

MEETING AGENDA



District 1
Matthew Wilson
Chairperson

District 2
Raevan Howard
Vice Chairperson

District 3
Norman Crow
Member

District 4
Lee Busby

District 5
Kip Tyner
Alternate

District 6
John Faile

District 7
Cassius Lanier

Council Properties Committee Meeting Agenda

Tuesday, March 1, 2022 Council Chamber 5:00 p.m.

TOPIC	PRESENTER	SUPPORTING MATERIAL
Approval of Minutes		
NEW BUSINESS		
1. Request from Wayne Waddell to deannex property from the City on Lake Tuscaloosa at 15834 Edwardian Drive	Jimbo Woodson	2-12
2. Request to approve tax sale purchaser's interest in 2708 25 th Street for \$1,353.01	Jimbo Woodson	13-15
ADJOURN		

ORDINANCE NO. 7288

AN ORDINANCE ANNEXING PROPERTY TO THE CORPORATE LIMITS
OF THE CITY OF TUSCALOOSA
Annexation No. 573

(Lot 13 Hagler Mill Estates No. 2 Edwardian
Place—Wayne and Jennifer Waddell)
(A08-0734 / AN 2008-12)

WHEREAS, pursuant to Ala. Code §11-42-21, et seq. (1975), the sole and only owner(s) of the property hereinafter described did sign and file with the City Clerk a written Petition, containing an accurate description of the property or territory proposed to be annexed, together with a map of said territory showing its relationship to the Corporate Limits of the City and requesting the governing body adopt an Ordinance assenting to the annexation thereof; and,

WHEREAS, said territory is contiguous to the Corporate Limits of the City of Tuscaloosa, located in Tuscaloosa County, and does not lie within the Corporate Limits of any other municipality nor does such property lie in an area of overlapping Police Jurisdiction which is more than equidistant from the respective Corporate Limits of each municipality.

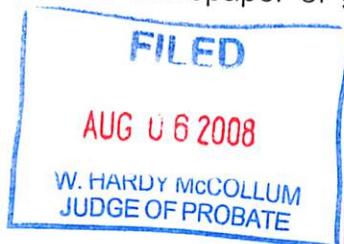
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA, as follows:

