



AGENDA
CITY COUNCIL MEETING
October 6, 2025

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation/Pledge of Allegiance**
- 4. Approval of minutes:**
 - A. September 15, 2025
 - B. September 17, 2025
- 5. Mayor's comments:**
- 6. Comments of the public:**
- 7. Reports of Officers:**
 - A. Court Clerk Jennifer Thorp will present a proposal to increase the fee for the City's Driving School program.
 - B. City Clerk Brittney Walker will present a proposal to add a new position in the Storm Drainage Department: Pump and Equipment Maintenance Operator.
 - C. City Clerk Brittney Walker, at the request of Council President Ken Sockwell, will present a proposal to increase the municipal lodging tax from 3% to 10%, with an ordinance scheduled for consideration on October 20, 2025 and an effective date of December 1, 2025.
 - D. City Finance Officer Jazmin Casto will present the updated Financial Institution Council Report reflecting the 2025 analysis of the City's General Fund operating account.
- 8. Hearing on petitions, applications, appeals communications, etc.:**
 - A. Set public hearings for rezoning Dalton Estates for November 3, 2025
 - B. Set public hearings for ROW vacation for Wilson Dam Properties, LLC. Set hearing for Nov. 3, 2025.
 - C. Public Hearing for Fuji 168 at 2101 Woodward Ave STE ; Retail Beer and Retail Table Wine
- 9. Financial reports:**

10. Resolutions, ordinances, orders & other business:

- A. Resolution Authorizing Purchases for City Departments from the Mayor's Special Trust Account

Next meeting: October 20, 2025

Any person wishing to appear at the meeting shall notify the Clerk's office by 3 p.m. on the Friday preceding the meeting of their intent to speak and the subject matter they wish to address at the meeting.

Appointed Vacancies:

BOARD VACANCIES	EXPIRED/UNEXPIRED	TERM ENDS
Colbert County Convention & Tourism Board	1 Expired	October 2028

Applications are available at City Hall or on our website by going to Government and clicking on Board Information.

Work Session Agenda
October 6, 2025 5:00 PM

- A. Mr. Underwood will address the Council regarding the Sportsplex project, raising concerns about taxpayer funds, facility maintenance, contract compliance, and whether the Alabama Ethics Commission should investigate
- B. Mr. Gandy requests to address the Council regarding the possibility of live streaming City Council meetings. He notes that citizens have expressed interest in having access to live broadcasts.
- C. Building Inspector, Jason Jones to give an update on Airbnbs
- D. Ryan Swindle will present proposed apprenticeship language recommending City preference for contractors on projects over \$1,000,000 to participate in certified training/apprenticeship programs.
- E. Lee Birchall, attorney specializing in public finance, will discuss the advantages of creating a Park and Recreation Authority Board for the City of Muscle Shoals

Any person wishing to appear at the meeting shall notify the Clerk's office by 3 p.m. on the Friday preceding the meeting of their intent to speak and the subject matter they wish to address at the meeting.

CITY OF MUSCLE SHOALS

CITY COUNCIL MEETING MINUTES

Date: September 15, 2025

Location: Council Chambers

Time: 5:42 PM

1. Call to Order

The meeting was called to order by Council President Ken Sockwell at 5:42 p.m.

2. Roll Call

Present: Chris Hall, Gina Clark, Willis Thompson, Ken Sockwell, Donnie Linley

Absent: None

A quorum was declared present.

3. Invocation / Pledge of Allegiance

Invocation was delivered by Clint Reck.

The Pledge of Allegiance was led by Council President Ken Sockwell.

4. Approval of Minutes

Minutes of the September 2, 2025 Council Meeting were approved.

Motion: Willis Thompson

Second: Gina Clark

Vote: Unanimous approval

5. Mayor's Comments

Mayor Mike Lockhart offered comments to the Council. He noted that Evening for Progress will be held on October 9, 2025, and that September 18, 2025 will mark the 60th Anniversary of the Village Shoope.

6. Comments of the Public

No public comments were presented.

