



CITY COUNCIL REGULAR MEETING

Thursday, October 16, 2025

Council Meeting - 6:30 PM
CENTER POINT CITY HALL

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance to the Flag**
- D. Roll Call**
- E. Public Comment**
- F. Approval of Agenda**
- G. Public Hearing**
 - G.1.** Receive Public Comment for or Against the Demolition of Buildings 1, 9 & 10 at Woodside.
- H. Approval of Minutes from Previous Meeting**
 - H.1.** October 2, 2025 Meeting Minutes
- I. Consent Agenda**
 - I.1.** Resolution No. 2025-65 Travel Advance for Elected Officials
 - I.2.** Resolution No. 2025-66 Appropriation to Center Point Schools
 - I.3.** Resolution No. 2025-68 Ordering the Demolition of Building 9 at Woodside Condominiums
 - I.4.** Resolution No. 2025-69 Ordering the Demolition of Building 10 at Woodside Condominiums
 - I.5.** Resolution No. 2025-70 Ordering the Demolition of Building 1 at Woodside Condominiums
 - I.6.** Resolution No. 2025-73 Declare Unneeded Property Surplus

All items designated as "Consent" are routine and non-controversial and will be approved by one motion. NO separate discussion of these items will be permitted unless a Councilmember or the Mayor is interested in further discussion or hearing so requests, if so, such item (s) will revert to its normal place on the Agenda Order of Business.

- I.7. Resolution No. 2025-74 Authorizes Invitation to Bid for Demolition of Woodside Condominiums

J. Presentation

K. Discussion/Action

- K.1. Resolution No. 2025-67 A Resolution finding reversion of the Boy Scouts Building in Civitan Park and A Public Purpose to allow the Center Point Girl Scout Troop and Non-Profits to use the building.
- K.2. Resolution No. 2025-71 Accept Quote for Mold Abatement at the Admin Building, 533 Sunhill Road
- K.3. Resolution No. 2025-72 Accept Quote to Repair the Civitan & Ball Park
- K.4. Resolution No. 2025-75 Accept Quote for Renovations of the Library Back Room

L. Reports- Mayor & Committee Chairs

- L.1. Economic Development/Park & Recreation- President D.M. Collins
- L.2. Public Safety- Councilman Glenn Williams, Sr.
- L.3. Public Works- Councilwoman Tiffany Moore
- L.4. Education & Library- Councilwoman Sharon Jones
- L.5. Finance Report-Councilwoman Ebonee Copeland, Chair

M. Adjournment

RESOLUTION NUMBER: 2025-65

A RESOLUTION APPROVING THE ADVANCING OF TRAVEL EXPENSES FOR VARIOUS CITY OFFICIALS

WHEREAS, the City Council and the Mayor of the City of Center Point, Alabama find and determine that the educational opportunities offered for city employees and officials are beneficial to the City and assist the City's Officials in keeping abreast of pertinent issues related to Municipal operations; and

WHEREAS, the following City Official has submitted requests for authorization to attend a conference for approval of the following anticipated Travel/Convention Expenses, over the duration of the Conference:

- | | | |
|------|----------------|-------------------------------------|
| (a). | Moses Whitaker | \$185.00 (Meals) \$135.80 Mileage |
| (b). | Tasha Hogan | \$185.00 (Meals) \$135.80 (Mileage) |
| (c). | Bobby Scott | \$102.00 (Meals) \$96.11 (Mileage) |
| (d). | Glenn Williams | \$215.00(Meals) \$204.14 (Mileage) |

WHEREAS, the foregoing considered, the City Council and the Mayor of the City of Center Point, Alabama find and determine that the Costs estimated by the anticipated Attendees of the various conferences are reasonable and that it be wise and prudent to use U.S. General Services Administration (GSA) per diem guidelines for the ultimate determination of advancement of expenses for meals and mileage; that the payment of such Costs is a wise and beneficial use of City resources; and that the advancing of such Costs is appropriate, just to subsequent determination and reconciliation of

BE IT THEREFORE RESOLVED by the City Council of the City of Center Point; Alabama as follows:

- (1). The City Council of the City of Center Point, Alabama hereby authorizes and directs the Mayor and/or City Clerk to cause to be issued and disbursed to the City Official named herein, the sums requested by them to be advanced as Travel and Conference Expenses for attendance at the various conferences.
- (2). Moreover, the City Council of the City of Center Point, Alabama hereby directs that, following the conference the City Clerk shall collect from Attendees Receipts and other appropriate documentation for reconciliation and determination of 'Actual Expenditures'. Any prior acts taken by the mayor or his staff related to the budgeted travel advances are hereby ratified.

DONE and ADOPTED on this 16th Day of October 2025

D. M. Collins, Council President

Glenn Williams, Sr., Council Member

Tiffany Moore, Council Member

Sharon Jones, Council Member

Ebonee Copeland, Council Member

APPROVED, this _____ Day of _____

20____.

Bobby Scott, Mayor

ATTEST:

Tameeka Vann, City Clerk

RESOLUTION NUMBER: 2025-66

**A RESOLUTION TO AUTHORIZE APPROPRIATION OF FUNDS
FOR AREA SCHOOLS FOR PUBLIC PURPOSE**

WHEREAS, the City Council and Administration of the City of Center Point, Alabama the City's Administration seeks to support our '*Area Schools*' financially towards by providing funds to aid in the educational, didactic, and scholastic growth of the citizens of Center Point.

WHEREAS, the City Council and Administration of the City of Center Point, Alabama finds and determines that a supporting our '*Area Schools*' financially is wise and expedient and in the best interest of the City and the Citizens of the City of Center Point towards developing minds of our youth, the development of future leaders and productive citizens;

WHEREAS, the City Council and Administration of the City of Center Point, Alabama finds and determines that supporting our '*Area Schools*' financially is wise and expedient and in the best interest of the City and the Citizens of the City of Center Point to support the community and to support educators for their dedication to our children, their jobs and assist them in their role regarding student success;

WHEREAS, the City Council and Administration of the City of Center Point, Alabama, finds and determines that it is wise and expedient and in the best interest of the City and the Citizens of the City of Center Point that supporting our '*Area Schools*' financially benefits the overall inclusion of the City's populace regardless of one's socioeconomic status with the goal to foster superior educational programs and academic excellence to each school attendees within Center Point;

WHEREAS, the city council and administration find and determines that the calculation for the individual schools were appropriated in accordance with the student population in by way of percentage of the total fund amount.

WHEREAS, the Center Point City Council has considered the matter and has found and determined that the expenditure of Funds in an Amount as outlined below is a reasonable and beneficial use of Public Funds.

Center Point High School	<u>\$30,870.00</u>
Erwin Middle School	<u>\$24,750.00</u>
Erwin Intermediate School	<u>\$22,160.00</u>

Center Point Elementary School	<u>\$22,210.00</u>
Total Funding	<u><u>\$100,000.00</u></u>

WHEREAS, the Center Point City Council and Administration have further found and determined that the current Budget is sufficient to allow the expenditure of the Funds in the aggregate amount of (\$100,000.00) to be used to provide financial support for our *'Area Schools.'*

WHEREAS, the City Council and Administration of the City of Center Point, Alabama, finds and determines that the financial appropriation as outlined herein serves a “public purpose” and do not violate Section 94. Further funds and determines that the public purpose standard was made part of the Alabama Constitution in 2004, when Section 94.01 (Amendment 772) was added to give municipalities (and counties) more flexibility to encourage economic development. That section 94.01 permits local public governments to, among other things, use public funds or other items of value in “aid of, or to, any individual, firm, corporation, or other business entity, public or private, for the purpose of promoting the economic and industrial development of the’... ‘municipality.”

WHEREAS, the City’s Administration has found and determined that the public purpose in supporting our *'Area Schools'* financially fosters the development of pathways towards a better educated community and fosters the development of productive citizen, amid support of our students, our school district, and our educators; and

WHEREAS, the City’s Administration has found and determined that supporting our *'Area Schools'* financially is a reasonable and beneficial use of Public Funds.

BE IT THEREFORE RESOLVED by the City Council of the City of Center Point, Alabama as follows:

1. The Center Point City Council hereby approves the request for an appropriation of Funds to be used to support our Area Schools.
2. The Center Point City Council hereby further approves an appropriation of one hundred thousand dollars (\$100,000.00) for the purpose of supporting our Area Schools.
3. One thousand dollars (1,000.00) from each school is earmarked for the Attendance Coordinator to use for their EHERO Program. Seven hundred fifty dollars (\$750.00) for the Center Point High School Golf Program Startup.
4. Moreover, the City Council of the City of Center Point, Alabama hereby authorizes and directs the Mayor and/or the City Clerk to undertake actions reasonable and necessary to carry out the appropriation approved and contemplated hereunder.

DONE and ADOPTED on this _____ Day of _____ 20____.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Ebonee Copeland, Council Member – Place 5

APPROVED on this _____ Day of _____ 20____.

Bobby Scott, Mayor

ATTEST:

Tameeka Vann, City Clerk

RESOLUTION NO. 2025-68

A RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR STRUCTURE KNOWN GENERALLY AS BUILDING 9 IN THE WOODSIDE CONDOMINIUMS AT ADDRESSES LISTED BELOW, WITH PARCEL ID#s LISTED BELOW IN COMPLIANCE WITH SECTIONS 11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE, OF THE CODE OF ALABAMA, AND IN COMPLIANCE WITH ORDINANCE NUMBER 2017-4 OF CENTER POINT, ALABAMA; AND CALLING FOR THE CITY TO CAUSE SAID DEMOLITION TO BE PERFORMED AND DIRECTING THE CITY ATTORNEY AND THE CITY CLERK TO CAUSE THE COST OF SUCH DEMOLITION TO BE CHARGED AGAINST THE LAND ON WHICH THE BUILDING OR STRUCTURE EXISTS AS A MUNICIPAL LIEN OR CAUSE SUCH COST TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNER OR OWNERS

WHEREAS, the Appropriate Municipal Official of Center Point, Alabama, (the "City") determined that the condition of the building or structure known as Building 9 consisting of the following units:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

9 Shadowood Circle, Unit 9-A	(12 00 19 3 007 012.317)
9 Shadowood Circle, Unit 9-B	(12 00 19 3 007 012.318)
9 Shadowood Circle, Unit 9-C	(12 00 19 3 007 012.319)
9 Shadowood Circle, Unit 9-E	(12 00 19 3 007 012.321)
9 Shadowood Circle, Unit 9-G	(12 00 19 3 007 012.323)
9 Shadowood Circle, Unit 9-H	(12 00 19 3 007 012.324)

are in such a condition as to make them dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants.

WHEREAS, William Andrew Ellis is the duly appointed individual to lawfully act on behalf of the Woodside Condominium Association, Inc. (the "Receiver") and that the Receiver is, or shall be, the owner in fee simple of the properties set forth above free from all encumbrances and any right of redemption.

WHEREAS, the Receiver may acquire the properties also located in Building 9 listed below that the City Council previously ordered demolished:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

9 Shadowood Circle, Unit 9-D (12 00 19 3 007 012.320)

9 Shadowood Circle, Unit 9-F (12 00 19 3 007 012.322)

WHEREAS, the City desires to enter into a Demolition Agreement with Receiver as to the properties located in Building 9 (the "Agreement").

WHEREAS, pursuant to the Agreement the Receiver will acknowledge and agree that the City, by and through its Appropriate Municipal Official, pursuant to the City's Ordinance Number 2017-4 ("the Ordinance") has made a finding that the building wherein the properties are located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition.

WHEREAS, pursuant to the Agreement Receiver will acknowledge and agree that the City may, at its sole discretion and election, either demolish the properties or any part thereof without further notice to the Receiver pursuant to the Ordinance and applicable law and will consent to the City Council of the City immediately ordering the demolition and/or repair of the properties, including properties acquired after the date of this resolution, subject to and limited by the terms of the Agreement, and Receiver will agree not to appeal such order of the City.