1. That, pursuant to Ala. Code §11-42-21, et seq. (1975), the following property, to-wit:

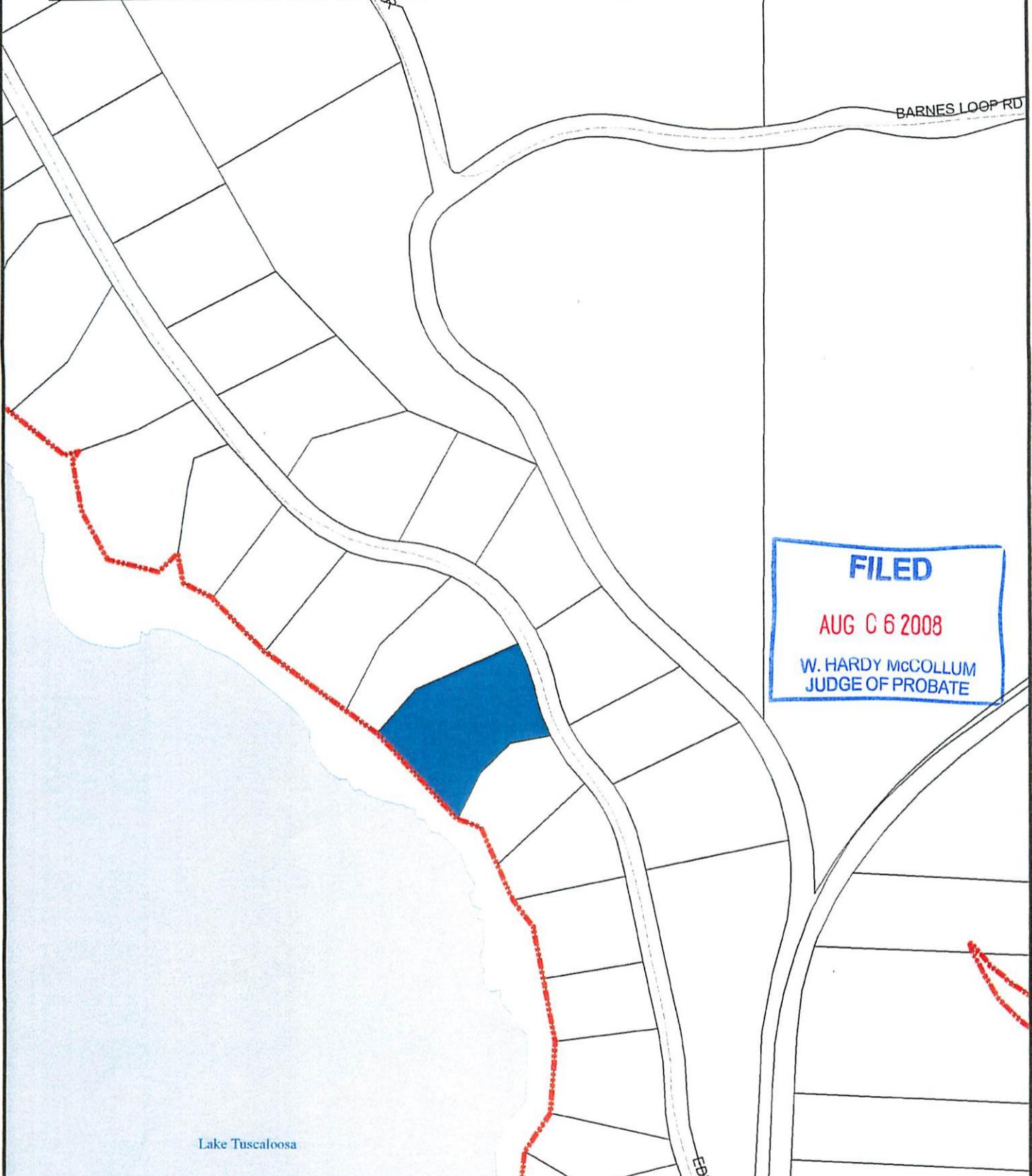
Lot 13 Hagler Mill Estates No. 2 Edwardian Place, a map or plat of which is recorded in Plat Book 11 at Page 122 in the Probate Office of Tuscaloosa County, Alabama, referenced to which is hereby made in aid of and as a part of this description.

together with Exhibit "A", being a map or plat showing the property to be annexed, the request for the annexation of the same to the Corporate Limits of the City of Tuscaloosa, be, and it is hereby, assented to by the governing body of the City of Tuscaloosa, and the Corporate Limits of the City of Tuscaloosa shall be extended and rearranged so as to embrace and include such property, and such property or territory shall become a part of the corporate area of the City of Tuscaloosa after publication and on the effective date of this ordinance.

2. That the City Clerk be, and he is hereby, directed to forthwith cause a copy of this ordinance to be published in a newspaper of general circulation in the City and County of Tuscaloosa.



ZONE Parcels	R-2 Historic	R-4 Buffer	RMF-2 Historic	BNS	BGO	I Historic
ZONE	R-3	R-4 Historic	RMF-2 University	BN University	BGO Historic	RD
DROD	R-3 Buffer	R-4S	RMF-2 University Buffer	BN University Buffer	ML	RD Historic
R-1	R-3 Historic	R-4 University	RMH	BC	MG	
R-1 Historic	R-3 Buffer Historic	RMF-1	BN	BC Historic	MH	
R-2	R-4	RMF-2	BN Historic	BH	I	



FILED
 AUG 06 2008
 W. HARDY McCOLLUM
 JUDGE OF PROBATE

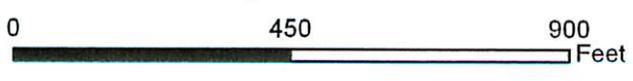
Exhibit "A"

AN-2008-12 Wayne & Jennifer Waddell
 Census Tract Block # 011250101024001

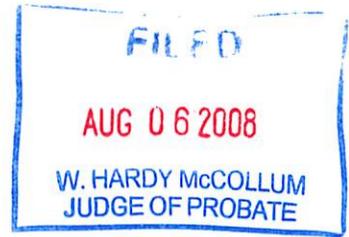


City Limits
 Proposed Annexation

1 inch equals 300 feet



STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)



PETITION FOR ANNEXATION

TO: TRACY CROOM, City Clerk, City of Tuscaloosa, Alabama, a Municipal Corporation.