7. Reports of Officers

[None presented]

8. Hearing on Petitions, Applications, Appeals, Communications, etc.

[None scheduled]

9. Financial Reports

No reports were presented.

10. Resolutions, Ordinances, Orders & Other Business

A. Resolution No. 3382-25 – Approve 2025/2026 City Council Meeting Dates – Motion: Chris Hall; Second: Donnie Linley; Vote: Unanimous approval.

B. Ordinance No. 1582-25 – Levy Tax on Consumable Vape Products – Motion: Willis Thompson; Second: Gina Clark; Vote: Unanimous approval.

C. Resolution No. 3383-25 – Approve FY 2026 Transportation Plan – Motion: Chris Hall; Second: Willis Thompson; Vote: Unanimous approval.

D. Resolution No. 3384-25 – Participate in the Alabama Inter-Local Mutual Aid Agreement – Motion: Donnie Linley; Second: Gina Clark; Vote: Unanimous approval.

E. Resolution No. 3385-25 – Appoint Member to Shoals EDA Board – Motion: Chris Hall; Second: Willis Thompson; Vote: Unanimous approval.

F. Resolution to Approve Nathan Estates Bid – This item was tabled. Council Member Chris Hall recommended holding off on completing the Nathan Estates work until the Cornelius Landing project has been completed.

G. Resolution No. 3386-25 – Clean Up Fixed Assets – Motion: Willis Thompson; Second: Chris Hall; Vote: Unanimous approval.

H. Resolution Designating Depository for General Fund Account – This item was tabled. The Council requested additional time to review information from all financial institutions and will vote at the October 6, 2025 meeting.

Next Meeting

The next regular Council Meeting is scheduled for October 6, 2025.

CITY OF MUSCLE SHOALS, ALABAMA

A Municipal Corporation

Council Member – Place One

Council Member – Place Two

Council Member – Place Three

Council Member – Place Four

Council Member – Place Five

ATTEST:

Brittney Walker, City Clerk/Treasurer

WORK SESSION MINUTES

Date: September 15, 2025

Time: 5:00 PM

Location: Council Chambers

Present: Chris Hall, Gina Clark, Willis Thompson, Ken Sockwell, Donnie Linley, Mayor Mike Lockhart

Absent: None

Council President Ken Sockwell presided. Mayor Mike Lockhart was present. City Clerk Brittney Walker was present and recorded the minutes.

Discussion Items

1. Washington Lodge #36 Presentation – Presentation scheduled for next meeting.
2. Agenda Items Discussion – Council reviewed and discussed agenda items.

CITY OF MUSCLE SHOALS, ALABAMA

A Municipal Corporation

Council Member – Place One

Council Member – Place Two

Council Member – Place Three

Council Member – Place Four

Council Member – Place Five

ATTEST:

Brittney Walker, City Clerk/Treasurer

Council Meeting Minutes

Date: September 17, 2025 at 3:30 p.m.

Location: Muscle Shoals City Hall Auditorium

Call to Order and Roll Call

Council President Sockwell called the meeting to order at 3:30 p.m. The City Clerk called roll; all members were present.

1. Opening Remarks

- The Mayor shared background on the early stages of planning the sports complex, noting that initial proposals have evolved significantly in scope and vision.
- Emphasis was placed on the unique opportunity for a community of this size to be considered for a multi-million-dollar development that combines retail, commercial, and sports facilities.

2. Economic Development & Community Impact

- Kevin shared his perspective as both an economic development professional and a parent of a student-athlete.
- Outlined real-world costs and economic benefits of youth sports travel, with examples of local families spending tens of thousands on tournaments.
- Stressed that the proposed facility could capture similar economic activity locally, benefiting hotels, restaurants, and retailers.
- Projections suggest the facility could host events nearly 50 weekends per year, driving consistent visitation.
- Early developer interest from hotels and retailers was noted as a direct response to the sports complex initiative.