BE IT RESOLVED by the City Council of Center Point, Alabama while in regular session on Thursday, October 16, 2025, at 6:30 p.m. as follows:

Section 1. After due deliberation the Council of the City finds that the structure known as Building 9 standing at:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

9 Shadowood Circle, Unit 9-A (12 00 19 3 007 012.317)

9 Shadowood Circle, Unit 9-B (12 00 19 3 007 012.318)

9 Shadowood Circle, Unit 9-C (12 00 19 3 007 012.319)

9 Shadowood Circle, Unit 9-D (12 00 19 3 007 012.320)

9 Shadowood Circle, Unit 9-E (12 00 19 3 007 012.321)

9 Shadowood Circle, Unit 9-F (12 00 19 3 007 012.322)

9 Shadowood Circle, Unit 9-G (12 00 19 3 007 012.323)

9 Shadowood Circle, Unit 9-H (12 00 19 3 007 012.324)

are unsafe to the extent of becoming a public nuisance to the citizens of the City and are due to be demolished in compliance with Sections 11-40-30 through 11-40-36 and Sections 11-53B-1 through 11-53B-16, inclusive, of the *Code of Alabama 1975*, and Ordinance Number 2017-4 of the City;

Section 2. That the City shall cause said demolition to be performed by its own employees and/or by contractor(s);

Section 3. That the City Attorney and the City Clerk are hereby directed to cause the cost of such demolition to be charged against the land on which the building or structure is located and shall constitute a lien on the property for the amount of the assessment or cause such cost to be recovered in a suit at law against the owner or owners;

Section 4. The City Council of the City hereby authorizes and directs the Mayor of the City to execute the Agreement, for and in the name and behalf of the City and also hereby authorizes and directs the City Clerk to affix the corporate seal of the City to the Agreement and to attest the same. The Agreement shall be in substantially the form attached as an exhibit hereto, not inconsistent with the provisions hereof, as the Mayor of the City, acting with the advice of counsel to the City, shall determine to be necessary or desirable to consummate the actions authorized by this resolution, the determination of the definitive form of the Agreement by such officer to be conclusively established by his execution of same.

ADOPTED this the 16 day of October, 2025.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Ebonee Copeland, Council Member – Place 5

APPROVED this ____ day of October, 2025.

Bobby Scott, Mayor

ATTESTED: _____
Tameeka Vann, City Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Tameeka Vann, Clerk of Center Point, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Center Point, Alabama, on the 16th day of October, 2025.

Witness my hand and seal of office this October ____, 2025.

Tameeka Vann, Clerk

**DEMOLITION AGREEMENT
(BUILDING 9)**

COMES NOW, **WOODSIDE CONDOMINIUM ASSOCIATION, INC.**, an Alabama Corporation (the "Receiver"), who is the owner of the Subject Property as defined herein, and the **CITY OF CENTER POINT, ALABAMA**, an Alabama municipal corporation ("City"), to enter into this Demolition Agreement ("Agreement") as of the ____ day of _____, 2025. The "Subject Property" referred to in this Agreement shall include the following described real property and the personal property thereon:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

9 Shadowood Circle, Unit 9-A (12 00 19 3 007 012.317)

9 Shadowood Circle, Unit 9-B (12 00 19 3 007 012.318)

9 Shadowood Circle, Unit 9-C (12 00 19 3 007 012.319)

9 Shadowood Circle, Unit 9-E (12 00 19 3 007 012.321)

9 Shadowood Circle, Unit 9-G (12 00 19 3 007 012.323)

9 Shadowood Circle, Unit 9-H (12 00 19 3 007 012.324)

1. Receiver covenants that William Andrew Ellis is the duly appointed individual to lawfully act on behalf of the Receiver and that the Receiver is owner in fee simple of the Subject Property set forth above free from all encumbrances and any right of redemption.

2. Subject Property shall also include the following properties upon acquisition by the Receiver after the execution of this Agreement.

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

9 Shadowood Circle, Unit 9-D (12 00 19 3 007 012.320)

9 Shadowood Circle, Unit 9-F (12 00 19 3 007 012.322)

3. Receiver acknowledges and agrees that the City, by and through its Appropriate Municipal Official, pursuant to the City's Ordinance Number 2017-4 ("the Ordinance") has made a finding that the building wherein the Subject Properties are located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition.

4. Receiver acknowledges and agrees with the findings below by the Appropriate Municipal Official that the building located on the Subject Property is a "dangerous building" within the meaning of the Ordinance because of the following defects:

- (1) The interior walls or other vertical structure members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base;

- (2) The building has been damaged by fire, wind, earthquake, flood, sinkhole, deterioration, neglect, abandonment, vandalism, or any other cause so as to have become dangerous to life, health, property, morals, safety, or general welfare of the public or the occupants;
- (3) The building has become or is so damaged, dilapidated, decayed, unsafe, unsanitary, lacking in maintenance, vermin or rat infested, containing filth or contamination, lacking proper ventilation, lacking sufficient illumination, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, property, morals, safety, or general welfare of the public or the occupants;
- (4) The building is so damaged, decayed, dilapidated, structurally unsafe, or of such fault construction or unstable foundation that partial or complete collapse is possible;
- (5) The building has parts thereof which are so attached that they may fall and damage property or injure the public or the occupants;
- (6) The building, or any portion thereof, is clearly unsafe for its use or occupancy; and
- (7) The building is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in or on the building, structure, part of building or structure, party wall, or foundation to their danger, has become a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building, structure, part of building or structure, party wall, or foundation for committing a nuisance or an unlawful act.

The Appropriate Municipal Official finds that the building on the Subject Property is substantially damaged or decayed, or deteriorated from its original value or structure (not including the value of the land).

The Appropriate Municipal Official finds that the building on the Subject Property cannot be reasonably repaired within a reasonable time and at a reasonable cost relative to the value of the structure so that it will no longer exist in violation of the terms of the Ordinance.

The Appropriate Municipal Official finds that the building on the Subject Property is a fire hazard existing in violation of the terms of the Ordinance.

5. Receiver acknowledges and agrees the City may, at its sole discretion and election, either demolish the Subject Property or any part thereof without further notice to the Receiver pursuant to the Ordinance and applicable law. Receiver consents to the City Council of the City immediately ordering the demolition and/or repair of the Subject Property, including Subject Property set forth in Section 2, subject to and limited by the terms of this Agreement, and Receiver agrees not to appeal such order of the City

Council as it is expressly contemplated by this Agreement.

6. The Receiver agrees that until all demolition has been completed by the City, the Receiver will not sell, transfer, mortgage, lease, encumber, or otherwise dispose of the Subject Property without the express written permission of the City.

7. In the event that no properties in the building where the Subject Properties are located eligible for assessment for the costs of demolition under the Ordinance, Receiver authorizes the City to file an assessment and lien against the Subject Property for the costs of demolition of the Subject Properties.

9. This Agreement is contractual in nature and not mere recital. This Agreement is fully enforceable in all respects as a contract. 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 Receiver through William Andrew Ellis has the authority to enter into this Agreement and to burden the Subject Property with the provisions of this Agreement, and 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.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

CITY OF CENTER POINT, ALABAMA

ATTEST:

By: _____
Mayor

By: _____
City Clerk

[S E A L]

WOODSIDE CONDOMINIUM ASSOCIATION, INC

BY: _____
William Andrew Ellis
Duly Appointed Receiver

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that _____, whose name as duly appointed Receiver of Woodside Condominium Association, Inc, an Alabama corporation, is signed to the foregoing Demolition Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this _____ day of _____, 2025.

Notary Public

My commission expires: _____

RESOLUTION NO. 2025-69

A RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR STRUCTURE KNOWN GENERALLY AS BUILDING 10 IN THE WOODSIDE CONDOMINIUMS AT ADDRESSES LISTED BELOW, WITH PARCEL ID#s LISTED BELOW IN COMPLIANCE WITH SECTIONS 11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE, OF THE CODE OF ALABAMA, AND IN COMPLIANCE WITH ORDINANCE NUMBER 2017-4 OF CENTER POINT, ALABAMA; AND CALLING FOR THE CITY TO CAUSE SAID DEMOLITION TO BE PERFORMED AND DIRECTING THE CITY ATTORNEY AND THE CITY CLERK TO CAUSE THE COST OF SUCH DEMOLITION TO BE CHARGED AGAINST THE LAND ON WHICH THE BUILDING OR STRUCTURE EXISTS AS A MUNICIPAL LIEN OR CAUSE SUCH COST TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNER OR OWNERS

WHEREAS, the Appropriate Municipal Official of Center Point, Alabama, (the “City”) determined that the condition of the building or structure known as Building 10 consisting of the following units:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

10 Shadowood Circle, Unit 10-A	(12 00 19 3 007 012.325)
10 Shadowood Circle, Unit 10-B	(12 00 19 3 007 012.326)
10 Shadowood Circle, Unit 10-C	(12 00 19 3 007 012.327)
10 Shadowood Circle, Unit 10-D	(12 00 19 3 007 012.328)
10 Shadowood Circle, Unit 10-E	(12 00 19 3 007 012.329)
10 Shadowood Circle, Unit 10-F	(12 00 19 3 007 012.330)
10 Shadowood Circle, Unit 9-G	(12 00 19 3 007 012.331)
10 Shadowood Circle, Unit 10-H	(12 00 19 3 007 012.332)

are in such a condition as to make them dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants.

WHEREAS, William Andrew Ellis is the duly appointed individual to lawfully act on behalf of the Woodside Condominium Association, Inc. (the “Receiver”) and that

the Receiver is, or shall be, the owner in fee simple of the properties set forth above free from all encumbrances and any right of redemption.

WHEREAS, the City desires to enter into a Demolition Agreement with Receiver as to the properties located in Building 10 (the "Agreement").

WHEREAS, pursuant to the Agreement the Receiver will acknowledge and agree that the City, by and through its Appropriate Municipal Official, pursuant to the City's Ordinance Number 2017-4 ("the Ordinance") has made a finding that the building wherein the properties are located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition.

WHEREAS, pursuant to the Agreement Receiver will acknowledge and agree that the City may, at its sole discretion and election, either demolish the properties or any part thereof without further notice to the Receiver pursuant to the Ordinance and applicable law and will consent to the City Council of the City immediately ordering the demolition and/or repair of the properties, including properties acquired after the date of this resolution, subject to and limited by the terms of the Agreement, and Receiver will agree not to appeal such order of the City.

BE IT RESOLVED by the City Council of Center Point, Alabama while in regular session on Thursday, October 16, 2025, at 6:30 p.m. as follows:

Section 1. After due deliberation the Council of the City finds that the structure known as Building 10 consisting of the following units:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

10 Shadowood Circle, Unit 10-A	(12 00 19 3 007 012.325)
10 Shadowood Circle, Unit 10-B	(12 00 19 3 007 012.326)
10 Shadowood Circle, Unit 10-C	(12 00 19 3 007 012.327)
10 Shadowood Circle, Unit 10-D	(12 00 19 3 007 012.328)
10 Shadowood Circle, Unit 10-E	(12 00 19 3 007 012.329)
10 Shadowood Circle, Unit 10-F	(12 00 19 3 007 012.330)
10 Shadowood Circle, Unit 9-G	(12 00 19 3 007 012.331)
10 Shadowood Circle, Unit 10-H	(12 00 19 3 007 012.332)

are unsafe to the extent of becoming a public nuisance to the citizens of the City and are due to be demolished in compliance with Sections 11-40-30 through 11-40-36 and

Sections 11-53B-1 through 11-53B-16, inclusive, of the *Code of Alabama 1975*, and Ordinance Number 2017-4 of the City;

Section 2. That the City shall cause said demolition to be performed by its own employees and/or by contractor(s);

Section 3. That the City Attorney and the City Clerk are hereby directed to cause the cost of such demolition to be charged against the land on which the building or structure is located and shall constitute a lien on the property for the amount of the assessment or cause such cost to be recovered in a suit at law against the owner or owners;

Section 4. The City Council of the City hereby authorizes and directs the Mayor of the City to execute the Agreement, for and in the name and behalf of the City and also hereby authorizes and directs the City Clerk to affix the corporate seal of the City to the Agreement and to attest the same. The Agreement shall be in substantially the form attached as an exhibit hereto, not inconsistent with the provisions hereof, as the Mayor of the City, acting with the advice of counsel to the City, shall determine to be necessary or desirable to consummate the actions authorized by this resolution, the determination of the definitive form of the Agreement by such officer to be conclusively established by his execution of same.

ADOPTED this the 16th day of October, 2025.

