2018, Labor Day, be changed to Wednesday, September 5, 2018.

**Section 4.** That said resolution shall be posted on a bulletin board accessible to the public at the following locations: Tarrant City Hall, Tarrant Parks and Recreation Center and Tarrant Library.

ADOPTED THIS 6TH DAY OF NOVEMBER, 2017

APPROVED: \_\_\_\_\_  
Loxcil B. Tuck, Mayor

ATTEST: \_\_\_\_\_  
Dan Weinrib, City Clerk

**CERTIFICATION OF CITY CLERK**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

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Witness my hand and seal of office this 7th day of November, 2017.

\_\_\_\_\_  
Dan Weinrib, City Clerk

Horton moved, and Anderson seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

AYES: Councillors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: NONE

Whereupon, Bryant introduced the following resolution:

**RESOLUTION NO. 8398**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF TARRANT AND SPECTRUM ENTERPRISE TO PROVIDE FIBER INTERNET ACCESS AND ENTERPRISE TRUNKING FOR THE CITY OF TARRANT**

**BE IT RESOLVED** by the City Council of the City of Tarrant, Alabama while in regular session on Monday, November 6, 2017 at 7:00 p.m. as follows:



**Section 1.** That the Mayor is hereby authorized to execute an agreement between the City of Tarrant and Spectrum Enterprise to provide fiber internet access and enterprise trunking for the City of Tarrant; and

**Section 2.** That the stated services will be provided as detailed in the Spectrum Customer Service Order 9847442 which is attached hereto, marked as Exhibit "A" and incorporated into this Resolution by reference, as though set out fully herein; and

**Section 3.** That the total amount due upon installation following signing of said agreement shall be the amount of \$500 for installation costs; and

**Section 4.** That said monthly recurring cost of services thereafter shall not exceed the amount of \$1,140.02; and

**Section 5.** That the term of said agreement shall be for 36 months following the date of service activation and will convert to a month to month basis beginning with the 37<sup>th</sup> month.

ADOPTED THIS THE 6<sup>TH</sup> DAY OF NOVEMBER, 2017.

APPROVED: \_\_\_\_\_

Loxcil B. Tuck, Mayor

ATTEST: \_\_\_\_\_

Dan Weimrib, City Clerk

**EXHIBIT A**

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, on the 6<sup>th</sup> day of November, 2017 while in regular session on Monday, November 6, 2017, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 7<sup>th</sup> day of November, 2017.

\_\_\_\_\_  
Dan Weinrib, City Clerk

Bryant moved, and Horton seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: NONE

Whereupon, Bryant introduced the following resolution:

**RESOLUTION NO. 8399**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO  
A REMEDIATION AGREEMENT REGARDING PROPERTY  
LOCATED AT 1605 PINSON STREET, TARRANT, ALABAMA  
35217.**

**WHEREAS**, the Appropriate Municipal Official of the City of Tarrant, Alabama (“the City”), determined that the condition of the building or structure located at 1605 Pinson Street, Tarrant, Alabama 35217 (“Subject Property”), was unsafe to the extent that it is a public nuisance; and

**WHEREAS**, Billy R. Renfrow is the owner of the Subject Property; and

**WHEREAS**, the City of Tarrant, Alabama (“the City”) desires to enter into a Remediation Agreement with Mr. Renfrow;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tarrant, Alabama, while in regular session on Monday, November 6, 2017, as follows:

1. The Mayor is hereby authorized to execute and the City Clerk authorized to attest a Remediation Agreement with Mr. Renfrow along substantially the same terms as those provided in **Exhibit 1** attached hereto; and
2. This Resolution shall become effective immediately upon adoption.

ADOPTED AND APPROVED THIS THE 6TH DAY OF NOVEMBER, 2017.

APPROVED: \_\_\_\_\_  
Loxcil B. Tuck, Mayor

ATTEST: \_\_\_\_\_  
Dan Weinrib, City Clerk

**CERTIFICATION OF CITY CLERK**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, Dan Weirrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, while in regular session on Monday, November 6, 2017, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 7th day of November, 2017.

\_\_\_\_\_  
Dan Weirrib, City Clerk

**EXHIBIT A**

**TO RESOLUTION NO. 8399 OF THE CITY OF TARRANT, ALABAMA**

## **REMEDIATION AGREEMENT**

COME NOW, **Billy R. Renfrow** (“Petitioner”), who has an interest in the Subject Property as defined herein, and the **City of Tarrant, Alabama** (“City”), to enter into this Remediation Agreement (“Agreement”) as of the 6<sup>th</sup> day of November, 2017. The “Subject Property” referred to in this Agreement shall include the following described real property and the personal property thereon:

**STREET ADDRESS:**

1605 Pinson Street, Tarrant, Alabama

**LEGAL DESCRIPTION:**

Lot 21, Block 7, according to the Amended Map of Tarrant Land Company’s Survey of Tarrant City, as recorded in Map Book 10, Page 107, Judge of Probate Office of Jefferson County, Alabama

**PARCEL IDENTIFICATION NUMBER:**

23 00 05 3 003 011.000

The Petitioner agrees that the Petitioner will make certain improvements to the Subject Property, including the following:

1. That the premises of the Subject Property shall be immediately maintained in accordance with all laws governing grass and weeds and remain so at all times;
2. That the Subject Property—in its entirety, both improvements and land—shall be brought into compliance with all applicable technical, building, and safety codes adopted by the City for the Subject Property’s intended use and occupancy no later than January 31, 2018;
3. That the premises of the Subject Property shall be maintained so that they shall not pose a nuisance to any surrounding persons or property from unpleasant odor or water intrusion; and
4. That the improvements to the Subject Property shall include, at a minimum, the scope of work contemplated by the schedule attached hereto as **Exhibit A** hereof and shall be performed in accordance with requirements of the plans and specifications attached hereto as **Exhibit B** hereof (Items 1-4 altogether “the Timeline”). The start and finish dates scheduled in **Exhibit A** shall be extended by one hundred (100) days.

The Petitioner agrees that the Petitioner will satisfy all provisions of the Timeline. In the event that the Petitioner satisfies all provisions of the Timeline, then the City will not demolish or otherwise remediate the Subject Property and the City will not assess costs for the enforcement of its rights relative to the abatement of nuisances on the Subject Property through the date that the provisions of the Timeline are satisfied.

In the event that the Petitioner should fail to meet any provision of the Timeline, then the City may, at its sole discretion and election, either re-initiate demolition proceedings against the Subject Property or any part thereof or complete the repair of the Subject Property

as contemplated by the Timeline. For good cause, the City, through its Mayor in the Mayor's sole discretion, may grant an extension of the Timeline.

The Petitioner agrees that until all of the provisions of the Timeline have been completed by the Petitioner, the Petitioner will not sell, transfer, mortgage, lease, encumber, or otherwise dispose of the Subject Property without the express written permission of the City.

The Petitioner agrees to take all steps necessary to have the following two cases (including all claims against all parties) dismissed with prejudice, costs taxed as paid and to abandon any appeals and/or motions for reconsideration associated with the same: 1.) *Billy R. Renfow v. City of Tarrant, Alabama*, CV-17-000226 (Cir. Ct. Jeff. Co., Ala.) and 2.) *Billy R. Renfow v. City of Tarrant, et al.*, CV-17-902706 (Cir. Ct. Jeff. Co., Ala.).

In the event of a breach of this Agreement, the Petitioner agrees to be responsible for any expenses (including attorneys' fees and costs actually incurred) associated with the City's enforcement of its rights pursuant to this Agreement, including, but not limited to, demolition of the Subject Property by the City and/or repair of the Subject Property by the City for the Petitioner's failure to meet any provision of the Timeline and/or prosecution related to the condition of the Subject Property, and the Petitioner authorizes the City to file an assessment and lien against the Subject Property for the same.