COME NOW, Wayne N. Waddell and Jennifer B. Waddell, as owners of all the land herein described, and pursuant to Section 11-42-21 et seq., Code of Alabama, 1975, petition and request of the City Clerk and Council of the City of Tuscaloosa, as follows:

I.

That petitioners are the owners of all the property herein described and contained within an area contiguous to the Corporate Limits of the City of Tuscaloosa, as shown on Exhibit "A", being a map of the proposed area, which is adopted herein by reference, and as further described herein.

That the undersigned property owners do petition and request of the governing body of the City of Tuscaloosa that the herein described property and territory be annexed to the said municipality of the City of Tuscaloosa and that the Corporate Limits of said municipality be extended so as to annex to said City the property described herein, lying and being in Tuscaloosa County, Alabama, and further, to duly adopt an ordinance assenting to the annexation of said property. It is understood, however, that the City shall not provide garbage service to the property.

II.

That the herein described property does not lie within the Corporate Limits of any other municipality, nor does such property lie in an area of overlapping Police Jurisdiction of any other municipality which is more than equidistant from the respective corporate limits of each municipality.

III.

That the property requested to be annexed by the City of Tuscaloosa, a Municipal Corporation, of which the Petitioners are the sole owners and which is contiguous to the Corporate Limits of the said City, is described as follows, to-wit:

Lot 13 Hagler Mill Estates No. 2 Edwardian Place, a map or plat of which is recorded in Plat Book 11 at Page 122 in the Probate Office of Tuscaloosa County, Alabama, reference to which is hereby made in aid of and as a part of this description.

IV.

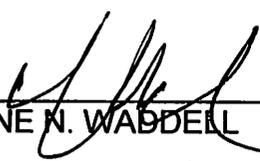
In support of this petition, the undersigned certify that said territory is contiguous to the boundary of said City and, when annexed to the City, will form a homogeneous part of the City, and that the Petitioners are the sole owners of the above described territory.

A map or plat showing accurately the territory proposed to be embraced within the Corporate Limits of the City by this Petition and its relationship to the present Corporate Limits, is attached hereto and made a part hereof as Exhibit "A".

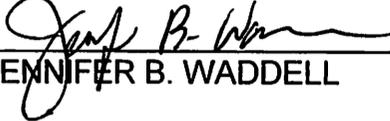
The undersigned further petition the governing body of the City of Tuscaloosa to adopt the appropriate ordinance assenting to and approving the annexation to the

published and file a description of the property or territory annexed in the Office of the Judge of Probate of Tuscaloosa County, Alabama.

This the 24th day of July, 2008.



WAYNE N. WADDELL

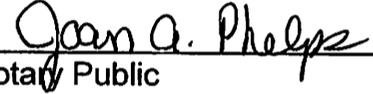


JENNIFER B. WADDELL

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Wayne N. Waddell, whose name is signed to the foregoing petition, and who is known to me, acknowledged before me on this day that, being informed of the contents of the petition, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of July, 2008.



Notary Public

My Commission Expires ~~Notary Public State of Alabama at Large~~
~~My Commission Expires March 7, 2011~~

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jennifer B. Waddell, whose name is signed to the foregoing petition, and who is known to me, acknowledged before me on this day that, being informed of the contents of the petition, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of July, 2008.



Notary Public

My Commission Expires ~~Notary Public State of Alabama at Large~~
~~My Commission Expires March 7, 2011~~

Legals 1

Ordinance assenting to the annexation thereof; and, WHEREAS, said territory is contiguous to the Corporate Limits of the City of Tuscaloosa, located in Tuscaloosa County, and does not lie within the Corporate Limits of any other municipality nor does such property lie in an area of overlapping police jurisdiction which is more than equidistant from the respective Corporate Limits of each municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA, as follows:

1. That, pursuant to Ala. Code §11-42-21, et seq. (1975), the following property, to-wit:

Lot 13 Hagler Mill Estates No. 2 Edwardian Place, a map or plat of which is recorded in Plat Book 11 at Page 122 in the Probate Office of Tuscaloosa County, Alabama, referenced to which is hereby made in aid of and as a part of this description.

together with Exhibit "A", being a map or plat showing the property to be annexed, the request for the annexation of the same to the Corporate Limits of the City of Tuscaloosa, be, and it is hereby, assented to by the governing body of the City of Tuscaloosa, and the Corporate Limits of the City of Tuscaloosa shall be extended and rearranged so as to embrace and include such property, and such property or territory shall become a part of the corporate area of the City of Tuscaloosa after publication and on the effective date of this ordinance.

2. That the City Clerk be, and he is hereby, directed to forthwith cause a copy of this ordinance to be published in a newspaper of general circulation in the City and County of Tuscaloosa.

3. That the City Attorney be, and he is hereby, directed to forthwith, on behalf of the governing body of the City, file a description of the property or territory herein annexed upon publication in the Office of the Judge of Probate of Tuscaloosa County, Alabama, by submitting a copy of this ordinance with exhibits to the Probate Judge for recordation.

4. That the Council has determined it to be in the best interest of the public health, safety and welfare and for the public good of the citizens of Tuscaloosa to assent to the annexation of the property herein described, provided however, that the owners understand that the City shall not provide garbage service to the property.

Adopted the 29th day of July 2008.

TUSCALOOSA CITY COUNCIL
THE TUSCALOOSA NEWS
August 4, 2008

LEGAL NOTICE
ORDINANCE NO. 7288
AN ORDINANCE ANNEXING
PROPERTY TO THE
CORPORATE LIMITS
OF THE CITY OF TUSCALOOSA
Annexation No. 573
(Lot 13 Hagler Mill Estates No.
2 Edwardian
Place—Wayne and Jennifer
Waddell)

(A08-0734 / AN 2008-12)
WHEREAS, pursuant to Ala.
Code §11-42-21, et seq.
(1975), the sole and only
owner(s) of the property here-
inafter described did sign and
file with the City Clerk a written
Petition, containing an accu-
rate description of the property
or territory proposed to be an-
nexed, together with a map of
said territory showing its rela-
tionship to the Corporate Lim-
its of the City and requesting
the governing body adopt an

OFFICE OF THE CITY ATTORNEY

CITY ATTORNEY
ROBERT W. ENNIS IV

CITY OF TUSCALOOSA

LEGAL AFFAIRS ADMINISTRATOR
ROBIN EDGEWORTH

SENIOR ASSOCIATE CITY ATTORNEYS
TIMOTHY H. NUNNALLY
JAMES P. WOODSON III

LEGAL ASSISTANT
CYNTHIA NOLAND

ASSOCIATE CITY ATTORNEYS
GLENDA D. GAMBLE
THOMAS D. BOBITT II

FORMER CITY ATTORNEYS
ROBINSON BROWN (1906-1917)
SAMUEL H. SPROTT, JR. (1917-1961)
J. WAGNER FINNELL (1961-1983)

ASSISTANT CITY ATTORNEYS
CHRISTOPHER J. ENGLAND
ARIEL S. BLOCKER
GRANT H. WILSON



2201 UNIVERSITY BOULEVARD (35401)
POST OFFICE BOX 2089
TUSCALOOSA, AL 35403

TELEPHONE NO. (205) 248-5140
FAX NO. (205) 349-0328
www.tuscaloosa.com

August 6, 2008

Legislative Reapportionment Office
Room 811, State House
11 South Union Street
Montgomery, Alabama 36130

RE: Annexation Pursuant to Ala. Act No. 2006-249
Our File No.: A07-0734

To Whom It May Concern:

Enclosed pursuant to Ala. Act 2006-249, adopted on February 9, 2006, is a copy of Annexation No. 573 adopted by the City Council of Tuscaloosa on August 6, 2008 by Ordinance No. 7288. Also, provided on Exhibit "A" being the map of the annexed property is the requested census block information.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

James P. Woodson III
Associate City Attorney Sr.