3. Case Study – Hoover Experience

- Alan provided insight from his experience with Hoover's Finley Center and Hoover Met Complex: initial community concerns gave way to support after measurable economic returns.
- The complex drove major retail development, hotel sustainability (including during COVID), and increases in sales and lodging tax revenue.
- Community use was prioritized by adjusting management contracts to ensure local residents benefitted alongside visitors.
- Hoover's facilities became profitable faster than expected, outpacing conservative projections by 2–4 years.

4. Financing & Bond Structure

- Stefle Investment Banking outlined financing that relies on retail sales tax revenues, not city general obligation debt.

- Bonds would be off-balance sheet, protecting the city if the project underperforms.
- Conservative estimates project approximately \$14M annual sales tax revenue from anchor tenants alone, generating a surplus beyond debt service.
- Surpluses could be reinvested into city services and facility improvements.

5. Regional & Long-Term Benefits

- The development is expected to benefit Muscle Shoals and surrounding cities through shared economic growth.
- County revenues are projected to increase through property and sales taxes.
- The facility will integrate recreation (trails, dog parks, community use) with sports tourism, leveraging Muscle Shoals' music brand to create unique event experiences.
- Residential growth must be balanced with retail/commercial development to sustain the city budget.

6. Closing Discussion

- Council members and guests highlighted the persistence required to reach this stage after years of planning.
- Consensus that the sports complex, coupled with retail development, will serve as both an economic engine and a quality-of-life improvement.
- Next steps include further financial structuring, development planning, and coordination with Parks & Recreation and Sports Facilities Management.

Adjournment

Willis Thompson made a motion to enter into executive session, and Donnie Linley seconded the motion. After the session, the council returned and adjourned the meeting.

CITY OF MUSCLE SHOALS, ALABAMA

A Municipal Corporation

COUNCIL MEMBER – PLACE ONE

COUNCIL MEMBER – PLACE TWO

COUNCIL MEMBER – PLACE THREE

COUNCIL MEMBER – PLACE FOUR

COUNCIL MEMBER – PLACE FIVE

ATTEST:

Brittney Walker, City Clerk/Treasurer

CITY OF MUSCLE SHOALS

JOB DESCRIPTION

Job Title: Pump and Equipment Maintenance Operator

Department: Storm Drainage

FLSA:

Grade:

Safety Sensitive Job: Yes

Security Sensitive Job: No

Job Description Prepared: November 2021

Note: Statements included in this description are intended to reflect in general the duties and responsibilities of this job and are not to be interpreted as being all-inclusive. The employee may be assigned other duties that are not specifically included.

Relationships

Reports to: Maintenance Supervisor

Subordinate Staff: Laborer

Internal Contacts: All City Departments

External Contacts: U.S. Army Corps of Engineers; Parts and Equipment Vendors and Suppliers; Engineers; Contractors; Fuel Suppliers

Job Summary

Under the supervision of the Maintenance Supervisor, employees in this job perform a range of tasks and duties associated with the effective and efficient operation of the Department. These tasks and duties include, but are not limited to, maintaining diesel, hydraulic, and electric flood control pumps, maintaining the City's emergency generators, operating and maintaining heavy equipment, mixing and applying herbicides and pesticides, prepares fuel logs and runtime data for pumps, inspecting and maintaining flood control levees, maintaining fuel storage tanks, monitoring pond levels during periods of heavy rainfall, repairing and maintaining City buildings, performing manual labor, collaborating with the Corps of Engineers concerning flooding concerns and problems, communicating with the general public, and supervising Laborers when regular supervisor is not available. This job is considered safety-sensitive and is subject to a pre-employment background check and random drug screens.

Essential Functions

ESSENTIAL FUNCTIONS: The following list was developed through a job analysis; however, it is not exhaustive and other duties may be required and assigned. A person with a disability which is covered by the Americans with Disabilities Act (ADA) must be able to perform the essential functions of the job unaided or with the assistance of a reasonable accommodation.

ESSENTIAL FUNCTION: Department Operations. Employee performs a range of Department operational tasks and duties.