D. M. Collins, Council President -- Place 1

Glenn Williams, Sr., Council Member -- Place 2

Tiffany Moore, Council Member -- Place 3

Sharon Jones, Council Member -- Place 4

Ebonee Copeland, Council Member -- Place 5

APPROVED this ____ day of October, 2025.

Bobby Scott, Mayor

ATTESTED: _____
Tameeka Vann, City Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Tameeka Vann, Clerk of Center Point, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Center Point, Alabama, on the 16th day of October, 2025.

Witness my hand and seal of office this October ____, 2025.

Tameeka Vann, Clerk

**DEMOLITION AGREEMENT
(BUILDING 10)**

COMES NOW, **WOODSIDE CONDOMINIUM ASSOCIATION, INC., an Alabama Corporation** (the "Receiver"), who is the owner of the Subject Property as defined herein, and the **CITY OF CENTER POINT, ALABAMA, an Alabama municipal corporation** ("City"), to enter into this Demolition Agreement ("Agreement") as of the ____ day of _____, 2025. The "Subject Property" referred to in this Agreement shall include the following described real property and the personal property thereon:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

10 Shadowood Circle, Unit 10-A	12 00 19 3 007 012.325
10 Shadowood Circle, Unit 10-C	12 00 19 3 007 012.327
10 Shadowood Circle, Unit 10-D	12 00 19 3 007 012.328
10 Shadowood Circle, Unit 10-F	12 00 19 3 007 012.330
10 Shadowood Circle, Unit 9-G	12 00 19 3 007 012.331

1. Receiver covenants that William Andrew Ellis is the duly appointed individual to lawfully act on behalf of the Receiver and that the Receiver is owner in fee simple of the Subject Property set forth above free from all encumbrances and any right of redemption.
2. Subject Property shall also include the following properties upon acquisition by the Receiver after the execution of this Agreement.

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

10 Shadowood Circle, Unit 10-B	12 00 19 3 007 012.326
10 Shadowood Circle, Unit 10-E	12 00 19 3 007 012.329
10 Shadowood Circle, Unit 10-H	12 00 19 3 007 012.332

3. Receiver acknowledges and agrees that the City, by and through its Appropriate Municipal Official, pursuant to the City's Ordinance Number 2017-4 ("the Ordinance") has made a finding that the building wherein the Subject Properties are located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition.
4. Receiver acknowledges and agrees with the findings below by the Appropriate Municipal Official that the building located on the Subject Property is a "dangerous building" within the meaning of the Ordinance because of the following defects:

- (1) The interior walls or other vertical structure members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base;

- (2) The building has been damaged by fire, wind, earthquake, flood, sinkhole, deterioration, neglect, abandonment, vandalism, or any other cause so as to have become dangerous to life, health, property, morals, safety, or general welfare of the public or the occupants;
- (3) The building has become or is so damaged, dilapidated, decayed, unsafe, unsanitary, lacking in maintenance, vermin or rat infested, containing filth or contamination, lacking proper ventilation, lacking sufficient illumination, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, property, morals, safety, or general welfare of the public or the occupants;
- (4) The building has light, air, heating, cooling, and sanitation facilities which are inadequate to protect the life, health, property, morals, safety, or general welfare of the public or the occupants;
- (5) The building has inadequate facilities for egress in case of fire or panic, or has insufficient stairways, elevators, fire escapes, or other means of ingress and egress to and from said building;
- (6) The building does not provide minimum safeguards to protect or warn occupants in the event of fire;
- (7) The building contains unsafe equipment, including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to the life, health, property, morals, safety, or general welfare of the public or the occupants;
- (8) The building is so damaged, decayed, dilapidated, structurally unsafe, or of such fault construction or unstable foundation that partial or complete collapse is possible;
- (9) The building has parts thereof which are so attached that they may fall and damage property or injure the public or the occupants;
- (10) The building, or any portion thereof, is clearly unsafe for its use or occupancy;
- (11) The building is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in or on the building, structure, part of building or structure, party wall, or foundation to their danger, has become a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building, structure, part of building or

structure, party wall, or foundation for committing a nuisance or an unlawful act;

- (12) The building is, because of its condition, unsafe, unsanitary, or dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants; and
- (13) The building has a condition or conditions that violate the City's technical codes adopted from time to time if such violation(s) are unsafe to the extent of becoming a public nuisance.

The Appropriate Municipal Official finds that the building on the Subject Property is substantially damaged or decayed, or deteriorated from its original value or structure (not including the value of the land).

The Appropriate Municipal Official finds that the building on the Subject Property cannot be reasonably repaired within a reasonable time and at a reasonable cost relative to the value of the structure so that it will no longer exist in violation of the terms of the Ordinance.

The Appropriate Municipal Official finds that the building on the Subject Property is a fire hazard existing in violation of the terms of the Ordinance.

5. Receiver acknowledges and agrees the City may, at its sole discretion and election, either demolish the Subject Property or any part thereof without further notice to the Receiver pursuant to the Ordinance and applicable law. Receiver consents to the City Council of the City immediately ordering the demolition and/or repair of the Subject Property, including Subject Property set forth in Section 2, subject to and limited by the terms of this Agreement, and Receiver agrees not to appeal such order of the City Council as it is expressly contemplated by this Agreement.

6. The Receiver agrees that until all demolition has been completed by the City, the Receiver will not sell, transfer, mortgage, lease, encumber, or otherwise dispose of the Subject Property without the express written permission of the City.

7. In the event that no properties in the building where the Subject Properties are located eligible for assessment for the costs of demolition under the Ordinance, Receiver authorizes the City to file an assessment and lien against the Subject Property for the costs of demolition of the Subject Properties.

9. This Agreement is contractual in nature and not mere recital. This Agreement is fully enforceable in all respects as a contract. 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 Receiver through William Andrew Ellis has the authority to enter into this Agreement and to burden the Subject Property with the provisions of this Agreement, and 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.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

CITY OF CENTER POINT, ALABAMA

ATTEST:

By: _____
Mayor

By: _____
City Clerk

[S E A L]

WOODSIDE CONDOMINIUM ASSOCIATION, INC

BY: _____
William Andrew Ellis
Duly Appointed Receiver

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that _____, whose name as duly appointed Receiver of Woodside Condominium Association, Inc, an Alabama corporation, is signed to the foregoing Demolition Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this _____ day of _____, 2025.

Notary Public

My commission expires: _____

RESOLUTION NO. 2025-70

A RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR STRUCTURE KNOWN GENERALLY AS BUILDING 1 IN THE WOODSIDE CONDOMINIUMS AT ADDRESSES LISTED BELOW, WITH PARCEL ID#s LISTED BELOW IN COMPLIANCE WITH SECTIONS 11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE, OF THE CODE OF ALABAMA, AND IN COMPLIANCE WITH ORDINANCE NUMBER 2017-4 OF CENTER POINT, ALABAMA; AND CALLING FOR THE CITY TO CAUSE SAID DEMOLITION TO BE PERFORMED AND DIRECTING THE CITY ATTORNEY AND THE CITY CLERK TO CAUSE THE COST OF SUCH DEMOLITION TO BE CHARGED AGAINST THE LAND ON WHICH THE BUILDING OR STRUCTURE EXISTS AS A MUNICIPAL LIEN OR CAUSE SUCH COST TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNER OR OWNERS

WHEREAS, the Appropriate Municipal Official of Center Point, Alabama, (the "City") determined that the condition of the building or structure known as Building 1 consisting of the following units:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

1 Shadowood Circle, Unit 1-A	(12 00 19 3 007 012.447)
1 Shadowood Circle, Unit 1-B	(12 00 19 3 007 012.302)
1 Shadowood Circle, Unit 1-C	(12 00 19 3 007 012.303)
1 Shadowood Circle, Unit 1-D	(12 00 19 3 007 012.304)
1 Shadowood Circle, Unit 1-F	(12 00 19 3 007 012.306)
1 Shadowood Circle, Unit 1-H	(12 00 19 3 007 012.308)

are in such a condition as to make them dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants.

WHEREAS, William Andrew Ellis is the duly appointed individual to lawfully act on behalf of the Woodside Condominium Association, Inc. (the "Receiver") and that the Receiver is, or shall be, the owner in fee simple of the properties set forth above free from all encumbrances and any right of redemption.

WHEREAS, the Receiver may acquire the properties also located in Building 1 listed below that the City Council previously ordered demolished:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

1 Shadowood Circle, Unit 1-E (12 00 19 3 307 012.305)

1 Shadowood Circle, Unit 1-G (12 00 19 3 007 012.307)

WHEREAS, the City desires to enter into a Demolition Agreement with Receiver as to the properties located in Building 1 (the "Agreement").

WHEREAS, pursuant to the Agreement the Receiver will acknowledge and agree that the City, by and through its Appropriate Municipal Official, pursuant to the City's Ordinance Number 2017-4 ("the Ordinance") has made a finding that the building wherein the properties are located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition.

WHEREAS, pursuant to the Agreement Receiver will acknowledge and agree that the City may, at its sole discretion and election, either demolish the properties or any part thereof without further notice to the Receiver pursuant to the Ordinance and applicable law and will consent to the City Council of the City immediately ordering the demolition and/or repair of the properties, including properties acquired after the date of this resolution, subject to and limited by the terms of the Agreement, and Receiver will agree not to appeal such order of the City.

BE IT RESOLVED by the City Council of Center Point, Alabama while in regular session on Thursday, October 16, 2025, at 6:30 p.m. as follows:

Section 1. After due deliberation the Council of the City finds that the structure known as Building 1 consisting of the following units:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

1 Shadowood Circle, Unit 1-A (12 00 19 3 007 012.447)

1 Shadowood Circle, Unit 1-B (12 00 19 3 007 012.302)

1 Shadowood Circle, Unit 1-C (12 00 19 3 007 012.303)

1 Shadowood Circle, Unit 1-D (12 00 19 3 007 012.304)

1 Shadowood Circle, Unit 1-E (12 00 19 3 307 012.305)

1 Shadowood Circle, Unit 1-F (12 00 19 3 007 012.306)

1 Shadowood Circle, Unit 1-G (12 00 19 3 007 012.307)

1 Shadowood Circle, Unit 1-H (12 00 19 3 007 012.308)

are unsafe to the extent of becoming a public nuisance to the citizens of the City and are due to be demolished in compliance with Sections 11-40-30 through 11-40-36 and Sections 11-53B-1 through 11-53B-16, inclusive, of the *Code of Alabama 1975*, and Ordinance Number 2017-4 of the City;

Section 2. That the City shall cause said demolition to be performed by its own employees and/or by contractor(s);

Section 3. That the City Attorney and the City Clerk are hereby directed to cause the cost of such demolition to be charged against the land on which the building or structure is located and shall constitute a lien on the property for the amount of the assessment or cause such cost to be recovered in a suit at law against the owner or owners;

Section 4. The City Council of the City hereby authorizes and directs the Mayor of the City to execute the Agreement, for and in the name and behalf of the City and also hereby authorizes and directs the City Clerk to affix the corporate seal of the City to the Agreement and to attest the same. The Agreement shall be in substantially the form attached as an exhibit hereto, not inconsistent with the provisions hereof, as the Mayor of the City, acting with the advice of counsel to the City, shall determine to be necessary or desirable to consummate the actions authorized by this resolution, the determination of the definitive form of the Agreement by such officer to be conclusively established by his execution of same.

ADOPTED this the 16th day of October, 2025.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Ebonee Copeland, Council Member – Place 5

APPROVED this ____ day of October, 2025.

Bobby Scott, Mayor

ATTESTED: _____
Tameeka Vann, City Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Tameeka Vann, Clerk of Center Point, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Center Point, Alabama, on the 16th day of October, 2025.

Witness my hand and seal of office this October ____, 2025.

Tameeka Vann, Clerk

**DEMOLITION AGREEMENT
(BUILDING 1)**

COMES NOW, **WOODSIDE CONDOMINIUM ASSOCIATION, INC., an Alabama Corporation** (the "Receiver"), who is the owner of the Subject Property as defined herein, and the **CITY OF CENTER POINT, ALABAMA, an Alabama municipal corporation** ("City"), to enter into this Demolition Agreement ("Agreement") as of the ____ day of _____, 2025. The "Subject Property" referred to in this Agreement shall include the following described real property and the personal property thereon:

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

- 1 Shadowood Circle, Unit 1-A (12 00 19 3 007 012.447)
- 1 Shadowood Circle, Unit 1-B (12 00 19 3 007 012.302)
- 1 Shadowood Circle, Unit 1-C (12 00 19 3 007 012.303)
- 1 Shadowood Circle, Unit 1-D (12 00 19 3 007 012.304)
- 1 Shadowood Circle, Unit 1-F (12 00 19 3 007 012.306)
- 1 Shadowood Circle, Unit 1-H (12 00 19 3 007 012.308)

1. Receiver covenants that William Andrew Ellis is the duly appointed individual to lawfully act on behalf of the Receiver and that the Receiver is owner in fee simple of the Subject Property set forth above free from all encumbrances and any right of redemption.