JPW/rd

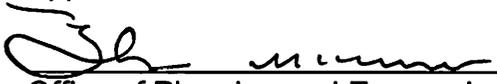
Enclosure: Ordinance

2. That the City Clerk be, and he is hereby, directed to forthwith cause a copy of this ordinance to be published in a newspaper of general circulation in the City and County of Tuscaloosa.

3. That the City Attorney be, and he is hereby, directed to forthwith, on behalf of the governing body of the City, file a description of the property or territory herein annexed upon publication in the Office of the Judge of Probate of Tuscaloosa County, Alabama, by submitting a copy of this ordinance with exhibits to the Probate Judge for recordation.

4. That the Council has determined it to be in the best interest of the public health, safety and welfare and for the public good of the citizens of Tuscaloosa to assent to the annexation of the property herein described, provided however, that the owners understand that the City shall not provide garbage service to the property.

Approved:


Office of Planning and Economic Development

FUNDING REQUIRED: Yes No

By: _____

Finance Director

COUNCIL ACTION

Resolution _____
Ordinance _____
Introduced 7-29-08
Passed _____
2nd Reading _____
Unanimous 7-29-08
Failed _____
Tabled _____
Amended _____
Comments: _____

MEMORANDUM

**To: Jimbo Woodson, Rita Dyer
Office of the City Attorney**

From: Rita Daugherty

Date: July 24, 2008

RE: Annexation: AN-2008-12

At their meeting held on July 21, 2008, the Planning Commission considered and recommended the above captioned annexation. Please schedule this annexation to go before the City Council as soon as possible.

ANNEXATION PROCESSING CHECKLIST

1. File Number: AN—2008-12 Date file opened: 07/14/2008
2. Name of Subdivision, area or other identifying name, if possible: Edwardian Place
3. Name: .Wayne & Jennifer Waddell
15834 Edwardian Dr
 Address: Northport, AL 35475
 Phone: 205-330-1131
4. Total number of residents living on land to be annexed and population density. 6
5. Racial make-up, if known of the residents (percentage white/non-white). caucasian
 (To be used for statistical purposes only, and to report to U.S. Justice Department under the Voting Rights Act.)
6. Reasons cited by petitioners/advocates for annexation: City Schools
7. Current and proposed usage of area to be annexed: Residence
8. Total acreage or square footage of area to be annexed: 2.5±
9. Council District within which area would most likely fall: 3

10. PLANNING DIRECTOR'S EVALUATION:
- A. Reasons to favor annexation:
- Will help fill in an island.
 - Will help fill in an indentation or gulf in Corporate Limit.
 - Will enhance City's revenue situation and/or image.
 - Will help forestall some undesirable eventuality.
 - Will make possible a more rational/efficient provision of services.
 - Will accommodate the wishes and needs of petitioners.
 - Will facilitate some future annexation desired by the City.
 - Other: _____

- B. Reasons to disfavor annexation:
- Annexation will cross some natural barrier which it is illogical for the City to cross.
 - Will project outside the City's present extreme limits without serious justification.
 - Will eventually require major public works effort/expenditure to correct deficiencies out of proportion to benefits to City. (See remarks of City Engineer.)
 - Cannot be efficiently provided with City services. Explain: _____
 - Other: _____

- C. Method to be used (No Long Lassos!):
- Petition of 100% of property owners, pursuant to Section 11-42-21 of the Code.
 - Petition of 51% of property owners, pursuant to Act 1437 of the 1971 Legislature.
 - Involuntary "Island" Annexation pursuant to Act 94-561.
 - Court order approving 100% petition, pursuant to Section 3 of Act 654 of the 1973 Reg. Session.
 - Election ordered by Probate Judge, pursuant to Section 11-42-1 of the Code (Signatures of at least 2 qualified electors per quarter-plus consent of owners of 60% of acreage.)
 - Election ordered by Probate Judge, pursuant to Section 11-42-40 et seq. (Tax exempt election.)
 - Local bill enacted by Legislature.