1. Maintains diesel, hydraulic, and electric flood control pumps.
2. Maintains the City's emergency generators.
3. Mixes and applies herbicides and pesticides.
4. Maintains fuel storage tanks.
5. Inspects ponds during periods of heavy rainfall.
6. Inspects and maintains levee structures.
7. Repairs and maintains City buildings.
8. Collaborates with the U.S. Army Corps of Engineers concerning flooding concerns and problems.
9. Performs manual labor associated with Department projects.

ESSENTIAL FUNCTION: Equipment Operation. Employee performs a range of heavy equipment operation tasks and duties.

1. Operates equipment such as tractors, boom mowers, backhoes, skid steers, dump trucks, fuel trucks, and equipment moving trucks.
2. Maintains equipment in accordance with established inspection and service schedules.
3. Monitors equipment for service or repair needs.
4. Performs pre-operating safety and maintenance checks for equipment.

NON-ESSENTIAL FUNCTION:

1. Supervises part-time court-ordered community service workers when regular supervisor is not available.
2. Performs other job-related duties as required or assigned.

Knowledge, Skills and Abilities

(* Can be acquired on the job)

1. *Knowledge of City rules, regulations, policies, and procedures.
2. *Knowledge of City geography, road, and bridge systems.
3. Knowledge of building maintenance.
4. Knowledge of flooding and drainage control procedures, methods, and practices.

5. Knowledge of safety rules including accident causation and prevention.
6. Knowledge of hydraulics, mechanics, and electricity.
7. Communication skills to effectively communicate internally and externally, both orally and in writing.
8. Verbal skills to effectively communicate with co-workers, supervisors, the general public, over the telephone and two-way radio.
9. Writing skills to develop professional letters, reports, and other materials using correct English, grammar, punctuation, and spelling.
10. Reading skills to understand and interpret state, federal, and City directives, procedures, guidelines, and instructions.
11. Math skills to perform basic mathematical calculations.
12. Ability to perform basic supervisory functions.
13. Ability to troubleshoot equipment and perform needed repairs or maintenance.
14. Ability to plan and manage work tasks and assignments.
15. Ability to operate standard office equipment.
16. Ability to use computers and office productivity software.
17. Ability to operate and maintain equipment.
18. Ability to maintain professional attitude.
19. Ability to use a cellular phone, multiline telephone, and two-way radio.
20. Ability to deal with all contacts in a courteous and patient manner.
21. Ability to handle upset or irate individuals.
22. Ability to handle dynamic situations in a calm and courteous manner.
23. Ability to prioritize work projects and multi-task.
24. Ability to organize files and work projects.
25. Ability to work with little or no supervision.
26. Ability to drive.

Minimum Qualifications

1. Possess a high school diploma or GED.
2. Minimum of one (1) to three (3) years of work experience in construction and maintenance; prefer experience in municipal flood control and drainage operations and procedures.
3. Possess a current and valid Class A Commercial Driver's License (CDL); must be insurable.
4. Ability to work non-standard hours and overtime when required.
5. Ability to pass a pre-employment background check and random drug screens.

Physical Demands

The work requires considerable and strenuous physical exertion such as frequent climbing of tall ladders, lifting heavy objects over 50 lbs., crouching, or crawling in restricted areas.

Work Environment

The work environment involves high risks with exposure to potentially dangerous situations or unusual environmental stress which require a range of safety and other precautions, e.g., working at great heights under extreme weather conditions, or similar situations where conditions cannot be controlled.

Approval

Name

Title

Date

Ordinance No. 2025-XX
AN ORDINANCE TO AMEND THE MUNICIPAL LODGINGS TAX RATE IN THE CITY
OF MUSCLE SHOALS, ALABAMA

Section 1. Authority

Pursuant to §§ 11-51-200 through 11-51-207, Code of Alabama 1975, as amended, the City of Muscle Shoals is authorized to levy a privilege or license tax upon persons engaged in the business of renting or furnishing rooms, lodgings, or accommodations to transients within the corporate limits and police jurisdiction of the city.

Section 2. Levy of Tax in the City

(a) There is hereby levied, in addition to all other taxes of every kind now imposed by law, a privilege or license tax upon every person, firm, or corporation engaging in the business of renting or furnishing any room or rooms, lodgings, or accommodations to transients in any hotel, motel, inn, tourist camp, tourist cabin, or any other place where rooms or lodgings are regularly furnished for consideration.