The Petitioner agrees to assume the risk of making any improvements to the Subject Property or investing any money therein and acknowledges the risk that the Subject Property may be demolished and/or subjected to a lien if the Petitioner fails to strictly comply with the Timeline, whether or not the Subject Property could have otherwise been demolished under any provision of law. The Petitioner agrees to hold harmless and hereby releases the City and its agents, officers, employees, attorneys, contractors, and subcontractors as well as Regions Bank and its agents, officers, employees, attorneys, contractors, and subcontractors from any and all types of claims that Petitioner had, now has, or in the future may have related to the Subject Property and demolition proceedings related to the Subject Property. The Petitioner agrees to indemnify and defend the City and its agents, officers, employees, attorneys, contractors, and subcontractors as well as Regions Bank and its agents, officers, employees, attorneys, contractors, and subcontractors for and from any and all types of claims at any time related to the Subject Property that may be asserted by any party and to indemnify the City for any expenses (including attorneys' fees and costs actually incurred) as the result of any breach of this Agreement including, but not limited to, failure to strictly comply with the Timeline.

Petitioner acknowledges that as consideration for this Agreement the City has determined not to proceed with the demolition of the Subject Property before January 31, 2018, and the Petitioner acknowledges the receipt and sufficiency of this consideration. This is in no way a waiver of any right or remedy that the City may have existing on or after January 31, 2018. However, the Petitioner consents to the City Council of the City immediately or in the future ordering the demolition and/or repair of the Subject Property, subject to and limited by the terms of this Agreement, and Petitioner agrees not to appeal such order of the City Council as it is expressly contemplated by this Agreement.

This Agreement is contractual in nature and not mere recital. This Agreement is fully enforceable in all respects as a contract. However, this Agreement is conditioned upon the formal approval of the Tarrant City Council as required by law. This Agreement is made and entered into in the State of Alabama, and shall in all respects be interpreted, enforced, and governed under the laws of said State. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of this Agreement. The Petitioner asserts that the Petitioner has the authority to enter into this Agreement and to burden the Subject Property with the provisions of this Agreement, and the Petitioner acknowledges that the City is relying upon this as a material representation.

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

[SIGNATURES APPEAR ON THE FOLLOWING TWO (2) PAGES.  
THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.]

\_\_\_\_\_  
Billy R. Renfrow

STATE OF ALABAMA         )  
COUNTY OF JEFFERSON     )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Billy R. Renfrow, an individual, whose name is signed to the foregoing Remediation Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_,  
2017.

Notary Public: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



CITY OF TARRANT, ALABAMA

BY (signature):

Loxcil B. Tuck  
ITS: Mayor

ATTEST:

Dan Weimrib, City Clerk

**EXHIBIT A  
TO THE REMEDIATION AGREEMENT**

<b>1605 Pinson Street</b>							Sep-17	[W31]	Sep-17	[W38]	Sep-17	[W39]	Oct-17	[W40]	Oct-17	[W41]	Oct-17	[W42]	Oct-17	[W43]	Oct-17	[W44]					
Project Lead: Bill Barlow Budget: Estimated \$15,000   Baseline \$0   Cost: Estimated \$6,200   Baseline \$0   Actual \$0							11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
WBS Task Name	Resource Name	Start	Finish	Duration	Percent Complete																						
1 Pull permit for roof	Seal Tight Roofing	Mon 21/Aug/17	Fri 25/Aug/17	5	0%																						
1.1 Remove old roofing		Mon 21/Aug/17	Tue 22/Aug/17	2	0%																						
1.2 Repair 20x20 woodwork @ rear of building		Wed 23/Aug/17	Wed 23/Aug/17	1	0%																						
1.3 Replace decking and supports		Thu 24/Aug/17	Fri 25/Aug/17	2	0%																						
1.4 Fit new roof on entire building		Thu 24/Aug/17	Fri 25/Aug/17	2	0%																						
2 Pull Electrical permit	G & A Electrical	Mon 28/Aug/17	Wed 30/Aug/17	3	0%																						
2.1 Attach electrical to main box		Mon 28/Aug/17	Wed 30/Aug/17	3	0%																						
2.2 Install smoke detectors as well as fire extinguisher		Tue 29/Aug/17	Wed 30/Aug/17	2	0%																						
3 Mold and Mildew removal	Work Crew	Thu 31/Aug/17	Wed 06/Sep/17	5	0%																						
3.1 Pull demolition permit		Thu 31/Aug/17	Thu 31/Aug/17	1	0%																						
3.2 Remove debris on floor in hall area and gut like		Thu 31/Aug/17	Thu 31/Aug/17	1	0%																						
3.3 Remove the wood left in the mezzanine		Thu 31/Aug/17	Fri 01/Sep/17	2	0%																						
3.4 Remove wood wall in front office and replace wall		Thu 31/Aug/17	Mon 04/Sep/17	3	0%																						
3.5 Paint wall in front		Sat 02/Sep/17	Wed 06/Sep/17	3	0%																						
4 Repainting of exterior brick	David Holloway	Tue 05/Sep/17	Thu 07/Sep/17	3	0%																						
4.1 Repaint 10 sq. feet on front N.W. corner		Tue 05/Sep/17	Thu 07/Sep/17	3	0%																						
4.2 Repaint 20 sq. feet <or> on the South wall		Tue 05/Sep/17	Tue 05/Sep/17	1	0%																						
5 Install new gas heater unit	Alabama Remodeling	Thu 07/Sep/17	Thu 07/Sep/17	1	0%																						
5.1 Pressure test existing heater unit and connect it		Thu 07/Sep/17	Thu 07/Sep/17	1	0%																						
6 Cover tiles with quick create	Work Crew	Sat 09/Sep/17	Mon 11/Sep/17	1	3%																						
7 When all work is complete we will do an air quality test		Sat 16/Sep/17	Mon 18/Sep/17	1	0%																						

Type here to add a new task

**EXHIBIT B  
TO THE REMEDIATION AGREEMENT**



July 25, 2017

Mr. Bill Renfrow  
1605 Pinson Street  
Tarrant City, AL 35217

RE: Visual Structural Inspection of Warehouse Building at 1605 Pinson Street Tarrant City Alabama

To whom it may concern:

This letter is in regards to my visual inspection of the building located at the address above. On Thursday July 20 I met with Mr Renfrow, Ms. Swallows and the Contractor on site to look at the building. At the time of my inspection it was overcast and had rained earlier in the day.

The building is approximately 20 feet wide by 100 feet long. The floor is concrete with load bearing brick walls supporting a wood framed roof system sloping from the front (west) to the back (east). The masonry brick walls are laid with three Wythe's in width up to the wood roof joist then two Wythe's in width above roof line to form a parapet. The tails of the wood joist rest in brick pockets spanning the 20 foot width. The brick parapet is capped with ceramic units and appeared to be in good condition.

The building appeared to have been constructed in two phases. The first phase is the main building which is level with the sidewalk along Pinson Street and extends east for 80 feet more or less. The floor of the second phase is approximately 4 feet above the first and continued 20 feet more or less east and was level with Pinson Alley which runs perpendicular to the back of the building. The roof of both buildings are in the same plane and sloped from the front (west) to the back (east). Gutter runs along the eave of the building with one downspout on the southeast corner. A brick parapet runs along the front and steps down approximately every 20 feet more or less along the south and north walls.

The brick walls appeared to be in good condition along the exterior. Some areas of the exterior masonry will require repointing due to freeze thaw joint damage. There was approximately 10 square feet on the front northwest corner and 20 square feet more or less on the south wall. None of the brick appeared to be loose or missing. Repointing of exterior brick joints is a common repair on all masonry exposed to the elements. The south wall appeared to have been scrapped multiple times by vehicles along the south wall. It appears the bumpers of vehicles have created gouges in the outer Wythe of brick. This area can be repaired by removing the damage brick and replacing with salvaged stretchers. The second phase portion of the structure has settled along the rear (east) wall. This has resulted in the construction joint on the south and north walls to open slightly at the top of the brick wall. The construction joint opening can be filled with a good quality flexible sealant to prevent water infiltration. The east wall has some differential settlement which has caused some openings in the masonry joints. The header of the overhead door along the east wall appeared to be in good condition and no lateral movement in the brick noted. It appears the openings in the masonry joints can be corrected by repointing. The entrance door on the west wall was inset with undamaged glass store front under the header supporting the brick above. The signage on the front wall and the soffit above the entrance door had been covered with painted flake board.