2. Subject Property shall also include the following properties upon acquisition by the Receiver after the execution of this Agreement.

STREET ADDRESSES (PARCEL IDENTIFICATION NUMBERS):

- 1 Shadowood Circle, Unit 1-E (12 00 19 3 307 012.305)
- 1 Shadowood Circle, Unit 1-G (12 00 19 3 007 012.307)

3. Receiver acknowledges and agrees that the City, by and through its Appropriate Municipal Official, pursuant to the City's Ordinance Number 2017-4 ("the Ordinance") has made a finding that the building wherein the Subject Properties are located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition.

4. Receiver acknowledges and agrees with the findings below by the Appropriate Municipal Official that the building located on the Subject Property is a "dangerous building" within the meaning of the Ordinance because of the following defects:

- (1) The interior walls or other vertical structure members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base;

- (2) The building has been damaged by fire, wind, earthquake, flood, sinkhole, deterioration, neglect, abandonment, vandalism, or any other cause so as to have become dangerous to life, health, property, morals, safety, or general welfare of the public or the occupants;
- (3) The building has become or is so damaged, dilapidated, decayed, unsafe, unsanitary, lacking in maintenance, vermin or rat infested, containing filth or contamination, lacking proper ventilation, lacking sufficient illumination, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, property, morals, safety, or general welfare of the public or the occupants;
- (4) The building is so damaged, decayed, dilapidated, structurally unsafe, or of such fault construction or unstable foundation that partial or complete collapse is possible;
- (5) The building has parts thereof which are so attached that they may fall and damage property or injure the public or the occupants;
- (6) The building, or any portion thereof, is clearly unsafe for its use or occupancy; and
- (7) The building is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in or on the building, structure, part of building or structure, party wall, or foundation to their danger, has become a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building, structure, part of building or structure, party wall, or foundation for committing a nuisance or an unlawful act.

The Appropriate Municipal Official finds that the building on the Subject Property is substantially damaged or decayed, or deteriorated from its original value or structure (not including the value of the land).

The Appropriate Municipal Official finds that the building on the Subject Property cannot be reasonably repaired within a reasonable time and at a reasonable cost relative to the value of the structure so that it will no longer exist in violation of the terms of the Ordinance.

The Appropriate Municipal Official finds that the building on the Subject Property is a fire hazard existing in violation of the terms of the Ordinance.

5. Receiver acknowledges and agrees the City may, at its sole discretion and election, either demolish the Subject Property or any part thereof without further notice to the Receiver pursuant to the Ordinance and applicable law. Receiver consents to the City Council of the City immediately ordering the demolition and/or repair of the Subject Property, including Subject Property set forth in Section 2, subject to and limited by the terms of this Agreement, and Receiver agrees not to appeal such order of the City

Council as it is expressly contemplated by this Agreement.

6. The Receiver agrees that until all demolition has been completed by the City, the Receiver will not sell, transfer, mortgage, lease, encumber, or otherwise dispose of the Subject Property without the express written permission of the City.

7. In the event that no properties in the building where the Subject Properties are located eligible for assessment for the costs of demolition under the Ordinance, Receiver authorizes the City to file an assessment and lien against the Subject Property for the costs of demolition of the Subject Properties.

9. This Agreement is contractual in nature and not mere recital. This Agreement is fully enforceable in all respects as a contract. 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 Receiver through William Andrew Ellis has the authority to enter into this Agreement and to burden the Subject Property with the provisions of this Agreement, and 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.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

CITY OF CENTER POINT, ALABAMA

ATTEST:

By: _____
Mayor

By: _____
City Clerk

[S E A L]

WOODSIDE CONDOMINIUM ASSOCIATION, INC

BY: _____
William Andrew Ellis
Duly Appointed Receiver

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that _____, whose name as duly appointed Receiver of Woodside Condominium Association, Inc, an Alabama corporation, is signed to the foregoing Demolition Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this _____ day of _____, 2025.

Notary Public

My commission expires: _____

RESOLUTION NUMBER: 2025-73

**A RESOLUTION TO DECLARE SURPLUS PROPERTY
OF ADMINISTRATION BUILDING AT SUNHILL ROAD DUE TO MOLD
INFESTATION**

WHEREAS, the City of Center Point, Alabama, has certain items of personal property which are no longer needed for public or municipal purposes, as property was subjected to mold infestation; and

WHEREAS, Section 11-43-56 of the Code of Alabama of 1975 authorizes the municipal governing body to dispose of unneeded personal property,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CENTER POINT, ALABAMA, AS FOLLOWS:

SECTION 1. That the following personal property owned by the City of Center Point, Alabama, is not needed for public or municipal purposes:

- Old office furniture
- Carpet/Rugs
- Books
- Blinds

SECTION 2. That the Mayor and the City Clerk are hereby authorized and directed to sell or dispose of the personal property owned by the City of Center Point, Alabama, described in Section 1 above, by appropriate destruction of such property, whatever best serves the City of Center Point, based on the value of the listed property.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CENTER POINT, ALABAMA:**

That the City of Center Point does hereby authorizes and directs the Mayor and the City Clerk to sell or dispose of the personal property owned by the City of Center Point, Alabama, described in Section 1 above, by appropriate destruction of such property, whatever best serves the City of Center Point, based on the value of the listed property.

DONE and ADOPTED on this _____ Day of _____ 20__.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Ebonee Copeland, Council Member – Place 5

APPROVED on this _____ Day of _____
20____.

Bobby Scott, Mayor

ATTEST:

Tameeka Vann, City Clerk

RESOLUTION NO: 2025-67

**A RESOLUTION FINDING REVERSION OF THE SCOUT BUILDING
IN CIVITAN PARK AND A PUBLIC PURPOSE TO
ALLOW THE CENTER POINT GIRL SCOUT TROOP AND NON-
PROFITS TO USE THE BUILDING**

WHEREAS, pursuant to Resolution 2018-78 the City Council of the City of Center Point (the “City”) has previously accepted the donation of the Civitan Park (the “Park”) from the Center Point Civic Association (the “Association”); and

WHEREAS, the City and the Association entered into a Memorandum of Understanding with respect to certain buildings in the Park that provided Boy Scout Troop 11 (the “Boy Scouts”) would be allowed full use of the facility they were using in the Park before the donation (the “Building”) without paying rent, but with all maintenance, gas, electric, phone, or any other services to those facilities paid by the Scouts. If the Scouts ceased to be active and in good standing with their national organization any facilities revert to the City’s use and the Boy Scouts have now ceased to be active in the Building; and

WHEREAS, the City Council of the City hereby finds and determines that the Building is now owned and controlled by the City; and

WHEREAS, Section 94 of the Alabama Constitution of 1901, as amended by Amendment 112, prevents any municipality of the State of Alabama to lend its credit, or to grant public money or anything of value in aid of, or to any individual, association or corporation; and

WHEREAS, the application of Section 94 has been clarified by the Alabama Supreme Court in *Slawson v. Alabama Forestry Commission*, 631, So. 2d 953, (Ala., 1994), regarding expenditure of employee time, money and facilities of municipal governments holding that a public entity such as a city may give money or something of value to nonpublic entities and organizations if the public entity determines that the appropriation will serve a public purpose and that a public purpose is done that promotes the health, safety, morals, security, prosperity, contentment and general welfare of the community; and

WHEREAS, as explained by the Supreme Court in the *Slawson* case, the decision as to whether an expenditure serves a public purpose or confers a public benefit is wholly within the discretion of the municipal governing body; and

WHEREAS, the City Council of the City hereby finds and determines that the use of the Building by Girl Scout Troop 25015 (the “Girl Scouts”) without charge promotes the health, safety, morals, security, prosperity, contentment, civic pride, and general welfare of the community by increasing civic pride in the community; and

WHEREAS, the City Council of the City hereby finds and determines that the use of the Building without charge when not used by the Girl Scouts by organizations classified under SCHEDULE “TE” Civic and Social Organizations” under the License Classifications of the Code of Ordinances of the City of Center Point, Alabama, promotes the health, safety, morals, security,

prosperity, contentment, civic pride, and general welfare of the community by increasing civic pride in the community and supporting charitable organizations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Center Point, Alabama as follows:

Section 1. The City Council of the City does hereby ascertain, determine, declare and find that it is necessary and desirable, and in the best interest of the City and the health, safety and welfare of its inhabitants to allow the City Building to be used by Girl Scout Troop 25015 without charge which promotes the health, safety, morals, security, prosperity, contentment, civic pride, and general welfare of the community by increasing civic pride in the community and therefore serves a public purpose.

Section 2. The City Council of the City does hereby ascertain, determine, declare and find that it is necessary and desirable, and in the best interest of the City and the health, safety and welfare of its inhabitants to allow the use of the City Building without charge when not used by the Girl Scouts by organizations classified under SCHEDULE “TE” Civic and Social Organizations” under the License Classifications of the Code of Ordinances of the City of Center Point, Alabama which promotes the health, safety, morals, security, prosperity, contentment, civic pride, and general welfare of the community by increasing civic pride in the community and supporting charitable organizations and therefore serves a public purpose.

Section 3. The Mayor and officers and staff of the City Council and Mayor are hereby authorized to take such other action related to the Building as may be necessary or desirable to carry out the provisions of this resolution.

Section 4. Any prior acts taken by the Mayor or his staff related to the Building are hereby ratified.

ADOPTED this the 16th day of October, 2025.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Eboney Copeland, Council Member – Place 5

APPROVED this ____ day of October, 2025.

Bobby Scott, Mayor

ATTESTED: _____
Tameeka Vann, City Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Tameeka Vann, City Clerk of Center Point, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Center Point, Alabama, on the 16th day of October, 2025.

Witness my hand and seal of office this ____ day of October, 2025.

Tameeka Vann, Clerk

RESOLUTION NUMBER: 2025-71

**A RESOLUTION ACCEPTING THE BID FOR
FOR SUNHILL ADMINISTRATION MOLD ABATEMENT PROJECT FOR THE CITY
OF CENTER POINT, ALABAMA**

WHEREAS, the City Council and the City’s Administration has found and determined that the Sunhill Road Administration Building suffers from a mold infestation of marginal space, water/moisture damage within the workspace of the building creating an unsafe and hazardous environment; and

WHEREAS, the City Council and the City’s Administration has found, determined, and took notice that the condition of Sunhill Road Administration Building required an immediate evacuation of the building and prompt attention to abate the mold; and

WHEREAS, the City Council and the City’s Administration has found, determined, and declared that the condition of the Sunhill Road Administration Building presents a public health emergency requiring immediate action; and

WHEREAS, the City Council and the City’s Administration has found and determined that the water/moisture and mold damage is of the type and to the degree that any further exposure to the moisture and the mold will have a profound negative impact upon the health of City employees, and its citizens, causing prolonged negative health effects; and

WHEREAS, the City Council and the City’s Administration have found and determined that a failure to act immediately to abate the conditions within Sunhill Road Administration will result in added water/moisture exposure, accelerated mold growth, further spawning the public health crisis while causing the building’s structural integrity to be compromised; and

WHEREAS, the City Council and the City’s Administration have found and determined that three proposals have been submitted to the city for water/moisture abatement, mold remediation, as shown in the table below:

COMPANY	BID PRICE
Dry Tech Restoration, Inc.	\$35,000.00
Steadfast, Inc.	\$38,000.00

To the Rescue, LLC.	\$79,324.49

WHEREAS, the City Council and Administration of the City of Center Point, Alabama, has found and determined that awarding authority is required to let contracts for public works that is ***\$100,000.00 or less*** pursuant to ***§39-2-2(b)(1) of the Alabama Code of 1975***, related to such Contract for water/moisture abatement, mold remediation, and other necessary services; and

WHEREAS, the City Council hereby accepts the cost term within the proposal as presented by the Contractors for water/moisture abatement, mold remediation, and other necessary services collectively in the amount of \$_____, with other terms and conditions subject to negotiation (*See Attached Proposals/Bids*); and

WHEREAS, the Center Point City Council and Administration, based on review of other similar Costs expended by the City, in past Administrations, have found and determined the Estimated Costs to be reasonable, fair, and a beneficial use of Public Funds; and

WHEREAS, the Center Point City Council and Administration have further found and determined that the current Budget is sufficient to allow the expenditure of the Funds estimated by the Contractors' proposals as the Cost for the contemplated work as pronounced herein; and

BE IT RESOLVED, the City Council of Center Point, Alabama hereby authorizes and directs the Mayor and/or the City Clerk to take the actions necessary and reasonable to ensure that contemplated work as pronounced herein be fulfilled and payment rendered for mold abatement of conditions as contemplated herein.