(b) The amount of such tax shall be ten percent (10%) of the gross receipts derived from such business.

(c) The tax shall not apply to rooms, lodgings, or accommodations supplied for a period of one hundred eighty (180) continuous days or more in any one place.

Section 3. Levy of Tax in the Police Jurisdiction

For the privilege of engaging in such business in the police jurisdiction of the city, there is hereby levied a like tax equal to one-half ($\frac{1}{2}$) of the rate levied within the corporate limits of the city.

Section 4. Applicability of State Statutes

All provisions of the State Lodgings Tax statutes, including definitions, exemptions, procedures, and enforcement mechanisms, shall apply to this ordinance and the taxes herein levied, except where otherwise provided.

Section 5. Cumulative Effect

This ordinance shall be cumulative of all other license taxes imposed by the city and shall not repeal any provision of the general license code.

Section 6. Severability

If any section, clause, or provision of this ordinance shall be declared invalid, such declaration shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

Section 7. Effective Date

This ordinance shall become effective on the 1st day of December, 2025, with the first payment due and payable on the 20th day of January 2026, and shall remain in effect thereafter until amended or repealed.

Adopted and approved this 20th day of October, 2025.

Ken Sockwell, Council President

Brittney Walker, City Clerk

Report to the City Council of Muscle Shoals, Alabama

Prepared at the request of Council President Ken Sockwell

Subject: Proposal to Increase the City Lodgings Tax to 10%

Background

The City of Muscle Shoals currently levies a 3% municipal lodgings tax in addition to the state rate of 5% (applicable in the Mountain Lakes area) and the Colbert County rate of 3%. This results in a total lodgings tax of 11% on hotel and short-term accommodations.

Muscle Shoals's municipal lodging tax is among the lowest in the region. In contrast:

- Florence: 11% city (15% total)
- Decatur: 10% city (15% total)
- Madison: 9% city + \$2 per night (15%+ total)
- Huntsville: 9% city + \$2 per night (16%+ total)
- Cullman: 4% city + \$3 room fee (14%+ total)

Updated Statewide Data

According to the Alabama Department of Revenue Local Lodgings Tax Rates Report (October 2025):

- 13% – Woodstock, Chickasaw
- 12% – Wetumpka, Trussville
- 11.5% – Elmore County (special districts)
- 11% – Montgomery, Northport, Tuscaloosa City, Lake View
- 10% – Decatur, Mobile, Orange Beach, Talladega City, Atmore, Bayou La Batre, Autauga County (outside Prattville)

This shows that Muscle Shoals is well below the state's leading municipalities, most of which levy 10% or higher.

Why the Increase is Needed

1. Revenue Growth for Services – Visitors place added demand on public safety, infrastructure, and sanitation. Lodging tax ensures they contribute to the cost of services.
2. Tourism and Economic Development – Additional revenue can support marketing, downtown improvements, and projects that draw more tourism and business into the city.
3. Regional Competitiveness – Aligning Muscle Shoals with Decatur (10%) and other peers keeps the city competitive while still below the state's highest rates (13%).

4. Equity – This tax is borne primarily by nonresidents, reducing the financial burden on local taxpayers.

Recommendation

At the request of Council President Ken Sockwell, the administration recommends that the City Council:

- Adopt an ordinance on October 20, 2025 to increase the municipal lodgings tax from 3% to 10%, a 7% increase.
- Effective Date: December 1, 2025, to provide the required 30-day notice to the Alabama Department of Revenue.
- Resulting Total Rate: 18% (5% state + 3% county + 10% city).

Next Steps

This report and the accompanying ordinance will be presented to the City Council at its regular meeting on October 6, 2025. If approved, the ordinance will be formally adopted at the October 20, 2025 meeting and will become effective December 1, 2025, providing the required 30-day notice to the Alabama Department of Revenue.