D. Conclusion: Director Recommends Does not recommend annexation Initials J.M.

Remarks: _____

11. Census Block No. 011250101024001
12. Annexation review checklist distribution:
- SENT: RECEIVED BACK
- CITY LEGAL DEPT. _____
- TDOT/CITY ENGINEERING _____
- ENVIRONMENTAL SERVICES _____
- FIRE DEPARTMENT _____
- POLICE DEPARTMENT _____
- WATER DEPARTMENT _____
- WASTE WATER DEPARTMENT _____
- INSPECTION DEPARTMENT _____

13. Presented to Tuscaloosa Planning and Zoning Commission on:
- Recommended Approval: 7/21/08
- Recommended Denial: _____

STATE OF ALABAMA*
MONTGOMERY COUNTY*

WHEREAS TYRONE A. JOHNSON & SHILINDA JOHNSON of TUSCALOOSA, AL has paid into the State Treasury of the State of Alabama, the sum of ONE THOUSAND THREE HUNDRED FIFTY THREE DOLLARS & ONE CENT (\$1353.01) for the assignment of the within Certificate of Sale.

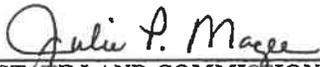
AND, WHEREAS, said sum appears to be sufficient amount to cover the charges now due on said certificate.

The amount bid by the state at the Tax Sale.	\$459.78
---	----------

Subsequent taxes and interest (This amount does not include taxes for the current assessing year.)	\$893.23
--	----------

NOW, THEREFORE, the State Land Commissioner of the State of Alabama, under and by virtue of the authority in him/her vested by law, does hereby transfer and assign to the said TYRONE A. JOHNSON & SHILINDA JOHNSON the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 22nd of April, 2016


STATE LAND COMMISSIONER



Tuscaloosa County, AL

Date Printed: 11/25/2015

This map is to be used for tax purposes only - Doster L. McMullen, Tuscaloosa County Tax Assessor

Prepared By:
James P. Woodson
Office of the City Attorney
P. O. Box 2089
Tuscaloosa, AL 35403
Source of Title:
Deed Book 1998, Page No. 20908

LIEN

RESOLUTION

**FIXING THE COST FOR DEMOLITION OF THE STRUCTURE AT
2708 25TH STREET AND AUTHORIZING THE FILING OF A LIEN**

WHEREAS, the person(s) last assessed for the property taxes at 2708 25th Street is Essie Mae Edwards as recorded in deed book 1998, page no. 20908; and,

WHEREAS, the building located on said property in the City of Tuscaloosa was demolished by city forces pursuant to Ala. Code Section 11-53B-1 et seq. (1975); and,

WHEREAS, on the 1st day of September 2015, a hearing was held to fix the cost of demolishing the building in the amount of \$4,421.39 plus court costs in the amount of \$14.50, for a total cost of \$4,435.89; and,

WHEREAS, Section 11-53B-1 et seq. states that the cost of demolition, and court costs shall constitute a special assessment against the lot upon which the building was located and shall constitute a lien and shall be a superior lien to all other liens except for taxes.

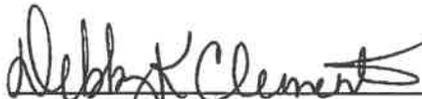
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA, ALABAMA, as follows:

1. That the cost for the demolition of the building located at 2708 25th Street and for court costs be, and it is hereby, fixed at \$4,435.89, and the person(s) last assessed for the property is Essie Mae Edwards, recorded in deed book 1998, page no. 20908.
2. That the City Clerk shall file a certified copy of this resolution in the office of the Probate Judge of Tuscaloosa County, and the cost of demolition and court costs shall constitute a lien in the amount of \$4,435.89 against the property at 2708 25th Street, recorded in deed book 1998, page no. 20908.

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Debby K. Clements, Assistant City Clerk of the City of Tuscaloosa, Alabama, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted by the City Council of Tuscaloosa at a regular meeting of said Council held on the 1st day of September 2015, as the same appears and remains of record in the record book in my office wherein are recorded the minutes of the proceedings of said council. The title of said resolution is as follows: "RESOLUTION FIXING THE COST FOR DEMOLITION OF THE STRUCTURE 2708.25TH STREET AND AUTHORIZING FILING OF A LIEN."

IN WITNESS WHEREOF, I have hereunto affixed my signature and the official seal of said City of Tuscaloosa, this 3rd day of September 2015.



Debby K. Clements
Assistant City Clerk