FURTHER, BE IT THEREFORE RESOLVED by the City Council of the City of Center Point, Alabama as follows:

1. The bid of _____ is hereby accepted for the mold abatement project in the amount of _____ (\$_____).

2. Furthermore, the City Council of the City of Center Point, Alabama hereby authorizes and directs the Mayor to undertake actions reasonably and necessary to carry out the acceptance of Bid as contemplated hereunder.

DONE and ADOPTED on this _____ Day of _____ 20____.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Eboney Copeland, Council Member – Place 5

APPROVED on this _____ Day of _____ 20____.

Bobby Scott, Mayor

ATTEST:

ACCEPT BID-MOLD BID SUNHILL ADMIN.
RESOLUTION №: 2025-_____
PAGE 4 of 3

Tameeka Vann, City Clerk



710 Industrial Park Drive Pelham, AL 35124

CENTER POINT COMMUNITY CENTER MOLD REMEDICATION

**533 SUNHILL ROAD NW
BIRMINGHAM, ALABAMA**

Scope of Work – Mold Remediation Estimate

Site Preparation & Containment

Set up containment barriers using polyethylene sheeting

Seal wall/ceiling openings (e.g., outlets, fixtures)

Install decontamination chamber for personnel and equipment

Deploy HEPA-filtered negative air machines.

Maintain containment and dehumidification until clearance

HVAC System Remediation

Clean supply ducts and registers

Material Removal & Cleaning

Remove affected porous materials (insulation, ceiling tiles)

Clean and treat non-porous surfaces walls,
floors, cabinetry
Remove all Carpet throughout entire building

HEPA vacuum all surfaces (initial and post-cleaning)

Manual cleaning using Anti-Microbial Disinfectant or equivalent

Contents Handling

Inspect and clean hard surface contents in place

HEPA vacuum and disinfect all sides of furniture and electronics

Clean or dispose of soft contents (e.g., paper, cloth chairs)

Environmental Controls

Run dehumidifiers to maintain RH <60% for 72 hours

Monitor and document psychrometric conditions

Post-Remediation Verification
IAQ Consultant inspection and clearance sampling

Photo documentation of each remediated area

We will Provide

Equipment & Tools
HEPA Vacuums (initial and post-cleaning)

HEPA-filtered Air Scrubbers 4 units

Dehumidifiers 6 units

Negative Air Machines with ducting to exterior

Moisture meters and hygrometers (for psychrometric monitoring)

Containment materials (poly sheeting, zip poles, tape)

Decon chamber setup (entry/exit chamber with flap seals)

Scrub brushes, scrapers, and disposable wipes

Extension cords, lighting, and ladders

Personal Protective Equipment (PPE)
Disposable full-body suits with hoods

Boot covers (separate or integral)

Nitrile or chemical-resistant gloves

N-95 respirators (for setup and post-clearance)

Full-face PAPR respirators with HEPA/organic vapor cartridges

Eye protection (goggles or face shields)

Consumables & Supplies

Trash bags (6 mil contractor-grade)

Tape (duct, painter's, containment-grade)

Labels and signage for containment zones

Documentation forms (daily logs, equipment logs, disposal manifests)

Dumpsters

Total Price \$35,000

50% Deposit required prior to commencement of remediation work.

Remaining 50% Balance due upon completion of all scope items and confirmation from the IAQ Consultant that fungal levels are within acceptable clearance thresholds.

Final payment is contingent on documented clearance sampling and written approval from the hygienist.

Disclaimer We hereby disclaim any responsibility for identifying, repairing, or mitigating any points of intrusion into the building. Furthermore, we are not liable for preventing such intrusions from occurring in the future. All responsibility for securing the premises and addressing any structural vulnerabilities rests solely with the property owner or designated parties.

STANDARD OF CARE: All work shall be performed in a workman-like manner using that degree of skill and care as would be ordinarily exercised by a similar contractor, performing similar services, at a similar

location and time. No other warranty is expressed or implied. Limited Power of Attorney: As it relates to insurance claims, Customer grants limited power of attorney to Contractor for the express purpose of the transfer of insurance proceeds in payment for work performed and Customer shall direct the authorizing claim representative to issue a check payable to Contractor (to include the mortgage holder when required) less any deductible and mail it to the Contractor.

Disputes: Customer shall inform Contractor in writing of any work or services he or she finds insufficient or defective. Contractor shall have 30 days from receipt of such notice to correct such insufficient or defective work. Customer shall not have the right to withhold payments for work or services in dispute. Any disagreements arising out of the Agreement shall be submitted to an independent 3rd party arbitrator for binding arbitration. Each party shall pay its own cost for such arbitration, except when the dispute is over non-payment, and the shared arbitration cost shall be split 50/50. It is mutually agreed here to that any such arbitration award shall be binding and have the same weight as a legal decision.

Limitation of Liability: Parties mutually agree that damages amounts shall be limited to the value of the work and services performed under this Agreement a listed in Exhibit "A". Neither party shall be responsible to the other for any third party claims, punitive damages or consequential damages for the work performed under this Agreement.

Marketing: Customer agrees that Contractor may use pictures and or descriptions of the work performed for marketing purposes without additional permission or compensation.

Emergency: In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. In such an event, Customer agrees to pay any additional amounts incurred by Contractor for acting on Customer's behalf.

State Law: This Agreement shall be governed by the laws of the State of Alabama.

Waiver/Enforceability: No action or failure to act by the Contractor shall constitute a waiver of a right or duty afforded them under this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach there under, except as may be specifically agreed in writing. Should any part of the is agreement be deemed unenforceable under applicable laws then only that section shall be null and void and the remainder of this Agreement shall be enforceable as intended.

Additions/Changes: No addition or changes to this Agreement shall be made unless they are done so in writing and signed by both parties.

Customer Signature:_____

Date:_____

Loss Rep Signature:_____

Date:_____



September 30, 2025

Tameeka Vann
(205) 907-1324
cityclerk@centerpointal.org

Job Scope: Center Point Community Center - Mold Remediation

Job Location: 533 Sunhill Rd NW, Center Point, AL 35215

Tameeka:

*Steadfast Resources will provide all labor, materials, equipment, and disposal required to perform the remediation of identified mold impacted materials noted in the provided information. All remediation will perform the abatement according to ADEM EPA NESHAPS, and OSHA rules and regulations. The prices mentioned below are good for **10 days**.*

- Base Bid : Remove & Clean Mold Impacted Materials + HVAC Duct Cleaning - **\$38,000.00**
- **1 Mobilization, Materials, Equipment, Labor and Disposal are all included in above price.**

Job Scope

- **Job Scope determined from site walk through with Steve Osborn, President of American Environmental Ecology.**
- Steadfast Resources will perform mold remediation per protocol provided by American Environmental Ecology.
- Steadfast Resources will perform all Remediation in a regulated containment area using 6 mil poly sheeting.
- Steadfast Resources will **Clean, treat and remove mold impacted materials, per report and protocol.**
- Steadfast Resources will scrub and treat structural building components an antimicrobial chemical and encapsulate.
- Steadfast Resources will place HEPA filtered negative pressure air handlers in remediation area while work is taking place and leave in place up to 24hrs following remediation.
- Steadfast Resources request all furniture and obstructions to be removed and all utilities be disconnected or safe prior to arrival.
- Steadfast Resources will utilize manual stripping means and wet methods to remove the identified materials.
- Steadfast Resources will place all generated debris into 6-mil polyethylene bags or sheeting and place into a container to be transported for disposal.
- Steadfast Resources will HEPA vacuum and wet wipe all feasible vertical and horizontal surfaces inside work area

INCLUSIONS, EXCLUSIONS & ASSUMPTIONS

1. In the event that any hidden impacted materials (Not already described in the quote) are encountered before or during abatement activities, a change order will be necessary for Steadfast Resources to abate the additional materials. Steadfast Resources will notify the client if any suspect materials are uncovered.
2. **Steadfast Resources will require all obstructions to be removed from remediation areas prior to arrival.**
3. Steadfast Resources warrants **No guarantee that future mold will not appear, Mold is a naturally occurring microscopic fungi that can be found almost anywhere.**
4. Steadfast Resources recommends owner have all water utilities inspected by Trade Professional and all other water intrusions addressed prior to reinstallation of new building materials.
5. Steadfast Resources will utilize a white encapsulant which may leave building materials white.
6. Steadfast Resources will not reinstall or repair any material.
7. Steadfast Resources will require adjacent access for a vehicle or roll off container during load in and load out activities.
8. Steadfast Resources is providing this quotation under the impression that all the aforementioned work will be performed during **one mobilization**. Should this not be the case, a mobilization fee of **\$1,200.00** will occur for each additional mobilization.

Thank you for this opportunity and I look forward to hearing from you soon.

Sincerely,

Duane Boatright

Duane Boatright
205-546-0205



Proposal Acceptance

I, _____, do hereby agree to and accept all terms, conditions, and costs associated with the above – referenced proposal on the month_ day _____ 2025 I understand that required documentation (final air clearance results, if services are utilized and disposal receipt / waste manifest) will be provided to me upon completion of the proposed work close outs are complete . Any additional documentation may require additional costs. **Payment For All Services Provided, Are Due Upon Completion.**

Name: _____

Date: _____

Signature: _____



To the Rescue!

908 13th St N
Birmingham , AL 35203

Client: City of centerpoint Community Center
Property: 533 Sunhill Rd NW
Center Point, AL 35215

Operator: MIKE2RES

Type of Estimate: Sewage
Date Entered: 10/3/2025 Date Assigned:

Price List: ALBI8X_FEB25
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2025-10-03-0742

At present there are no government regulations in place to regulate the removal of mold and/or what are permissible levels. Common sense has to 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 containment inside a built environment and produce allergenic reactions when certain people are exposed to them.

Every contaminated site is different and different protocol and methods will need to apply, you the home/building owner will be informed of progress as an ongoing dialog. One consequence of Mold Remediation is to identify moisture problems and allow the building owner opportunity to fix it. We remove moldy materials and contaminants in such a way as to prevent human exposure and further damage to building materials and furnishings. Porous materials that have mold in or on them may have to be discarded, because it may be impossible to fully decontaminate them. As a general rule it is not sufficient to just kill the mold, for example with a biocide. The mold must be removed because the chemicals and proteins that they are made of can still cause an allergic reaction to humans and pets although non-viable or dead.

Unless specified this estimate does not include the build back that may be necessary after demolition of moldy un-salvageable materials. The following estimate is based on the information available at the time of inspection and is subject to change. Some factors, but not all, that may affect the final price are delays during the remediation process caused by outside forces, such as contractor delay, the finding of previously undiscovered mold, delays in getting tests results, etc. The procedures 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. If pretests are not conducted nor post clearance tests performed the building owner, then the tenants understand that we (Ramey Cleaning Inc. or any of its subsidiaries) can not 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.

It is important to fix the moisture problem that caused the microbial problem in the first place. Future delayed or insufficient maintenance will cause future growth. Because we cannot control the future environment, Mold & Mildew Solutions llc cannot guarantee that there will never be future re-occurrence. The manufacturers of encapsulants, that may be offered, have their own warranty that is in force for certain amounts of time. See their literature for details. We do guarantee that the procedures and products used are the 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 you inspection at anytime.

WE have a document retention/destruction policy, copies of these documents may not be available after 2 years.

We are not health practitioners; you may or may not receive health benefits from the work we perform. We will use all due caution to prevent any condition that could be deemed unhealthy.