Cotte Engineering, Inc. - P. O. Box 392 - 2603 Decatur Hwy Suite 103 - Gardendale, AL 35071  
Phone: 205.631.2174 - Fax: 205.631.9974

The roof appeared to be asphalt roof membrane with tongue and groove wood decking supported by wood joist. There were no noticeable sags in the roof or ceiling. Most of the ceiling was covered in antique tin panels attached to the underside of the roof system. There were openings in the ceiling and missing panels in areas exposing the underside of the roof. Some of the tin ceiling appeared to have been damaged due to leaks but the remaining panels appeared to be firmly attached to the wood framing. At the entrance, portions of the exposed roof decking was wet and water stained. The Contractor stated that at least one roof joist in this area would need to be replaced along with some of the decking. The repairs to the roof in this area appeared to be contained in a 20 foot wide by 8 foot area in the very front of the building. The floor was damp under this area which appeared to have been from the leak in the roof. Also the floor was damp in the middle of the building for approximately 20 by 24 foot area more or less and appeared to be due to a roof leak.

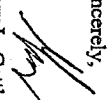
**Recommendations:**

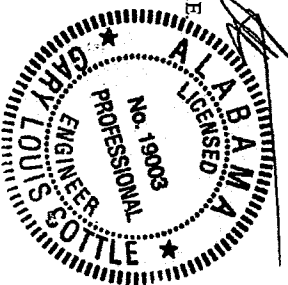
Remove portions of the ceiling as needed to thoroughly inspect all roof framing members, repair and replace as needed. Remove roofing and inspect the wood decking, repair and replace as needed. Install new roof system with new flashing, properly sized gutter and downspouts and direct water away from structure. Inspect all exterior brick and repoint as needed. Remove and replace damaged brick from vehicle impacts on south wall. Caulk construction joints on south and north walls. Repoint brick interior and exterior on east wall. Install guard rail along south wall as needed to prevent future damage to structure.

The settlement of the building in the rear most likely occurred in the first few years of the structure. This could have been compounded by rain water accumulating at the base of the wall footing. With proper gutters and downspouts directing the water away for the base of the structure I would not anticipate any further settlement.

If you have any questions please contact me at your convenience.

Sincerely,

  
Gary L. Cottle, P.E.  
AL #19003

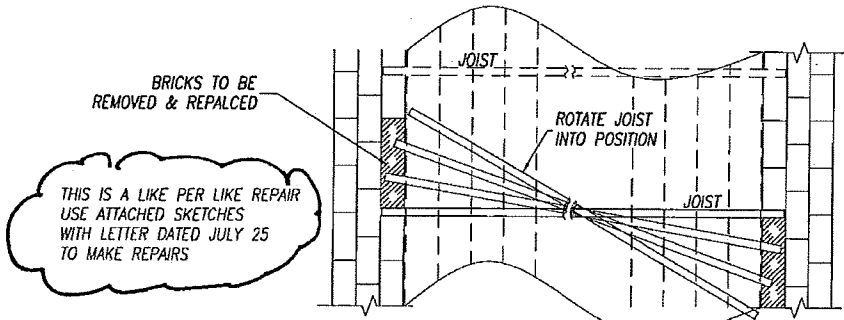


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Phone: 205.631.2174 - Fax: 205.631.9974

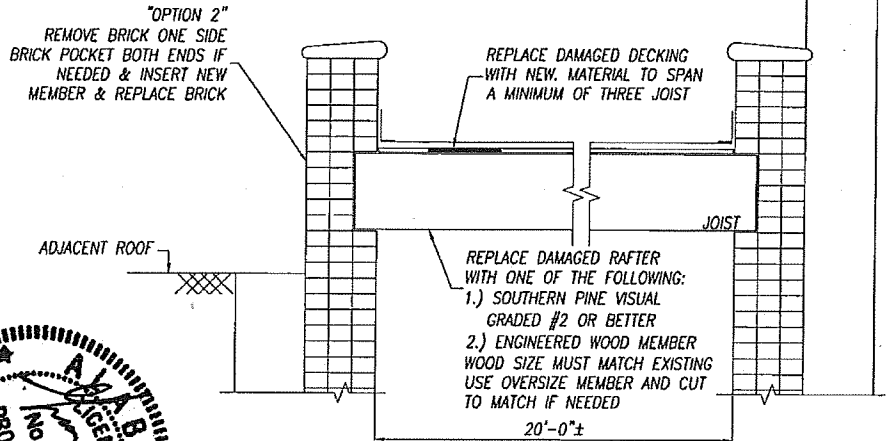
2803 Deatur Highway, Suite 103 - P. O. Box 392  
 Gardendale, Alabama 35071  
 Phone: 205-631-2174 Fax: 205-631-9974



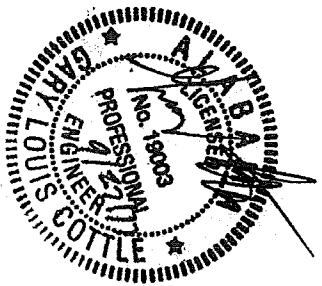
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Section	TAMMONT C.H.			Sheet no./rev.
Calc. By	Date	CHK'd by	Date	APPROVED BY
				SKETCH 02
				Date
				8/27



PARTIAL ROOF PLAN



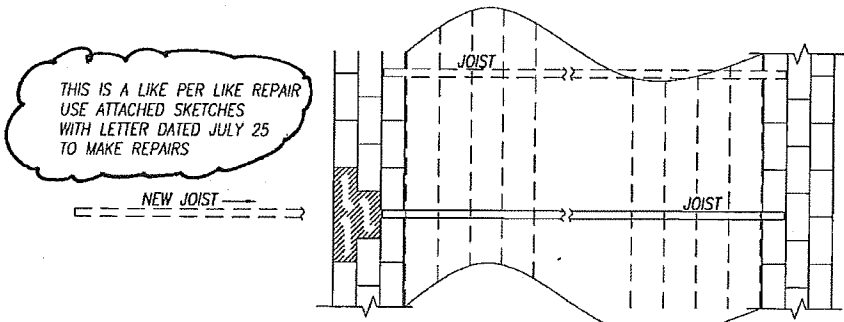
SECTION THRU WIDTH OF BUILDING



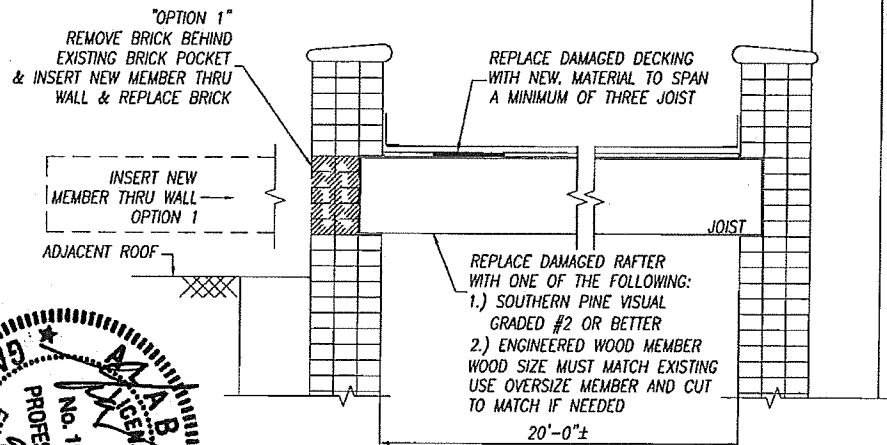
2603 Oyster Highway Suite 103 - P. O. Box 382  
 Gardendale, Alabama 35071  
 Phone: 205-631-2174 Fax: 205-631-9974