Financial Institution Council Report – Full 2025 Analysis

Transmittal Summary

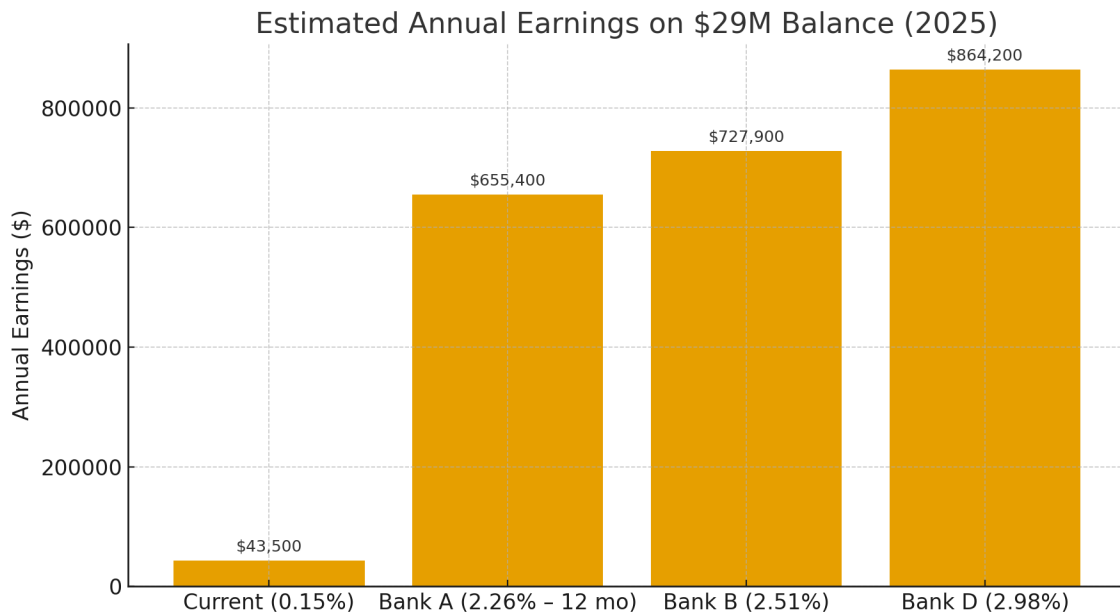
Attached is the Financial Institution Council Report (final 2025 analysis based on a \$29M General Fund balance).

- Bank A's 2.26% rate is fixed for 12 months only; renewal terms are not guaranteed.
- Bank D remains Fed Funds – 1.40% ($\approx$ 2.98% using the current midpoint) and will adjust with future Fed changes.
- The report includes updated tables, a visual comparison of annual earnings, and an opportunity-cost chart showing interest the City would forgo by keeping the current account or selecting Bank A or Bank B instead of Bank D.
- The City's operating balance increased from \$18 million to an estimated \$29 million as several CDs matured over the last week, with a large \$5 million CD set to mature soon.
- It is recommended that the City follow this same process every 2–3 years to ensure a fair rate of return on City funds.
- The process we used went above what is legally required. I consulted with the League of Municipalities and reviewed the 2020 Selected Readings for Municipalities to confirm that we followed the correct procedures.

Bank Proposals Comparison (2025 – \$29M Balance)