Commercial accounts need to supply us with a Dun & Bradstreet with a good rating for us to start. Residential Clients would need to provide a 30% down payment for us to schedule. We ask for a 60% draw at the completion of the work before testing

with final payment after good results and your satisfaction., on day of completion.



To the Rescue!

908 13th St N
Birmingham , Al 35203

I as home/ building owner acknowledge the forgoing and accept the terms and prices outlined in this document. I realize that any additional work will be discussed and authorized by me and will be at additional cost above and beyond this scope.

PayPayment: Contractor will issue invoices to Customer which shall describe the work being invoiced and the charge for the work. Payment is due Upon Receipt unless prior arrangements have been made. The Contractor reserves the right to apply a surcharge of 3.4% for credit card payments. In addition to the Finance Charges set forth below, Customer agrees to pay Administration Fees of one and one-half percent (1.5%) per month on any unpaid balance after thirty (30) days of the invoice date, plus all actual collection costs, collection agency commissions, actual attorneys fees, expert fees, and court costs.

Finance Charges: Customer will pay interest at the rate of ten percent (10%) per year on any unpaid balance after thirty (30) days of the date of invoice (interest is separate from, and in addition to the Administration Fees set forth above).

signature
Home Owner / Building Owner / Representative Spouse signature

Please Print Name

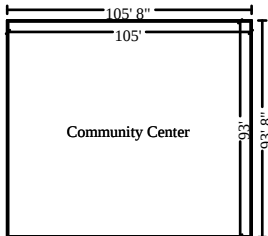


To the Rescue!

908 13th St N
Birmingham , Al 35203

2025-10-03-0742

Main Level



Community Center

Height: 9'

3,564.00 SF Walls	9,765.00 SF Ceiling
13,329.00 SF Walls & Ceiling	9,765.00 SF Floor
1,085.00 SY Flooring	396.00 LF Floor Perimeter
396.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Tear out and bag wet insulation	300.00 SF	0.81	0.00	1.80	48.96	293.76
17. Remove wet ceiling tile & drywall and bag for disposal	300.00 SF	1.34	0.00	3.30	81.06	486.36
1. HEPA Vacuuming - Light - (PER SF)	26,658.00 SF	0.00	0.40	0.00	2,132.64	12,795.84
3. Clean door (per side)	35.00 EA	0.00	8.90	0.77	62.46	374.73
13. Equipment setup, take down, and monitoring (hourly charge)	15.00 HR	0.00	63.36	0.00	190.08	1,140.48
5. Clean more than the walls	26,658.00 SF	0.00	0.44	26.66	2,351.24	14,107.42
6. Clean baseboard	396.00 LF	0.00	0.44	0.40	34.92	209.56
7. Clean light fixture	100.00 EA	0.00	13.09	0.70	261.94	1,571.64
9. Tear out carpet, cut & bag for disp.	9,765.00 SF	0.68	0.00	58.59	1,339.76	8,038.55
10. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	42.00 DA	0.00	113.54	0.00	953.74	5,722.42
11. Add for HEPA filter (for negative air exhaust fan)	3.00 EA	0.00	210.19	58.83	137.88	827.28
12. Add for personal protective equipment (hazardous cleanup)	112.00 EA	0.00	13.10	137.31	320.90	1,925.41
20. Disinfect building - fog / spray - per SF	9,765.00 SF	0.00	1.20	39.06	2,351.42	14,108.48
19. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	690.00	0.00	0.00	138.00	828.00
Specifically for carpet ,tiles and insulation						
Totals: Community Center				327.42	10,405.00	62,429.93

Contents

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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"The contents are variable, and much of the material inside is likely of limited value. Management will need to make individual determinations regarding what should be retained and cleaned, as well as what should be discarded."



To the Rescue!

908 13th St N
Birmingham , Al 35203

CONTINUED - Contents

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
14. Hazardous Waste/Mold Cleaning Technician - per hour	160.00 HR	0.00	83.68	0.00	2,677.76	16,066.56
"This estimate is for topical cleaning of the contents in place. No items will be removed, and only the exteriors of the cabinets will be cleaned.						
16. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	690.00	0.00	0.00	138.00	828.00
Size to be determined by the amount declared to be removed						
Totals: Contents				0.00	2,815.76	16,894.56

HVAC and Duct CLeaning

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
22. HEAT, VENT & AIR CONDITIONING Unit and Duct cleaning	1.00 EA	0.00	0.00	0.00	0.00	0.00
This is place holder m the units will need to be individually inspected to see the needs for each system						
Totals: HVAC and Duct CLeaning				0.00	0.00	0.00
Total: Main Level				327.42	13,220.76	79,324.49
Line Item Totals: 2025-10-03-0742				327.42	13,220.76	79,324.49

Grand Total Areas:

3,564.00 SF Walls	9,765.00 SF Ceiling	13,329.00 SF Walls and Ceiling
9,765.00 SF Floor	1,085.00 SY Flooring	396.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	396.00 LF Ceil. Perimeter
9,765.00 Floor Area	9,897.44 Total Area	3,564.00 Interior Wall Area
3,986.67 Exterior Wall Area	398.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

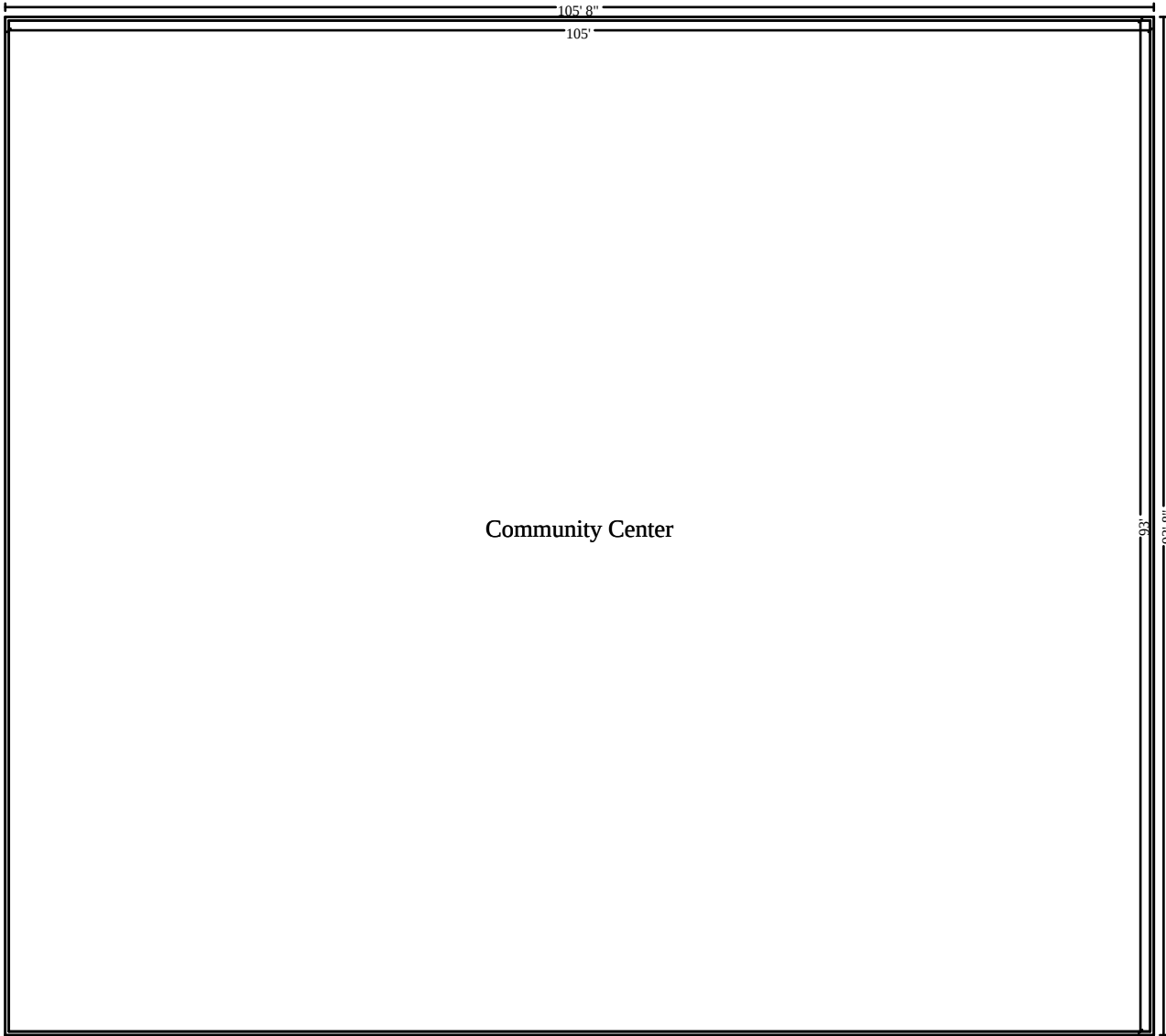


To the Rescue!

908 13th St N
Birmingham , Al 35203

Summary

Line Item Total	65,776.31
Material Sales Tax	327.42
Subtotal	66,103.73
Overhead	6,610.38
Profit	6,610.38
Replacement Cost Value	\$79,324.49
Net Claim	\$79,324.49



Main Level



Hometown Roofing and Restorations
 Corporate Headquarters
 1915 Courson Court
 Leeds, AL 35094
 205-470-2522
 www.htroofers.com

Regional Branch
 400 1915
 Leeds, AL 35094
 Ph: 205-470-2522
 Fax: None

Customer	Company Representative
City Of Centerpoint, Project #2 - Civitan Boy Scouts Building 2247 Center Point Pkwy Birmingham, AL 35215 2058544617 mcampbell@centerpointal.org	Curtis Freeman (205) 577-1338 curtis@htroofers.com

Description	Quantity	Price
ROOFING		
Shingles 30 Year Tamko Heritage Weathered Wood		
*Roof Replacement as scope of repairs		
* Tear Off 1 Layer of existing roofing shingles and felt		
* Install 1 Layer of new synthetic felt underlayment nailed to deck using approved fasteners.		
* Replace all Pipe Boots, Roof Vents and Re-flash as needed.		
* Install Ice/Water shield moisture barrier on eaves		
*Install Omni Ridge Vent on Ridge	22.00 SQ	\$9,350.00
* Install Ridge Cap on Hips & Ridges		
* Remove & Replace 1.5" Drip Edge Painted IF NEEDED		
* Tear off & haul away debris with onsite dumpster		
* Full & Thorough Cleanup		
* 10-Year Full Start non-prorated warranty period before limited lifetime warranty applies		
*10 Year Algae Cleaning Limited Warranty		
* 3 Year Workmanship Warranty from Hometown		
Custom Custom EA Roof Decking Repairs and Replacement	20.00 EA	\$1,300.00
Estimated amount of OSB sheathing to replace damaged decking.		
Metal Roofing 29 Gauge Low rib Metal Echols Koko Brown		
NOTE: We Can Do Metal Roof for the Same Price As Shingles. Painted Metal has a 40 Year Manufacturer's Warranty on Painted Metal	22.00 SQ	\$0.00
CUSTOM		
Custom Custom EA Pressure wash decking and Railing	1.00 EA	\$500.00
Labor and material pressure wash decking and railing		
Painting Ext		
Custom Custom EA Stain Decking and Railing	1.00 EA	\$1,075.00
Labor and materials to stain decking and railing		
Framing		
Custom Custom EA Repair and Replace Railing at walkway	1.00 EA	\$800.00
Labor and material to replace and repair railing on walkway.		
Subtotal		\$13,025.00
Total		\$13,025.00

Grand Total: \$13,025.00

PAYMENT SCHEDULE

Full Payment Due upon Completion of Job	13025.00
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Hometown Roofing and Restorations
 Corporate Headquarters
 1915 Courson Court
 Leeds, AL 35094
 205-470-2522
 www.htroofers.com

Regional Branch
 400 1915
 Leeds, AL 35094
 Ph: 205-470-2522
 Fax: None

Customer
City of Centerpoint, Project #1 Press Box, Field House and Concession Stand 2395 Ballpark Rd Birmingham, AL 35215 2058544617 mcampbell@centerpointal.org