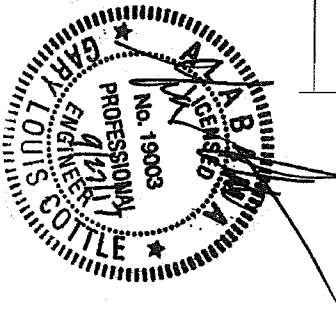
Project		1605 ANSON ST.		Job. Ref.	
Section		TANDEM CITY		Sheet no./rev.	
Calc. By	Date	CHK'd by	Date	App'd by	Date
				SKETCH 01	9/27



PARTIAL ROOF PLAN



SECTION THRU WIDTH OF BUILDING





Alabama Remodeling and Restoration  
 6124 Lakeside Drive  
 Mount Olive, AL 35117  
 205-470-0434

**Estimate**

Date	Estimate #
7/24/2017	84

Name / Address
Mr. Renfro

Project
Total

Description	Qty	Rate	Total
<p>On July 27, 2017 I met with Mr. Renfro and Mrs. Swallows to discuss the possibility of adding an HVAC system for their property at 1605 Pinson St. After discussing with them about the direction in which they wanted to proceed with the property, it is my professional opinion that this area does not need to be climate controlled so long as ventilation is adequate. This area is going to be a private storage space and will house no employees unless its purpose is changed to suite a tenant in the future. There is currently no gas or water service to this property and any existing equipment has been condemned and is due to be removed.</p> <p>Signed,            Clint Singletary            President, Alabama Remodeling and Restoration Services</p>			
<b>Total</b>			\$0.00

# G&A ELECTRICAL SERVICES

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P. O. BOX 171  
TRUSSVILLE, AL 35173

DENNIS GRIFFIN, OWNER  
(205) 902-7866

July 26, 2017

Amy Swallows

RE: 1605 PINSON STREET SAFETY INSPECTION INVOICE #17-71601

1. Inspected electrical panel, outside service, disconnect, inside conduit, and wiring throughout building.
2. Wiring had been updated within the last few years and is safe to use.
3. All wiring inside building is copper and sized properly to the breakers

TOTAL COST: \$200.00

Thanks,

Dennis Griffin, Owner

Sent to: [swallowsamy@gmail.com](mailto:swallowsamy@gmail.com)

Site: 1605 St. Tarrant, AL 35217



July 10, 2017

Unless limited to a certain problem area, the scope of services includes moisture detection and mapping, a non-invasive visual survey of the interior and exterior of the structure and the surrounding property. The inspection focuses on the detection of visual evidence of molds and microbial growth as well as suspected instances of water infiltration. The results of this inspection are presented in the following report. Also, included in the report are suggestions of preventive measures that could potentially reduce the possibility of future mold infiltration. An inspection is a snapshot in time, thus conditions can and often change daily or even hourly.

In addition to the inspection, if air and substance samples are taken per client's request, the results of the completed independent laboratory analysis of these samples are/will be included as an attachment to this report. If an estimate for costs of remediation is requested, we will be glad to provide that for you but is NOT part of this document; you are paying for an unbiased evaluation of what is best for you and your unique situation. At present, there are no government regulations in place to regulate the inspection, removal of mold and/or what are permissible levels. Common Sense must prevail; we are dealing with a fungus that is invisible to the naked eye by itself. Mold is wonderful at fulfilling its purpose when outside but can become a contaminant inside a built environment and produce allergic reactions when certain people are exposed to them.

Every contaminated site is different and different protocols and methods will need to apply. You the home or building owner will be informed of progress as an ongoing dialog. The purpose of a Mold Inspection is to identify moisture problems and allow the owner opportunity to fix it and possibly to capture samples for sending to the lab for analysis. Various sampling techniques are air, swab, tape, or bulk sampling. Additional lab fees are required for all sampling tests.

The procedures we follow are set by the Indoor Environmental Standards Organization. Variations are the ones that are dictated in a third-party protocol report or the best practices deemed by us using due precaution and professional judgment. This inspection is non-invasive, so some areas due to their design or other limiting circumstances are not fully accessible. The home/building owner and tenants must understand that we (Mold and Mildew Solutions, LLC. or any of its subsidiaries) may not be able to detect some problems and cannot be responsible for any microbial contamination that may or may not already be present. If we through breach of containment fail to keep the work area or adjacent areas at a safe level, we will be responsible for the immediate area of concern and will clean it up promptly and at our own expense. We are not health practitioners; you may or may not gain health benefits from our services.

Since mold requires water and/or high humidity to grow, we cannot be responsible for future changes in the environment. It is important for you to fix the moisture problem that caused the microbial problem in the first place. Future delays or insufficient maintenance must be avoided to prevent future growth. Hence, Ramey Cleaning or Mold and Mildew Solutions, LLC cannot guarantee that there will never be future re-occurrence. We do guarantee that the procedures and products used are industry standards (or better) at the time of the work. MSDS sheets are available for all products used and OSHA mandated work practices are to be followed.

Insurances, Certifications, Licenses, and References are available for your inspection at any time. We retain all rights to this information until paid for. Any costs to collect payment are the clients' responsibility, including attorney fees. Notice that VSM means Visible Suspect Mold.

We reserve the right to amend this report if new information comes to light.

*Lee R Ramey*  
Lee R Ramey



**Overview:**

- *There seems to be sources of moisture intrusion that can cause the conditions such as high humidity, microbial growth and odd smells.*
- *Date of Visit/Inspection 7,10,2017*
- *The scope of this inspection was to determine if the visible contamination is mold and if the presence of such is causing an Indoor Air Quality problem*
- *The short answer is yes; there is enough evidence to suspect a mold issue.*
- *Weather: Sunny and mid 80s F. There had been .5-2 inches of rain in the Birmingham area 2 weeks previous.*

**Exterior**

- Not part of this inspection.

**Interior**

- The heating or AC was not on in the building during the day of the inspection.
- -Elevated Moisture content was found in the structure.
- Visible mold was seen in the organic materials under the roof leaking sections.
- The ceiling of the entire did show previous water damage and signs of moisture or mold.
- No air testing was taken to verify if the visible mold presents an IAQ (Indoor Air Quality) issue.
- This is due to excessive humidity caused by the leaking roof
- Professional remediation (drying out, cleaning, sanitizing and repair) is dictated as the amount of contamination and moisture found in the structure can lead to long term damage and possible health issues. (budget \$18,000)
- The source of the water that caused this issue was reported not repaired (see the exterior section)
- The Ceilings are showing problems because of active roof leakage The
- The smells did smell microbial in nature and suggests active mold is present nearby.
- Suspect asbestos containing material was seen in the 9x9 floor tile. (see below)

**HVAC**

- Not part of this inspection.
- I do not see the HVAC as Salvageable

**Garage**

- Not part of this inspection.

**Roof**

- Not part of this inspection.
- This mold inspector observed obvious visible conditions that could indicate water intrusion problem/conditions with the roof at time of inspection; however, this is a mold inspection and not a roof inspection.

**General**

- There is enough evidence to show that the areas just mentioned can cause an Indoor Air Quality Issue.
- No Air Sampling was requested or taken during my visit.
- To be noted; since no air sampling was taken at this time, then all observations are based on the conditions viewable at the time of the visit.
- In your case, all the criteria are showing that there is an elevated mold spore count area.
- There may be other factors not covered by this report which you will need to have in your budget.
- This is a challenging situation which is not impossible, but will take a good amount of time, energy and money to correct.
- Please monitor the health of any occupants, especially those with a sensitive immune system, and be prepared to make adjustments to provide the healthiest environment for all.
- Future investigation and changing environments likely will change the scope of work recommended.