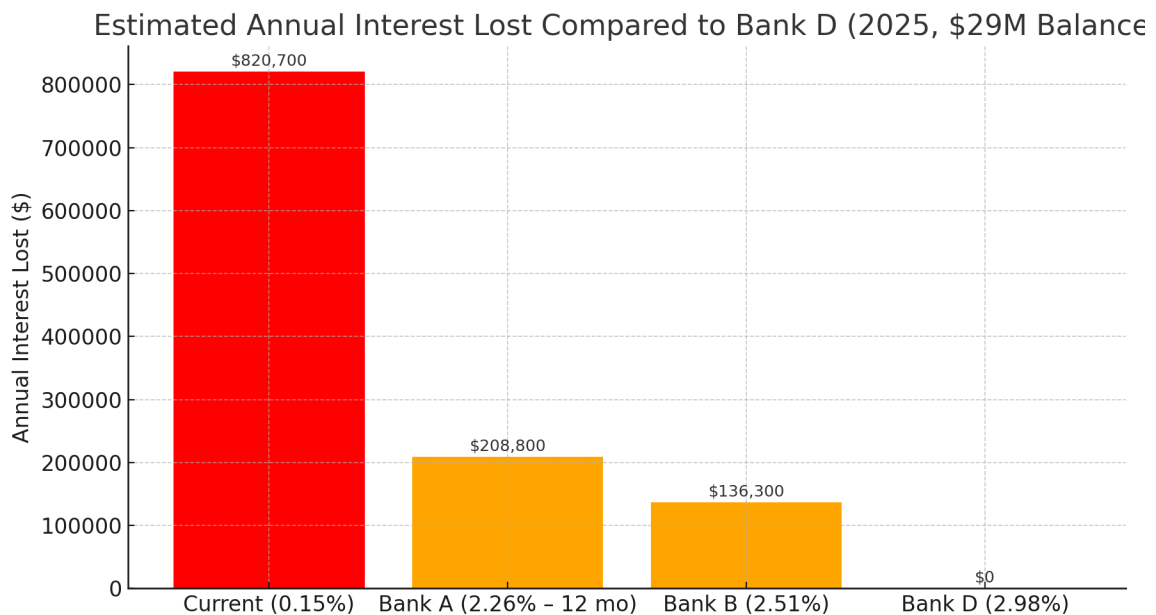
Bank	Rate (%)	Estimated Annual Earnings (\$)
Current Account	0.15%	\$43,500
Bank A	2.26% fixed – 12 months	\$655,400
Bank B	2.51% (discretionary variable)	\$727,900
Bank D	2.98% (Fed Funds – 1.40%)	\$864,200

Visual Comparison of Annual Earnings



Opportunity Cost of Not Choosing Bank D

The chart below illustrates the estimated annual interest earnings lost if the City were to maintain its current account or choose Bank A or Bank B instead of Bank D, based on a \$29 million balance in 2025.



**RE-ZONING
APPLICATION**

APPLICATION FOR ZONING CHANGE IN MUSCLE SHOALS CITY, ALABAMA

PLEASE FURNISH COMPLETE INFORMATION FOR QUESTIONS LISTED BELOW:

SIZE OF LOT OR AREA: 1.24 ACRES

WHAT WILL BE ERECTED/BUILT AT SITE: Home

LOCATION: DALTON ESTATES

PRESENT ZONING: NONE - PU

PREFERENCE OF ZONING: R-3

NAMES OF SURROUNDING PROPERTY OWNERS:

RYAN BAKER _____
LYNN GRIFFIN _____

SUBMIT DIAGRAM OF PROPERTY AND DIAGRAM OF BUILDING IF ONE IS PRESENT

SIGNED: [Signature]

DATE: 8-20-25



Current Date: 9/17/2025 Tax Year: 2026 (Billing Year: 2026) ▼

⚠ You are viewing a future tax year. Any values and taxes shown are estimates and are subject to change. [Click here](#) for the current amount due.

Parcel Info

PIN	58111
PARCEL	13-06-13-0-003-001.000
ACCOUNT NUMBER	40013
OWNER	DALTON ESTATES LLC
MAILING ADDRESS	3413 CYPRESS LAND, MUSCLE SHOALS, AL 35661
PROPERTY ADDRESS	0
LEGAL DESCRIPTION	PT OF THE SE 1/4 OF THE NE 1/4 A/K/A PT LOT 22 DALTON ESTATE S 147 X 394.65 /DB 2006 PG 105
EXEMPT CODE	
TAX DISTRICT	CITY OF MUSCLE SHOALS



Tax Information

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
58111	2026	REAL	\$ 495.72	\$ 0.00	\$ 495.72	\$ 0.00	\$ 495.72
58111	2025	REAL	\$ 495.72	\$ 0.00	\$ 495.72	\$ 0.00	\$ 495.72

Total Due: \$ 991.44

Viewer Map



September 17, 2025

Boundary Line TaxParcel City Limits Boundary
TaxParcel_Lines Parcels

1:2,257
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, NGA, USGS, KCS
Copyright 2025

Muscle Shoals Planning Board Minutes

Sept 23rd 2025

Members present: Andy Laster, Claude Eubanks, Perry Burgess, Teri Self.