Company Representative
Curtis Freeman (205) 577-1338 curtis@htroofers.com

Description	Quantity	Price
CUSTOM		
Press Box Demo * Supply the labor and equipment to Demo existing press box. * Supply 30 yd dumpsters for debris and removal * Supply Equipment: Generators, Lull and Tools to complete the task * Customer will be responsible for having power removed from structure before demolition begins, project manager for Hometown will be responsible for witnessing absence of power and doing checks to confirm work area is safe and secure.	1.00 EA	\$14,275.00
Field House Roof Repairs and Sheet Metal Repair * Roofing Repairs from Wind Damage * Sheet Metal Trim Repairs	1.00 EA	\$2,335.00
Field House Siding Removal and Replacement *Remove existing damaged siding *Do necessary repairs to structure as needed *Install 34 sheets of T-111 siding *Supply labor and material to complete task * Dispose of debris in supplied 30-yard dumpster	34.00 EA	\$3,400.00
Field House Painting Siding and Block *Supply the labor and material to paint siding and block *Pressure wash block for paint prep *Paint block with customers color choice (Sherwin Williams outdoor grade for cement block will be used) *Paint new T-111 siding with customers color of choice (Sherwin Williams will be used)	1.00 EA	\$4,300.00
Field House Metal Security Doors Exterior with new locks *Supply and install two new exterior metal security doors *Supply and install new locks	2.00 EA	\$2,952.00
Field House Remove A/C Unit and Support Decking * Remove A/C Unit as discussed (This was an adder to list) * Remove elevated decking as discussed (this was an adder to list) *Supply equipment to safely remove unit	1.00 EA	\$850.00
Concession Stand Siding * Supply the labor to remove damaged siding * Supply the labor and material to install approximately 42 sheets of T-111 siding	42.00 EA	\$4,200.00
Concession Stand Paint Siding and Block * Supply the labor to pressure wash and prep block * Supply the labor and materials to paint new T-111 siding and concrete block (Sherwin Williams paint will be used to paint structure, Color of customers choice)	1.00 EA	\$4,200.00

Concession Stand 2nd Floor Ceiling Tiles and Lights 2 Interior doors Interior Paint and Prep Clean Floors *Install new 2x2 ceiling tiles *Install 2 new interior doors *Install 4 new 2x2 drop ceiling lights *Paint interiors wall and finish prep (floors will be protected by drop cloths) *Clean carpet after completing work in upstairs	1.00 EA	\$4,275.00
Concession Stand Metal Exterior Doors * Remove existing doors * Supply and install 6 security metal exterior doors * Supply and install 6 locks on doors *Dispose of old doors	6.00 EA	\$8,856.00
Concession Stand 2nd Floor 40 Gallon Gas Hot Water Heater *Remove existing damaged hot water heater *Supply and install new 40-gallon hot water heater (This was an adder to scope)	1.00 EA	\$1,750.00
Subtotal		\$51,393.00
Total		\$51,393.00

Grand Total: \$51,393.00

PAYMENT SCHEDULE

Full Payment Due upon Completion of Job	51393.00
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Company Authorized Signature

Date

Customer Signature

Date



**H O M E
BUILDERS
LICENSURE
B O A R D**

**POST OFFICE
BOX
303605**

**MONTGOMERY
ALABAMA
36130-3605**

(334) 242-2230

**FACSIMILE
(334) 263-1397**

www.hblb.alabama.gov



**Protect Alabama Consumers and Your Industry —
Report Unlicensed Builder Activity!**

Builder Watch Hotline 1-800-304-0853

(All calls will remain anonymous)

Legal Requirements of Unlimited Licensees

The home builders licensure law, codified in Title 34, Chapter 14A of the Code of Alabama, and in the rules and regulations of the Home Builders Licensure Board, requires licensees to meet certain obligations to remain in compliance with the law. Please read carefully the requirements summarized below. If you have any questions, please contact the Compliance and Consumer Affairs Division 1-800-304-0853.

- The Board may revoke or suspend the license of any licensee who, in the opinion of the Board, has committed fraud or deceit in obtaining a license, or who has been guilty of gross negligence, incompetence, or misconduct in the practice of residential home building. **Filing false information for the purpose of obtaining a license is a criminal offense.**
- The Board may revoke the license of any licensee, and any license held individually or with a common qualifying representative, upon payment from the recovery fund.
- In addition to disciplinary action, the Board may impose administrative fines for violations of the home builders licensure law and the rules and regulations of the board.
- Licensees are required to:
 - ☐ Notify the Board, by certified mail, within ten days of the institution of a felony criminal prosecution. Notice must include a copy of the criminal indictment. Failure to do so may be grounds for revocation or suspension of license.
 - ☐ Notify the Board, by certified mail, within ten days of the verdict or plea in any criminal case. Notice must include a copy of the court order. Failure to do so may be grounds for revocation of license.
 - ☐ Notify the Board immediately of the removal of the designated qualifying representative, and name a new qualifying representative within 45 days. Failure to do so may be grounds for revocation of license.
 - ☐ Notify the Board of any name change within 60 days to obtain a replacement license. The license issued under the former name expires 60 days after the name change occurs.
 - ☐ Notify the Board immediately of any address change. The Board is not responsible for notices or other mail that is undeliverable or to be delivered late due to an inaccurate address.
 - ☐ All licensees under the age of 60 as of October 1 of the current license year (individual renewal applicants and/or the designated qualifying representative for corporate renewal applicants) must complete six (6) hours of continuing education, including two (2) hours of Alabama specific content, before a renewal license will be issued for the upcoming year.

CUT HERE

HOME BUILDERS LICENSURE BOARD CERTIFICATE OF LICENSE

29452

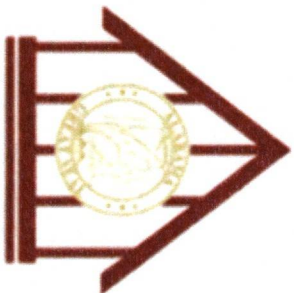
2 0 2 5

Hometown Roofing and Restorations Inc
Daniel Shane Ray
1020 Glendale Drive
Birmingham, AL 35242

EFFECTIVE UNTIL DECEMBER 31, 2025

Signature of Licensee
Holder is Hereby Granted an **UNLIMITED LICENSE**
as a **RESIDENTIAL HOME BUILDER/REMODELER**
in the State of Alabama

HOME BUILDERS LICENSURE BOARD
P.O. Box 303605 Montgomery, AL 36130-3605
Telephone: (334) 242-2230 or 1-800-304-0853
Facsimile: (334) 263-1397
www.hblb.alabama.gov



State of Alabama

HOME BUILDERS LICENSE BOARD

This Is To Certify That

Hometown Roofing and Restorations Inc
Daniel Shane Ray, DQR

*Is Hereby Licensed as a Residential
Home Builder in the State of Alabama*

LICENSE EXPIRES DECEMBER 31, 2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fountain, Parker, Harbarger & Associates, LLC 201 Washington Street NE Huntsville AL 35801	CONTACT NAME: Jessica Hoover PHONE (A/C, No, Ext): 256-428-1003 FAX (A/C, No): 256-428-1103 E-MAIL ADDRESS: JHoover@higginbotham.net
INSURED Hometown Roofing and Restorations, Inc. 1915 Courson Ct., Ste 400 Leeds AL 35904	INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

License#: 0079647
HOMEROO-01NAIC #
44520**COVERAGES****CERTIFICATE NUMBER:** 1647495982**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER: ☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$ ☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			GLO-110135	10/25/2024	10/25/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Insured's Address: 1915 Courson Ct. Ste 400 Leeds, AL 35094

CERTIFICATE HOLDER**CANCELLATION**

Infomational Purpose Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Hometown Construction and Renovations
1915 Courson Ct Ste 400
Leeds, Alabama 35094

2/1/2025
GAF ID: 1149253

Re: Reference Letter for GAF Certified™ Roofing Contractor Program

Greetings,

We are thrilled to confirm that Hometown Construction and Renovations is a 2025 GAF Certified™ Contractor*. As a GAF Certified™ Contractor, Hometown Construction and Renovations is authorized to offer the GAF System Plus Limited Warranty on qualifying GAF roofing systems.

To verify the status of a contractor's GAF certification at any time, please contact GAF Contractor Services at 877-423-7663 and select option 2 followed by option 1.

Thank you for choosing a GAF Certified™ Contractor.

Sincerely,

A handwritten signature in black ink that reads "Bobby Fischer".

Bobby Fischer
VP, Partner Programs

* Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the Contractor Terms of Use. Visit www.gaf.com/gaf-contractor-terms-of-use for details.

† For warranty eligibility requirements and complete coverage and restrictions visit gaf.com/warranties. For

We protect what matters most™





Hometown Construction and Renovations

is a 2025 GAF Certified™ Roofing Contractor

Only a select group of roofing contractors in North America are invited by GAF to become GAF Certified™ Contractors. These contractors are authorized to offer the following enhanced warranty on qualifying GAF roofing systems:

GAF System Plus Limited Warranty

A handwritten signature in black ink that reads "Bobby Fischer".

Bobby Fischer
VP, Partner Programs

GAF ID:1149253

Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit gaf.com/gaf-contractor-terms-of-use for details.



September 30th, 2025

Mr. Campbell,

Center Point Inspections Department

Re: Renovation Projects City of Center Point, AL

Baxley General Contractors, LLC is pleased to provide a proposal for the Press Box Demo, Field House renovation, Concession Stand renovation and Civitan Boy Scouts Building repairs per our onsite discussion on September 26th, 2025.

Press Box:

- Demo Press Box to concrete foundations and dispose of demoed materials.

Field House:

- Remove all exterior wood panel siding and trim then replace with new T1-11 Wood Siding panels.
 - All top, bottom, window trim, door trim and corners to be new 1x4 primed pine.
- Remove existing AC unit and platform then frame and cover wall opening.
- Repair metal roofing where possible.
 - An allotment of three sheets for full replacement is included in this proposal.
- Repair or replace an estimated 20LF of rotten fascia.
- Remove existing exterior doors and replace with two (2) new hollow metal panel door slabs with latch protectors.
 - Cylindrical lock sets, continuous hinges, and door closers included.
- Paint building exterior minus the existing mural section, owners color(s) of choice.
 - Existing CMU walls to be pressure washed before painting to remove any flaking paint and loose debris.

Concession Stand:

- Remove all exterior wood panel siding and trim then replace with new T1-11 Wood Siding panels.
 - All top, bottom, window trim, door trim and corners to be new 1x4 primed pine.
- Remove and replace three new interior doors, slab only.
- Repair drywall and paint walls and trim in two (2) rooms, owners color of choice.
 - Room #1 16'x24'
 - Room #2 16'x18'
- Remove existing exterior doors and replace with six (6) new hollow metal panel door slabs with latch protectors.
 - Cylindrical lock sets, continuous hinges and door closers included
- Paint building exterior, owners color(s) of choice.
 - Existing CMU walls to be pressure washed before painting to remove any flaking paint or loose debris.
- Install new acoustic tile and grid in Room #1 and Room #2.



Civitan Boy Scouts Building:

- Remove and replace 29 SQ roof of Civitan Boy Scouts Building
 - Replace 40 sheets of roof decking. Additional decking beyond this amount will be \$75 per sheet, credits will be given back if less are required.
 - Install new drip edge, ice and water barrier as required, synthetic felt.
 - GAF HDZ Shingles
- Remove existing handrail on wheelchair ramp and install new of same design, 12LF per side of ramp.
- Pressure wash and stain existing deck and columns.
 - Thompsons water seal or equivalent.