For further reading please see:

- <http://www.epa.gov/iaq/pdfs/moisture-control.pdf>
- <http://www.epa.gov/mold/moldguide.html>
- <https://www.cdc.gov/nceh/publications/books/housing/cha05.htm>
- <https://www.epa.gov/asbestos>
- <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules>

*Recommendations*

- *All moisture entry points must be repaired if any remediation is to be successful.*
- *Hard surface materials are generally cleanable but may still need to be sanitized.*
- *All organic materials in the building need to be removed, they have been directly or indirectly affected by the years of leakage and elevated moisture.*
- *It is possible that a professional commercial sized dehumidifier be permanently installed to moderate the humidity. The building would have to acclimate from the wet condition it is in at present to see what the normal operating conditions of the structure will be in the future. I suggest a semi-annually or annual inspection and moisture reading and check up on the sump pump to monitor the healthiness of space.*
- *The space needs to be made safe by a professional certified remediation company familiar with industry standards and equipment.*
- *Unfortunately, that means wall covering will and studding should come off for them to access the walls for their work effort. In this case, that also includes the mezzanine.*
- *A qualified contractor needs to evaluate how many ceiling joists need to be removed, and how to bring them back to acceptable level.*
- *The water damage and/or the mold needs to be removed by a qualified contractor that follows IICRC S-500 Standards for water damage remediation or better and where applicable the ANSI-IICRC S-520 for Mold remediation.*
- *Anybody entering the space or the occupants, especially those with compromised immune systems, should consult with their health personnel as to the advisability of spending any time in the house as it is.*
- *The porous materials need to be removed and disposed of or evaluated individually for clean-ability.*
- *Hard surface materials (brick walls) are generally cleanable but may still need to be sanitized and deodorized.*
- *After cleaning, some items will still retain the smell and different additional measures may be needed, such as they still need to be deodorized.*
- *Further instructions can be given to the remediation company you hire.*
- *Post-remediation testing is suggested to make sure the work effort is successful.*
- *I think there is enough data in this report to suggest further action in the near future, to delay would only make things worse.*



**Addendum****GENERAL INFORMATION ON MOLD SPORE LEVELS**

- *Disclaimers on the following mold spore level information: The below information was not provided as set health hazard specifications because reactions to mold spores will always differ from person to person. Many substances and factors including but not limited to the following may complicate matters even more: levels of dust mite and roach allergens, volatile organic compounds, gram negative bacteria, individual sensitivity to allergens, emotional stress, and general health. This information should not be relied on as any type of medical advice, see your doctor if you feel sick.*
- *Guidelines on Assessment and Remediation of Fungi in Indoor Environments published in 2000 by the New York City Department of Health. The most widely accepted guideline across the nation to help determine if indoor mold spore levels are indicative of a possible mold problem is the comparison of indoor and outdoor mold spore levels. Indoor mold spore levels should be similar to or lower than levels found outdoors, and the types of mold spores found indoors should be similar to types found outdoors. Most mold inspectors, certified indoor environmentalists, and industrial hygienists also will generally support the above-mentioned comparison method. The below listed organizations and governing bodies also support the above view. ACGIH 1989, Canada M&H CO. 1991, ACGIH 1993, OSHA 1994, and Brazil 2000. When reading, the below quotes remember that the mathematical symbol > means greater than and < means less than.*
- *Burge 1990 If indoor microbial aerosols qualitatively differ from outdoor, and indoor levels are consistently more than double the outdoor levels and exceed 1000 cfu per cubic meter of air, investigate.*
- *American Conference of Governmental Industrial Hygienists (Air Sampling Instruments for Evaluation of Atmospheric Contaminants 1995) 100 cfu or less per cubic meter of air is low, 100 cfu to 1000 cfu per cubic meter of air is intermediate, 1000 or more cfu per cubic meter of air is high.*
- *Much of the below information on studies from around the world is from Worldwide Mold Exposure Standards for Mold and Bacteria, Robert C. Brandys, PhD, MPH, PE, CIH, CSP, CMR and Gail M. Brandys, MS, CSP, CMR:*
- *Brazil Government Findings 2002 100-500 normal indoor mold spore levels per cubic meter of air, can be higher in summer.*

- *Norway Government Findings <750 acceptable.*
- *OSHA 1992 findings >1,000 Contamination*
- *ACGIH 1993 Findings >1,000 High*
- *Czech Republic 2000 Findings > 2,000 Health complaints.*
- *American Academy of Allergy, Asthma and Immunology/National Allergy Bureau findings 2002 1 - 6,499 Low- Only individuals extremely sensitive to these pollens and molds will experience symptoms. 6,500 - 12,999 Moderate - Many individual's sensitive to these pollens and molds will experience symptoms. 13,000-49,999 High Most individuals with any sensitivity to these pollens and molds will experience symptoms. 50,000 Very High - Almost all individuals with any sensitivity at all to these pollens and molds will experience symptoms. Extremely sensitive people could have severe symptoms.*
- *Recommended References Materials for Additional Information 1) Worldwide Mold Exposure Standards for Mold and Bacteria, Robert C. Brandys, PhD, MPH, PE, CIH, CSP, CMR and Gail M. Brandys, MS, CSP, CMR 2) American Academy of Allergy, Asthma and Immunology National Allergy Bureau findings 2002*
- *Site specific info; The outside counts this particular day was in the range of 5-7 times higher than the normal counts encountered. The EMLab/P&K "2008 IAQ Pocket Reference Guide" Chart entitled Typical Outdoor Spore Levels - US and Canada says that the average Asp/Pen count is 160 in April and 240 in July.*
- *Hence the indoor Asp/Pen levels found inside the home are roughly 9 times the typical results outside you would expect*
- *According to <http://epi.publichealth.nc.gov/oe/mold/grow.html>*

*"Temperature also affects mold growth. Different types of mold have minimum, optimum and maximum temperature ranges for growth. Many fungi grow well at temperatures between 60 and 80 degrees Fahrenheit, which are also ideal temperatures for human comfort. In addition, as mentioned above, temperature gradients often produce the moisture needed for mold growth."*
- *So, the attic spaces in the south generally will not allow mold to grow.*



**HELPFUL MOLD INFORMATION****FUNGAL DEFINITIONS AND HEALTH ISSUES: FUNGI DEFINED**

Fungi share some basic similarities with plants and bacteria but are neither. All 1 million to 1.5 million species of true fungi are in their own kingdom, the Fungi Kingdom. Many persons inaccurately use the term mildew to describe fungal growths that they feel are not harmful to human health. The powdery green or white growth in humid closets is sometimes considered by homeowners as "just mildew". Ironically this growth is almost always pen / asp mold. Many species of pen / asp produce offensive smelling volatile organic compounds, and may be toxicogenic or allergenic when present at the correct levels. Per more reliable definitions, mildew is a powdery or downy parasitic fungal growth that attacks and grows on living plants, while molds are often fuzzy and grow on all sorts of moist surfaces. Molds, mildews, and other fungi usually reproduce by forming and releasing spores into the air. Typical indoor spores are around 3 to 15 microns across. For reference the period at the end of this sentence is 500 microns.

**TOXIGENIC MOLDS** Mycotoxins are chemicals that are sometimes produced by various species of molds. These toxins are real and are powerful weapons used by molds in a sort of microbial warfare to help them compete against bacteria and other molds. Mold spores in residential settings, even if they are potentially toxin producing types and are at high levels, do not necessarily result in toxic effects on humans via inhalation. It takes a lot of inhaled spores to poison a person. Currently, disagreement exists as to if residential mold spore exposures levels are ever high enough to result in toxic effect on humans. However, toxic effects of mold mycotoxins in humans and farm animals leading to serious illness and even death via accidental ingestion of toxic mold, have been well documented in scientific literature.

**INFECTIOUS MOLDS** Per a Mayo clinic study, sinusitis caused by growth of fungus fibers or balls of fungus fibers in the sinus cavities is not unusual. This is typically caused by common *Aspergillus*, *Fusarium*, and *Curvularia* species. Aspergillosis caused by the growth of aspergillus species in the lungs most commonly *A. fumigatus*, *A. flavus*, *A. niger* and *A. terreus* species typically occurs in persons with compromised immune systems or a history of lung disease that resulted in past lung damage. Common *Candida albicans* that causes yeast infections is a major cause of serious nosocomial (hospital acquired) fungal infections. *Histoplasma capsulatum* and *Cryptococcus neoformans* are very dangerous yeast like molds that should be assumed to be present in any bird droppings but are primarily a concern when spread to humans via inhalation of particles from accumulations of pigeon, starling, and bat droppings. *Coccidioides immitis* mold spores are spread from dusty soil in the southwestern United States, it sometimes causes valley fever but at other times the same fungus can be deadly.

