

Minutes of Meeting of Eva Town Council held in call session at 10:00 a.m., December 12, 1990, attended by the Mayor and Councilmen Livingston, Nichols and Morgan. Terry Childers representing the Eva Activities Association present. Also present were representatives of the companies bidding on the Recreational Park project.

Mayor Ryan stated the purpose of the meeting was to open bids on the ballfield fencing at the Recreational Park; stating that ten bid packages were mailed or given out and that we received three bids back. Time being 10:05 a.m., the bidders agreed that should any additional companies arrive late, they should not be allowed to participate in the bid. Bids were open in alphabetical order by the Mayor with the following bids read:

Derrick Fence Company	\$37,484.34
(No bond or state license included)	
Huntsville Fence Company	39,939.00
(\$2000 certified check enclosed, no state license included)	
Jones Fence Enterprises	30,039.00
(5% Bid Bond & state license enclosed)	

No exceptions were noted in any bid submitted.

In discussions with bidders regarding post specifications, Jones Enterprises stated they would use pipe as specified or use pipe made in USA equal to specs, at our option at no additional charges.

Motion by Mr. Nichols, second by Mr. Livingston (carried) to allow the Council to look over bids and notify bidders of award. Before contractors left, Mayor thanked them for their interest and participation in this project.

Council then discussed bids. Motion by Mr. Livingston, second by Mr. Nichols (carried) to accept Jones Fence Enterprises, Inc., as low bidder on the Recreation Park project. Council agreed to use USA products in project equal to specs, with spec sheets on both to be on file.

Motion by Mr. Livingston, second by Mr. Morgan (carried) to adopt a resolution to allow the Mayor to enter this contractual agreement with Jones Fence Enterprises, Inc.

Motion to adjourn by Mr. Morgan, second by Mr. Nichols (carried).

Approved: 12-13-90

ATTEST:

Eva Town Clerk

Minutes of the meeting with Mayor Ryan, Clerk and Tommy Ed Roberts, Executive Director/Industrial Development Association on Monday, December 10, 1990, at 9 a.m., regarding Industrial Park.

Mayor Ryan gave Mr. Roberts a current status report of the work that has been done at the Industrial Park and asked his advice on questions concerning commercial property. Mr. Roberts stated that it is difficult to combine commercial and industrial developments in the same park. Commercial business is not usually allowed in an industrial park.

For an Industrial Park, Mr. Roberts stated we need to take several things into consideration:

1. Costs per acre with an asking price and an acceptance price. (Be sure to include any legal fees.)
Also, consider where to put funds from the sale of property. Mr. Roberts suggested putting this into an Industrial Development Fund for buying additional properties or making improvements on existing properties (making roads, etc.)
2. Be sure to have right-of-ways available for back acreage. (Roads added when industry commits.)
3. Need preliminary plans and layout from an engineer/surveyor. Perc tests will probably determine the size of lots and the engineer can possibly suggest cost allocations for road front properties and back properties (probably 60/40 allocation.)
4. Utilities: Need size of water lines, PSI, capabilities of electric service and phone service.
5. We need to establish some type of zoning for Industrial Park.
6. Need restrictive covenants (landscaping, yard size, etc.)
IDA will send copies to clerk on Central Park & Mallard Fox Industrial Parks.
7. Buy-back clause for property at same purchase price.
8. Time frame clause for industry to develop properties.

After guidelines have been established, Mr. Roberts will assist Eva with a listing with Alabama Power. They will look at property and all information and feed this into their Resource Center for review by potential new industries.

We also need to find out the County's position as to whether they intend to go into a joint venture on this project. The project also needs a sign giving Park name, Contact #, etc.

After discussions, the Mayor and Mr. Roberts visited site.

Attest: .

Eva Town^o Clerk

Minutes of Called Meeting of Eva Town Council held December 3, 1990, at 7 p.m., attended by Mayor and Councilmen Morgan, Collins and Nichols. Councilman Page arrived at 7:30 p.m.

The meeting was opened with prayer by Mr. Nichols. The Mayor stated the main reason for calling this meeting is to discuss plans for the Industrial Park.

Old Business:

1. Motion by Mr. Collins, second by Mr. Morgan (carried) to approve Ordinance 90-1 (Lease of Unneeded Property) as presented.

New Business:

1. Eva Industrial Park: Mayor stated appx. 25-30 acres cleared at a cost of appx. \$30,500. Mayor has had several inquiries about property. C.J. Mooney asked about the corner lot on the left side of the road going north. The Mayor stated C.J. wanted to relocate his video store along with having room for additional opportunities. This is not an industrial venture and some decisions need to be made as to what type of businesses to allow, what price to ask for each lot, how to divide the properties, etc. It was discussed that if we cannot get industry interested, we might use the property for commercial sale. Mayor instructed Clerk to check into Industrial Park definition and see if we can re-classify this property, if necessary. We also need to know if we can place restrictions on property sale. Mayor will be meeting with Tommy Roberts, Morgan County IDA on Dec. 10, at Town Hall to discuss this property and get any ideas he may have.
2. Promissory Note - Dr. Jim Turner: Clerk met with Dr. Turner concerning promissory note which becomes due in December, 1990. Dr. Turner stated that he would like to begin payments to the Town of Eva beginning January, 1990. Motion by Mr. Page, second by Mr. Collins (carried) for Clerk to take care of details and set up payment schedule with interest at current bank rate.

Motion to adjourn by Mr. Morgan, second by Mr. Collins (carried.)

Approved: 12-13-90

ATTEST:

Eva Town Clerk