General Clarifications:

- Price is inclusive of tax and general conditions.
- Cost of building permits and City of Center Point Business License are excluded.
- The cost for a payment and/or performance bond is excluded.
- Utility fees, such as water taps/meters, sewer tap/impact fees, electrical, gas and internet provider charges and any other similar government/utility fees are not included.
- Price based on the City of Center Point coordinating and covering all costs for utilities disconnects to the Press Box Building.
- Price assumes a service disconnect or the City of Center Point covering costs to make the electrical service safe for both buildings having the siding replaced on.
- Price assumes all lights, security cameras, etc. mounted on the outside of the Field House and Concession Stand that the City of Center Point wishes to keep will either be removed by City Workers or clearly marked to us as being saved. Anything not marked will be considered obsolete or unworking.
- *Deduct #1: Keep existing exterior doors on field house and concession stand, add latch protectors, new locksets and paint in lieu of replacement*

Thank you and we appreciate the opportunity,

JAKE BAXLEY

Baxley General Contractors

(205) 246-3872

AL GC License #60634

P.O. Box 660150

Vestavia Hills, AL 35216



Center Point Building Renovation Cost Breakdown

Press Box, Field House and Concession Stand Cost:	\$ 67,206
New Acoustic Grid and Tiles:	\$ 11,946
<i>Deduct #1:</i>	-\$ 6,218
Civitan Boy Scouts Building:	\$ 20,665



205-336-7560 Office
205-336-7561 Fax
3644 Vann Rd. Ste 124B
Birmingham, AL 35235
email: Ppalmer@guardianconst.com
Alabama License #: 53479

25-AL9263

DATE

Presentation For:
The City of Center Point
2001-2005 Chalkville Manor Dr.
Birmingham, AL 35215

Summary of Work to be Completed:
Misc Interior / Exterior Repairs

Presented by:
Guardian Construction / BKH Development LP
1800 Trinity Valley Dr.
Carrollton, TX 75006



ALL MATERIAL IS GUARANTEED TO BE AS INDICATED.
ALL WORK WILL BE COMPLETED IN A PROFESSIONAL MANNER ACCORDING TO NORMAL TRADE PRACTICES.



The City of Center Point

25-AL9263

Scope of Work-

Football Pressbox - \$11,878.00

- Provide labor and materials to Demo entire building down to concrete slab finish
- Provide labor and materials to smooth concrete and patch as needed
- Provide labor and materials to repair any fencing damaged during demo process

Football Concession - \$27,837.00

- Provide labor and materials to demo and replace all T1-11 siding with new 8" OC siding
- Provide labor and materials to demo and replace damaged/rotten soffit plywood with new
- Provide labor and materials to demo and replace damaged 1X trim as needed
- Provide labor and materials to Pressure Wash, Prime, and Paint Full building exterior
- Provide labor and materials to complete metal roofing repairs as needed
- Provide labor and materials to remove and replace (2) metal doors and doorframes with new
- Provide labor and materials to remove all existing signage
- Provide labor and materials to pressure wash and stain wooden staircase/landing
- Provide labor and materials to remove existing A/C platform
- Dispose of all job-related debris

Baseball Concession - \$32,504.00

- Provide labor and materials to demo and replace all T1-11 siding with new 8" OC siding
- Provide labor and materials to demo and replace damaged/rotten soffit plywood with new
- Provide labor and materials to Pressure Wash, Prime, and Paint Full building exterior
- Provide labor and materials to Pressure Wash, Prime, and Paint Full building exterior
- Provide labor and materials to complete metal roofing repairs as needed
- Provide labor and materials to remove and replace (6) metal doors and doorframes with new
- Provide labor and materials to remove all existing signage
- Provide labor and materials to disconnect and reconnect existing AC as needed
- Dispose of all job-related debris

Baseball Concession Interior - \$15,783.00

- Prep and paint 2 interior rooms to include walls, doors, and trim
- Install new ceiling grid and tiles to be 2x2 acoustic ceiling
- Complete carpet cleaning in 2 rooms
- Provide labor and materials to remove and replace 2 interior doors with like kinds including new hardware
- Provide labor to reinstall existing lighting
- Dispose of all job-related debris



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email: Ppalmer@guardianconst.com
Alabama License #: 53479

Cub Scout Lodge - \$22,870.00

- Provide labor and materials to demo and replace existing roofing system with new 25-year shingles (Damaged roof decking to be replaced as needed)
- Provide labor and materials to pressure wash and stain existing deck and handrails
- Provide labor and materials to demo and replace wooden handrails at handicap ramp
- Dispose of all job-related debris



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The City of Center Point

25-AL9263

Guardian Construction / BKH Development LP agrees to perform and furnish all items detailed in this scope

for the sum of:

\$ 110,872.00

WARRANTY

- All work will be guaranteed as specified.
- 3-year labor warranty on all paint workmanship.
- Supply manufacturers' written warranty as implied in the specifications from SW Paints.
- 1 year labor warranty on all painted metal surfaces.
- All work specified will include materials, taxes, insurance, and labor necessary to complete the provided scope of work.

OWNER/MANAGEMENT RESPONSIBILITY

- Guardian Construction agrees to notify the owner's representative with at least 48 hours prior notice before starting work. The Client agrees to notify the residents in writing of work to commence. Guardian Construction reserves the right to speak with residents should the need arise. (I.e.: location of materials, effect of personal property, staging, debris, and relocation of cars.). The owner agrees that should Guardian Construction incur additional costs due to the negligence of the residents the owner will be responsible for charges or time extensions to job.
- The client shall assist to acquire any requested documents needed for receiving building permit and for construction.
- Provide any additional insurance deemed necessary.
- Pay for any utility fees and deposits.
- Client and plans designer are responsible for plans and specifications meeting ADA codes, compliance and review.
- The owner agrees to notify the residents to remove interior wall hangings prior to start of work. Also, if notified the resident will need to remove items from patios and/or entryways so work can be completed. The owner agrees not to hold Guardian Construction responsible should damages to un-removed items occur during construction.
- Water and electrical supply will be furnished by **The City of Center Point** for power washing and power tools.
- Guardian Construction requests, for the protection of both parties, that a detailed walkthrough be performed prior to start of project to note any defects which may be present. Guardian Construction will not be held responsible for defects to property from which normal wear and tear exists. (I.E. A/C lines, building lights, dryer vents, broken windows, or any other wearable item in the construction area.)



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The City of Center Point

25-AL9263

EXCLUSIONS

- Guardian Construction cannot be held responsible for delays attributed to weather, material supplier delays, and other acts of nature.
- Any work above and beyond the scope of work.
- Security alarms and fire alarms are not included.
- Phone/ Data system or wiring is not included.
- Any fire suppression
- Any smoke detectors, fire stops, fire extinguishers, emergency lighting, horns, etc.
- Any key fobs or controlled access is not included.
- Moving furniture or equipment is not included.
- Any addition, changes or reductions to this project as directed by the client, landlord or local building authorities could be an addition or reduction to this agreement and could result in additional or reduced costs to the client.
- Any addition to the scope of work or change orders could result in an extension to the completion date.
- Does not include any unforeseen objects and/or structures below and/or grade of facility, in wall or above ceiling and does not include x-ray of exiting slab.
- The contractor has the sole responsibility and right to choose the Sub-Contractors for this project.
- Material pricing is only guaranteed for 7 days at a time.
- Existing Code Violations
- Architectural/ Engineered Drawings
- Unforeseen Conditions
- Major Floor Prep
- Window Treatments
- Repairs to existing HVAC Systems

TERMS AND CONDITIONS

Payment terms to be agreed upon prior to start of project.

{Mobilization}

{25% completion}

{50% completion}

{Total balance within 10 days of sign off}

This bid is valid for 14 days.

SERVICE AGREEMENT

The City of Center Point

Accepted by: _____

Name: _____

Title: _____

Date: _____

Guardian Construction/BKH Development LP

Accepted by: _____

Name: _____

Title: _____

Date: _____

RESOLUTION NUMBER: 2025-72

**A RESOLUTION ACCEPTING THE BID FOR
FOR CIVITAN & BALL PARK REPAIR PROJECT FOR THE CITY OF CENTER
POINT, ALABAMA**

WHEREAS, the invitation to bid for proposal related to the repair of the Civitan at was prepared in compliance with the provisions of the Alabama Bid Law; and

WHEREAS, the City of Center Point, Alabama accepted _____ proposal(s) submitted as shown in the table below:

COMPANY	BID PRICE
Guardian, Inc.	\$110,872.00
Baxley, Inc.	\$87,867.00
Hometown, LLC.	\$64,418.00

WHEREAS, the Center Point City Council and Administration, based on review of other similar Costs expended by the City, in past Administrations, have found and determined the Estimated Costs to be reasonable, fair, and a beneficial use of Public Funds for the repair of the Civitan(s); and

WHEREAS, the Center Point City Council and Administration have further found and determined that the current Budget is sufficient to allow the expenditure of the Funds estimated by _____ as the Cost for the contemplated repair of the Civitan; and

BE IT THEREFORE RESOLVED by the City Council of the City of Center Point, Alabama as follows:

1. The bid of _____ is hereby accepted for the Civitan project in the amount of _____ (\$_____).
2. Furthermore, the City Council of the City of Center Point, Alabama hereby authorizes and directs the Mayor to undertake actions reasonable and necessary to carry out the acceptance of Bid as contemplated hereunder.

DONE and ADOPTED on this _____ Day of _____ 20__.

D. M. Collins, Council President – Place 1

Glenn Williams, Sr., Council Member – Place 2

Tiffany Moore, Council Member – Place 3

Sharon Jones, Council Member – Place 4

Ebonee Copeland, Council Member – Place 5

APPROVED on this _____ Day of _____ 20_____.

Bobby Scott, Mayor

ATTEST:

Tameeka Vann, City Clerk

Elevate Construction

225 Oxmoor Cir Ste 807
Homewood, AL 35209 US
(205) 960-7963
elevatebham@gmail.com



Estimate

ADDRESS

Cara Wilhelm
Center Point Public Library
533 Sunhill Road NW
Center Point, AL 35215

ESTIMATE

1622

DATE

08/20/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Room Remodel			
	** Pricing Includes Labor and Materials **			
Dumpster Fee	Dumpster fee for project	1	500.00	500.00
Demolition	Demo and haul away - Existing ceiling tile - Existing entry door - Broken glass panel	1	650.00	650.00
Doors and Hardware	Install new front entry door - Metal door - New door closer - New exterior handle - New panic/push bar for inside	1	1,745.00	1,745.00
Window Installation	Replace broken panel of glass	1	850.00	850.00
HVAC	Install new mini split air unit - Will potentially need to close in the far right side of glass front to accomodate unit - 18,000 BTU unit	1	8,260.00	8,260.00
Electrical	Electrical package - (6) new outlets: Three on each long wall - Outlets to be surface mounted in conduit - (8) new 2x4 LED fixtures - Includes disposal of existing fixtures	1	7,695.00	7,695.00
Acoustical Ceiling	Install new ceiling tile - 731 SF of new tile - Standard commercial 2x4 tile	1	1,945.00	1,945.00
Interior Painting	Prep and paint - Walls only - Includes new and existing electrical conduit - Includes outside of cabinetry	1	2,350.00	2,350.00

TOTAL

\$23,995.00

Accepted By

Accepted Date



October 2, 2025

Center Point Library
533 Sunhill Road NW
Center Point, Alabama 35215

Attention: Cara Wilhelm

Sunbelt Builders proposes \$94,102 to complete improvements to conference room. Work includes one entrance door from outside with hardware, remove and replace lay in ceiling, painting, new mini split HVAC unit, new lighting, receptacles and exit lights with emergency backup lighting. We anticipate two months to complete this work. Thank you for the opportunity to quote this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Tryg Hoff".

J. Tryg Hoff
President



October 2, 2025

Cara Wilhelm, Director
Center Point Public Library
Center Point, AL

Proposal / Estimate

Project: Interior Renovation – Center Point Public Library

Dear Ms. Wilhelm,

Thank you for the opportunity to provide pricing for the proposed renovation work at the Center Point Public Library. Syms Contractors is pleased to submit the following estimate:

Scope of Work & Pricing

- HVAC: Supply and install new 2-ton mini-split system, complete installation – \$9,100
- Door: Replace existing metal commercial door, including frame, hardware, and installation – \$2,410
- Electrical: Install 8–9 renovation-type LED recessed lights, complete wiring and controls – \$3,100
- Painting: Prep, prime, and paint walls (approx. 30' x 60' room) – \$2,997
- Window: Replace existing window with new commercial-grade window, including demo, haul-off, and installation – \$2,000

Subtotal: \$19,607
Overhead & Profit (5%): \$980

Total Proposal Amount: \$20,587

We will provide all necessary labor, materials, equipment, and cleanup for completion of the work described above. All construction debris will be removed and the site left clean. We appreciate the opportunity to work with you on this project and are confident this renovation will provide a durable and high-quality result for your facility.

Please feel free to contact me directly with any questions.

Sincerely,

Jarrold Sims
Project Manager
Syms Contractors, Inc.

A handwritten signature in black ink, appearing to read 'Jarrold Sims', is written over the printed name and title of the Project Manager.