*Nearly any fungi can cause infections in persons with severely compromised immune systems. Detection of infectious fungi such as but not limited to the above listed ones and identification of fungi to determine the species is not part of most mold inspections.*

**ALLERGY ASTHMA AND HYPERSENSITIVITY DISEASES** *an allergic reaction occurs when your body's immune system mistakes harmless proteins in mold spores or other allergens as if these proteins were harmful microbes trying to infect your body. Your body's immune system, feeling threatened releases histamines into the blood stream and these histamines are what causes coughing, sneeze, and watering of the eyes. Other person's immune systems will not mistake proteins in mold spores as a microbial threat, and thus not develop allergic reactions. Asthma is a condition where the smooth involuntary muscles lining the airways contract but do not properly relax to allow the lungs to bring in new air. Mold, other bio-allergens, and gases such as nitrogen dioxide and ozone, and even stress are common triggers of asthma. Many people die every year from asthma. Mold-related allergic and asthmatic conditions in homes are very common and very serious and should be addressed and not ignored. Many serious hypersensitivity diseases in humans, such as baker's lung, wood worker's lung and others are the result of exposures to molds by persons working in industries that result in long term exposure to elevated spore levels. Hypersensitivity diseases have long been well documented in science and the medical field. Per Bioaerosols assessment and control hypersensitivity pneumonitis is a hypersensitivity disease that results from the long term repeated exposure to elevated mold spore levels or other antigens, this condition can occur at in industry or agriculture where spore levels are high, it may also occur in moldy offices or homes, it produces pneumonia like symptoms with fever, cough, tightness of chest, lung infiltrates, and difficulty breathing. Once sensitized, individuals may react to extremely low, often un measurable, concentrations of antigenic materials. Organic dust toxic syndrome is a flu like illness that results from a short-term exposure to very high levels of spores, such as the levels that may be encountered by workers doing large mold remediation jobs without wearing protective respirators. Symptoms show up several hours or a day or so after exposure and symptoms go away after a day or a few days.*

*Recommended Reference Materials for Additional Information 1) Bioaerosols Assessments and Controls, Janet Nacher American Conference of Governmental Industrial Hygienists, Cincinnati, Ohio (1999) 2) Damp Indoor Spaces and Health (2004) Board of Health Promotion and Disease Prevention, Institute of Medicine.*

### ***Post remediation check list and Instructions (addendum 2)***

Correct the water problem 1st.

Then clean according to the ANSI Approved IICRC S-520 Edition is the Standard and Reference Guide for Professional Mold Remediation.

The S-520 CLEARLY defines the 3 Conditions that should be used for Professional Mold Remediation.

- Condition 1 (normal ecology) – may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity is reflective of a normal fungal ecology for an indoor environment.
- Condition 2 (settled spores) – an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.
- Condition 3 (actual growth) – an indoor environment contaminated with the presence of actual growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

The purpose of our POST REMEDIATION VERIFICATION is to ensure that the work space has been returned to Condition 1 (normal ecology)

The work should have been performed in accordance to the IICRC- Institute of Inspection Cleaning and Restoration Certification S-520 Standards or better. This ANSI Approved S-520 was written for use by those involved in the mold remediation industry, primarily for mold remediation companies and workers, and secondarily, for others who investigate or assess mold complaints, prepare remediation specifications, protocols or procedures, and manage remediation projects, (e.g., indoor environmental professionals (IEPs), other specialized experts) and finally, for other potential materially interested parties (e.g., consumers and occupants, property owners and managers, insurance company representatives, government and regulatory bodies).

Other Guidelines (standards supersede guidelines) that you may choose and may work for you are:

NYC- New York City

EPA- Environmental Protection Agency:

[http://www.epa.gov/mold/mold\\_remediation.html](http://www.epa.gov/mold/mold_remediation.html)

OSHA: <http://www.osha.gov/dts/shb/shb101003.html>

If you need to be taught the basics here is a minimum required knowledge base for this business, <http://www.epa.gov/mold/moldcourse/index.html>

### ***Communication***

During the remediation process, it is imperative to develop thorough and detailed communications planning. Occupants must be informed about the entire process. They must be both informed and trained so that they can conform to the containment protocol and avoid exposure to contaminant loads during the clean-up activities. The plan must

develop tactics and pathways for handling materials that must be removed, mitigated, or disposed of. If materials or furnishings are to be reused, cleanup tactics must be established so that cross contamination or recontamination of the space does not occur.

"It is recommended that the remediator make a reasonable inquiry before remediation commences about whether the moisture problem has been corrected or controlled, or is being addressed. Unless otherwise agreed by the parties, it is the responsibility of the property owner, not the remediator, to correct the moisture problem, or to engage appropriate qualified service trades to do so."

-IIIRC, *Standard S520: Standard and Reference Guide for Professional Mold Remediation*

(*Vancouver, WA: IIIRC, 2003*)

Hazard signage should be placed on the outside of the decontamination chamber.

According to IIIRC S520, "It is highly recommended that remediators post appropriate signage conspicuously placed at the entrance(s) and/or other appropriate locations in the remediation work area(s)."

## **PPPE**

Respiratory protection is of primary importance since inhalation is one of the major routes of exposure to spores and fungal debris during the removal of impacted materials, and, in some cases, to the organic vapors from chemicals used to treat surfaces that remain in the work space. Selecting the appropriate type of respirator is critical not only from a respiratory protection perspective, but also can impact worker movement, communication, and heat stress.

Reference: *The Occupational Environment: Its Evaluation and Control*. Chapter 36: Respiratory Protection. 1997. AIHA

The current guidelines for mold remediation set forth by EPA and New York City Department of Health recommend a minimum of a N-95 disposable dust-mask.

Typically, in larger remediation projects, you will typically see workers wearing a half- or full-face piece. Half masks cover the face from the chin to over the nose and do not provide eye protection. Full-facepiece masks cover the face from the hairline to below the chin, and provide a higher assigned protection factor (APF) than a half-mask. A medical evaluation must be performed to determine the employee's ability to use a respirator, and must be completed before the fit test and use of a respirator. The evaluation is to be performed by a professional licensed health care provider.

In addition to respiratory protection, other personal protective equipment (PPE) is normally worn during a remediation project, not only to reduce exposure to the worker's skin and mucous membranes, but also to protect the worker's clothing so that contamination is not spread from the work site to the home.

It is important to budget in these PPE in your work proposal, and provide enough disposable suits and gloves for all workers to be able to change several times a day if they enter and exit the work area several times for breaks. A staging area set up before the actual containment section provides an area for the workers to don and doff PPE. Understanding both the agents the workers may be exposed to, and the impact the PPE

has on heat stress and communication, will help you decide which properties the PPE are best for your project.

Reference: *Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities*. Chapter 8: Personal Protective Equipment. NIOSH

### **Containment**

“To prevent cross-contamination and assure worker safety and health, engineering controls must be used in structural mold remediation projects. According to OSHA, engineering controls, not personal protective equipment, are the first line of defense for ensuring worker health and safety. Engineering controls may include, but are not limited to: source containment, isolation barriers, pressure differentials, dust suppression, HEPA vacuuming, and filtration.”

-ICRC, *Standard S520: Standard and Reference Guide for Professional Mold Remediation*

(*Vancouver, WA: ICRC, 2003*)

Polyethylene sheeting are used to create a critical barrier to isolate a contaminated area from clean or occupied building zones. Critical barriers must block all openings, fixtures, and HVAC system components to prevent the spread of dirt and spores beyond the containment area. The barrier must be constructed without disturbing contaminated materials.” Full scale containment may include using critical barriers to partition off not just the area with actual growth, but also adjacent areas with high levels of settled spores. -ACGIH, *Bioaerosols: Assessment and Control* (Cincinnati: ACGIH, 1999)

“Decontamination chambers are used for entry to and exit from the work area. These chambers also are used for decontaminating exterior plastic surfaces of bagged or wrapped contaminated materials; remediation tools, and the exterior clothing of personnel when exiting the work area. They are intended to prevent cross-contamination to unaffected areas and to provide controls to maintain pressure differentials.”

-ICRC, *Standard S520: Standard and Reference Guide for Professional Mold Remediation*

(*Vancouver, WA: ICRC, 2003*)

### **Air Scrubbing and negative pressures**

A negative air machine (NAM) is an air filtration device (AFD) that is exhausted to the outdoors. It is used to create differential pressure which reduces the chance of spores escaping containment and reaching adjacent areas. Although there are no regulations that require the use of a High Efficiency Particulate Air (HEPA) filter on the NAM, it has become standard industry practice. HEPA filtration removes 99.97% of particles 0.3 microns in size. When an air filtration device is used to recirculate air inside of containment it is commonly called an “air scrubber”. In that case, it is not creating differential pressure but merely filtering the air.

“It is highly recommended that... a minimum of four air changes per hour be maintained for ventilation and contaminant dilution.”

-Section 10.3.1, ICRC, *Standard S520: Standard and Reference Guide for Professional Mold Remediation* (Vancouver, WA: ICRC, 2003) (4 to 12 ACH are acceptable)

*Negative Pressurization minimum between clean and containment should equal 5 Pascal's and be exhausted to the outdoors when possible.*

### **Demolition**

Upholstered furniture should be discarded because water extraction will not remove enough water. "Upholstered furniture, mattresses, carpet padding and other such highly absorbent and thick materials cannot be salvaged from water damage by drying and cleaning them, and so keeping them will create a very high potential for allergic reactions."

"Carpet padding that has been exposed to water over 48 hours – no matter what the water condition – should always be disposed of." "Whether visible growth is present or not, removal of materials is recommended when porous materials have been damaged by water to the point that the material is deformed disintegrating or still moist after a reasonable drying time."

"All damaged materials being removed should be single-bagged in .6-mil" polyethylene bags (this is the minimum thickness). The bag should be sealed within the managed area."

"The bag should then be carried to the entrance of the managed work area, where it should be vacuumed with a high-efficiency particulate air (HEPA) vacuum and placed in another bag or container that has been stored outside of the work area. The second bag should be sealed similarly. The outside of this bag should then be HEPA-vacuumed before it is passed through the work area. If the bags containing the materials will need to be moved further through the building to reach the outside, they should be placed in clean, hard containers with lids that seal well."

### **Removing Growth:**

Contaminated materials should be handled to minimize aerosolation.

Drywall should be cut using knives, razors, or specially equipped saws with vacuum attachments that capture any mold spores released. Carefully pry. Do NOT use hammers and crowbars with abandon. Remove drywall two feet beyond the last visible mold as "rule of thumb"

#### **Initial Cleaning Basics**

2. After removing all water damaged, bacterial infected, and or microbial contaminated building materials such as wood trim, drywall and insulation, allow the exposed studs and materials to fully dry.
3. Use a High-Efficiency Particulate Air (HEPA) vacuum to clean any dust, dirt or other small debris in exposed studs and crevices. Dispose of the vacuum filter in a well-sealed plastic bag.
4. Studs can be safely cleaned with a mild detergent solution.
  - a. After cleaning, make sure the area is fully dried.
5. Wear full personal protective equipment when cleaning all material within the contained work area.
6. If there is visible mold on stud's sand them down to physically remove the mold by sanding.



2. Sanding down mold-contaminated surfaces is dangerous and should be performed by a trained professional who is certified to do mold and hazardous materials cleanups, and who is wearing appropriate protective gear (including a respirator that has been fit-tested).
7. Dispose of all non-cleanable items that have visible mold.
  - a. Non-cleanable items include, wallpaper, drywall, floor and ceiling tiles, insulation material, paper, and soft plastics.
  - b. These items can hold spores and remain a source of mold growth for years, so they should be removed from the home immediately.

Final Clean:

1. If the mold is too dry, then the mold spores will have a much better chance of becoming airborne while being disturbed during the cleaning process.
2. Then clean the affected area(s) with a mild detergent to remove as much of the mold as possible.
3. Thoroughly clean all surfaces in the area that contain visible mold, and even surfaces that do not have visible mold, since mold spores are microscopic very durable, and can remain dormant for months or even years.
4. Once a surface has been cleaned and disinfected (if necessary), it should be completely dried.
5. All surfaces (walls, windows, fixtures, floors, etc...) must then be HEPA vacuumed, hand wiped with a mild detergent solution followed by a 2nd HEPA vacuuming.

The purpose of Mold Remediation is to REMOVE the mold not Kill it. To protect the house and the occupants dead mold is still potentially toxic. you cannot rely on the use of biocides only and a way to bring the structure and contents to a safe state.

“Biocides and antimicrobial agents may show promise in laboratory tests, but safe and effective use in building environments may be difficult. Some agents are designed to treat certain groups of microorganisms. However, suppression of one organism may give others an advantage, leading to different control problems. Further, most disinfectants and sanitizers are approved for use on previously cleaned rather than soiled surfaces.”  
-ACGIH, *Bioaerosols: Assessment and Control (Cincinnati: ACGIH, 1999)*

### ***What is expected from a Post Remediation Verification***

We are to confirm there is no residual contamination, evaluate the suitability for re-occupancy, and validate that the space has returned to Condition 1 (Normal fungal activity). If we were not present for the pre-remediation conditions, and document such with pictures notes, lab tests, then the criteria will be set by inspector in conjunction with home owner and mediator if possible. This needs to be done after the contamination has been removed and before any chemical inhibitors are applied. Also before any containment is removed and especially before any build back has started. Remediation projects have the potential to spread mold spores to the HVAC system and adjacent non-contaminated areas. Post-remediation verification confirms that there is no residual contamination and that the space is suitable for reoccupancy.

The methods we will use include, but not necessarily limited to;

- Visual inspection: (is there any visible suspect mold found?)

- White glove test; (dust can be a transport for the mold spores and lack of good work hygiene indicates sloppy work and lack of suppression controls, in and out of containment)
- Olfactory evaluation; (use of nose to determine if any obvious MVOCs are present indicating presence of mold)
- Air Sampling; (The mold counts should be less in the work area than outside of containment and many times lower than the outside baseline.)
- Surface Sampling ; (to confirm Condition 1 on the surfaces)
- Particulate Counts; (to see how much tiny stuff is floating the air after a remediation project)
- Moisture Mapping and measurements ; (to make sure the immediate area is free from the environmental conditions that cause the mold in the first place.

"Following building restoration, the kinds and concentrations of biological agents in air samples should be like what is found locally in outdoor air. Concentrations of biological agents in surface samples should be like what is found in well-maintained buildings or on construction and finishing building materials."

-ACGIH, *Bioaerosols: Assessment and Control (Cincinnati: ACGIH, 1999)*

When mold contamination is confined to a small area, it is assumed that the make-up air being pulled in representative of a normal fungal ecology. Unfortunately, often the make-up air is problematic and the mold contamination is discovered to extend beyond the small area.

When the negative air machines are running proving 6 air changes per hour, which means that the air is replaced in containment every 10 minutes, then containment has no opportunity to reach "normal" conditions. The purpose of turning off the negative air machines is to allow the air inside containment to be truly representative of the area. Thus, turn off negative air machines, make sure that the enclosure or critical barriers are well sealed. Prevent workers from moving in and out of containment as opening the doorways may lead to cross-contamination being that there is no differential pressure, 24-48 houses prior to my arrival.

Once the lab results are back and I had time to review them and give a verbal report to the commissioning party, then the remediation can progress.

---

Lee R Ramey or Wayne Tyra



### Site Specific instructions (addendum 3)

This is a hazard condition and safety must be first.

Prime Distributors will be a big help in procuring the materials you need to purchase and the equipment you need to rent.

Ask for Wes Stephens 205-685-1730

Depending on the crew you have you need two suits per day

Full-face respirators each

Box of gloves

2 hepa vacuums

2 2000cfm air scrubbers

#### Materials List (per project)

##### Worker Protection

N95 or N100 respirator with exhaust valve

Full-face negative air respirator with HEPA

Canisters (P-100)

Heavy-duty water-proof gloves

Nonwoven polypropylene disposable coveralls

(w/attached hood and foot cover) Tyvek)

Goggles or safety glasses with side shields

Cap with brim, hard hat if working under people or wet materials

Non-skid shoe covers

Personal cleanup station

16 oz. eye wash bottles

First aid kit (OSHA-compliant for four workers)

Fire extinguisher

Pump pressure sprayer

Pump soap

Case of bottled drinking water

Paper towels

Emergency phone number sheet

#### Supplies

Contractor trash bags

Heavy-duty trash bags for heavy material such as plaster

Extra bags for vacuum cleaner

Two large heavy-duty garbage cans with casters

Roll of 10 ft. wide 6 mil poly

Staples for staple gun

Rolls of duct tape

Scrib brushes

Carbon blade scrapers

Utility knife blades

Light bulbs for reflector lamp

Box of disposable gloves

32 oz. mop heads

Non-phosphate detergent (like Savogran® TSP)  
Mildew-icide / anti- microbial EPA registered product like aftershock, mold rid, micro-  
ban or equivalent

If Professional Anti-microbial is not available, then use Household chlorine bleach (like  
Clorox® Regular-Bleach)

### Tools

Front-end nipper (to pull nails)

Large crow bar

Long handled

Short flat-bar

Staple gun

Cat' s paws nail puller

Mop squeeze bucket

3- 5 gal. buckets (one as a rinse bucket, two as  
mixing buckets for cleaners)

2 - 2.5 gal. pump sprayers for cleaners

Mop handle for 32 oz. mop head

Broom and dust-pan

Bright flashlight

Tool belt and tool belt tools including hammer,  
measuring tape, scratch awl, Phillips and flathead  
screw drivers, carpenter' s pencil, and utility  
knife, etc.

Saw horses

Cordless Saws-all

Moisture meter (like Delmhorst® J-LITE

Moisture Meter)

### Equipment

Portable generator possibly

20 ft. extension ladder

8 ft. A-frame ladder

Window fan

Shop vacuum with HEPA

### Dress Appropriately Before Entering

Before you enter, be sure to have the proper clothing, footwear, and safety items that may  
be needed.

#### 1. Boots

Wear waterproof rubber boots or waders with hard soles. If you're walking in  
muddy, water-coated floors and basements, there are likely sharp objects that you  
could step on.

**2. A n/95 Micron Dust Mask (Minimum after major demo is done)**

Wear a mask over your mouth and nose to protect your lungs from pollutants and disease. A 95-micron mask filters out even the mold particles.

**3. Gloves**

Wear gloves, preferably rubber gloves, to handle anything in flooded areas. Materials may be a health hazard due to sewage, chemicals, and oil in the water.

**4. Hard Hats and Protective Clothing**

Loose and crumbling ceilings, falling debris, and trapped water are potential hazards to your head and body when entering a flooded home. By wearing water resistant clothing and a hard hat, you'll protect your vital parts from danger.

Bryant moved, and Horton seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: NONE

Horton moved, and Bryant seconded, a motion to add a resolution to the agenda. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Fields, Horton, Matthews & Mayor Tuck

NAYS: NONE

Under public petitions & communications, Charles & Brenda Lockhart of 1705 99<sup>th</sup> Street North, Birmingham, addressed the council about the grass and weed liens totaling \$1179.54 on their ad valorem bill for Parcel ID #13-00-32-1-001-033.000-RR-200, located at 96 Long Street. The grass and weed charges had accumulated in 2012 & 2013 while owned by the estate of Major Glasgow Jr. The estate had not paid the property taxes, The County Tax Collector unsuccessfully tried to sell the tax lien at its annual auctions so it attained sold-to-the-state status. When the City tried to place grass and weed liens on this parcel, the Collector refused to because it was sold to the state. The Lockharts obtained the property through the State of Alabama's Property Tax Division in March 2014. At that time, their title search showed no other outstanding liens. They have maintained the property since then.

Horton introduced the following resolution:

**RESOLUTION NO. 8400**

**A RESOLUTION VOIDING A GRASS & WEED LIEN ON A TARRANT  
PROPERTY OWNER'S 2017 AD VALOREM BILL FOR THE PURPOSES  
OF ACCEPTING A SETTLEMENT**

**WHEREAS**, after enacting Resolution No. 8346, the City of Tarrant ("the City") referred various grass & weed charges to the Jefferson County Tax Collector to be attached as liens, and

**WHEREAS**, one of those parcels accumulated \$1179.54 in unpaid grass & weed charges under a previous owner, and

**WHEREAS**, the current owners obtained the subject parcel from the State of Alabama in March 2014, and

**WHEREAS**, the current owners' title search had shown no other unpaid liens at the time of purchase, and

**WHEREAS**, the current owners have continuously kept the property in good order.

BE IT RESOLVED by the City Council of the City of Tarrant, Alabama while in regular session on Monday, November 6, 2017 at 7:00 pm as follows:

**Section 1.** That said resolution is hereby amended, and the lien referenced below is voided, so that no assessment shall be due:

<u>Resolution No.</u>	<u>Property</u>	<u>Assessment</u>	<u>Parcel ID. No.</u>
8346	96 Long Street	\$ 1179.54	13-32-1-001-033.000-RR-00

**Section 2.** A copy of said resolution shall be forwarded to the current owners, Charles R. Lockhart Sr. & Brenda A. Lockhart.

**Section 3.** A copy of said resolution shall also be forwarded to the Jefferson County Tax Collector for the purposes of voiding the grass and weed lien portion of the 2017 ad valorem tax bill for the aforementioned parcel.

ADOPTED THIS THE 6TH DAY OF NOVEMBER, 2017

APPROVED: \_\_\_\_\_  
Loxcil B. Tuck, Mayor

ATTEST: \_\_\_\_\_  
Dan Weinrib, City Clerk

**CERTIFICATION OF CITY CLERK**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Dan Weinrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, on the 6th day of November, 2017 while in regular session on Monday, November 6, 2017, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 7<sup>th</sup> day of November, 2017.

\_\_\_\_\_  
Dan Weinrib, City Clerk

Continuing with public petitions & communications, Jacqueline Rice of 2077 Lane Avenue asked the Council to set aside \$3862.59 worth of grass and weed liens on her newly acquired property. After questions and discussions, the Council advised her to clean up her property and obtain an insurance settlement before re-petitioning the Council. Park & Recreation Director Chris O'Rear publicly asked for volunteers to deliver Meals-on-Wheels during various week days. Arthur Thomas of 318 Jefferson Boulevard (First Missionary Baptist Church) asked the city leaders about the status of the dilapidated vacant residence next door, which he had mentioned at the previous Council meeting. Mayor

Tuck explained that nothing will get done until the City approves its 2018 operating budget, which will include a known funding amount available for demolitions.

Whereupon, Horton moved and Bryant seconded a motion to approve payments of payroll & expense vouchers by the City & its Electric Department. Upon roll call, the vote thereon was as follows:


AYES: Councilors Anderson, Bryant, Horton, Mathews & Mayor Tuck

NAYS: NONE

Whereupon, Horton moved and Bryant seconded a motion to adjourn the meeting. The motion carried unanimously. The council meeting adjourned at approximately 8:01 pm.

READ AND APPROVED THIS THE 20TH DAY OF NOVEMBER, 2017

APPROVED: *Loxtil B. Tuck*  
Loxtil B. Tuck, Mayor

ATTEST:   
Dan Weimrib, City Clerk