Members absent: Dennie Robinson, Sammy Mayfield, Zach Morgan.

Meeting called to order 5:05 p.m.

Motion made to dispense the reading and approve the last meeting minutes.

1st Perry Burgess

2nd Claude Eubanks

Roll called with all AYES. Approved

1st item on the agenda is a request by Sonny Cornelius to rezone a property in Dalton estates subdivision from PU to R-3. Jason Jones explained that this zoning matched the zoning in the rest of the neighborhood. Motion made to approve.

1st Claude Eubanks

2nd Terri Self

Roll Called with all AYES. Rezoning recommended to the city council.

2nd item on the agenda is the request from Heather Wright to vacate the streets and alleys off Wilson dam road for the carpenter place subdivision. The streets include, Keystone Manor, Chicago Ave, Edwin Ave, Randolph Ave, Rose Ave, Colman Ave, Vind Ave, Parker Ave, Thomas Ave, Lind Ave, Geyer

Ave, Stark Ave, and Taylor Ave. Jason Jones explained all M.S. utilities have approved and signed. Motion made to approve.

1st Terri Self

2nd Claude Eubanks

Roll Called with all Ayes. Vacations recommended to the city council.

Meeting adjourned.

**City of Muscle Shoals
Request for Vacation or Abatement of
Right of Way Easement**

Applicant's Name Heather Wright Date 05/14/2025
Address 4300 South Wilson Dam Road Phone # (256) 318-2830

Description of right of way on easement (include Colbert county tax map or subdivision plat to all departments).

Old road names with right of ways to be vacated as shown on the proposed Carpenter Place Residential Subdivision Plat include: Keystone Manor, Chicago Avenue, Edwin Avenue, Randolph Avenue, Rose Avenue, Colman Avenue, Vind Avenue, Parker Avenue, Thomas Avenue, Lind Avenue, David Avenue, Geyer Avenue, Stark Avenue, and Taylor Avenue

Reason for request:

Property has been purchased and will undergo new development, which will create new roads with right of ways.

This request is (approved, approved with modifications, disapproval for reason stated by planning commission).

Planning Commission Chairman

**Utility Department Review of
Proposed Vacation of Abandonment**

Approval

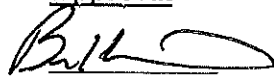
MB

Objections

none

Electric Department
1015 Avalon Avenue
Muscle Shoals, AL 35661
(256)-386-9290
Mr. Matt Bernauer

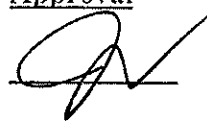
Comments: subject to any necessary electric utility easements

Approval


Objections

City Engineer
Civil Group
(256)-320-5082
919 Avalon Avenue Ste.B
Mr. Brad Williams

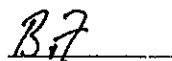
Comments: _____

Approval


Objections

Water Department
2210 Second Street
Muscle Shoals, AL 35661
(256)-386-9260
Mr. James Vance

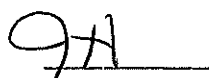
Comments: Subject to any necessary water & sewer
utility easements.

Approval


Objections

Street Department
214 Industrial Drive
Muscle Shoals, AL 35661
(256)-386-9250
Mr. Butch Fleming

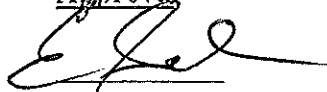
Comments: _____

Approval


Objections
None

Fire Department
1002 Avalon Avenue
Muscle Shoals, AL 35661
(256)-386-9231
Mr. ~~Shawn Malone~~
John Hyde

Comments: _____

Approval


Objections
None

North Alabama Gas
602 Dearborn Avenue
Muscle Shoals, AL 35661
(256)-383-3306
Mr. Steve Oliver

Comments: _____

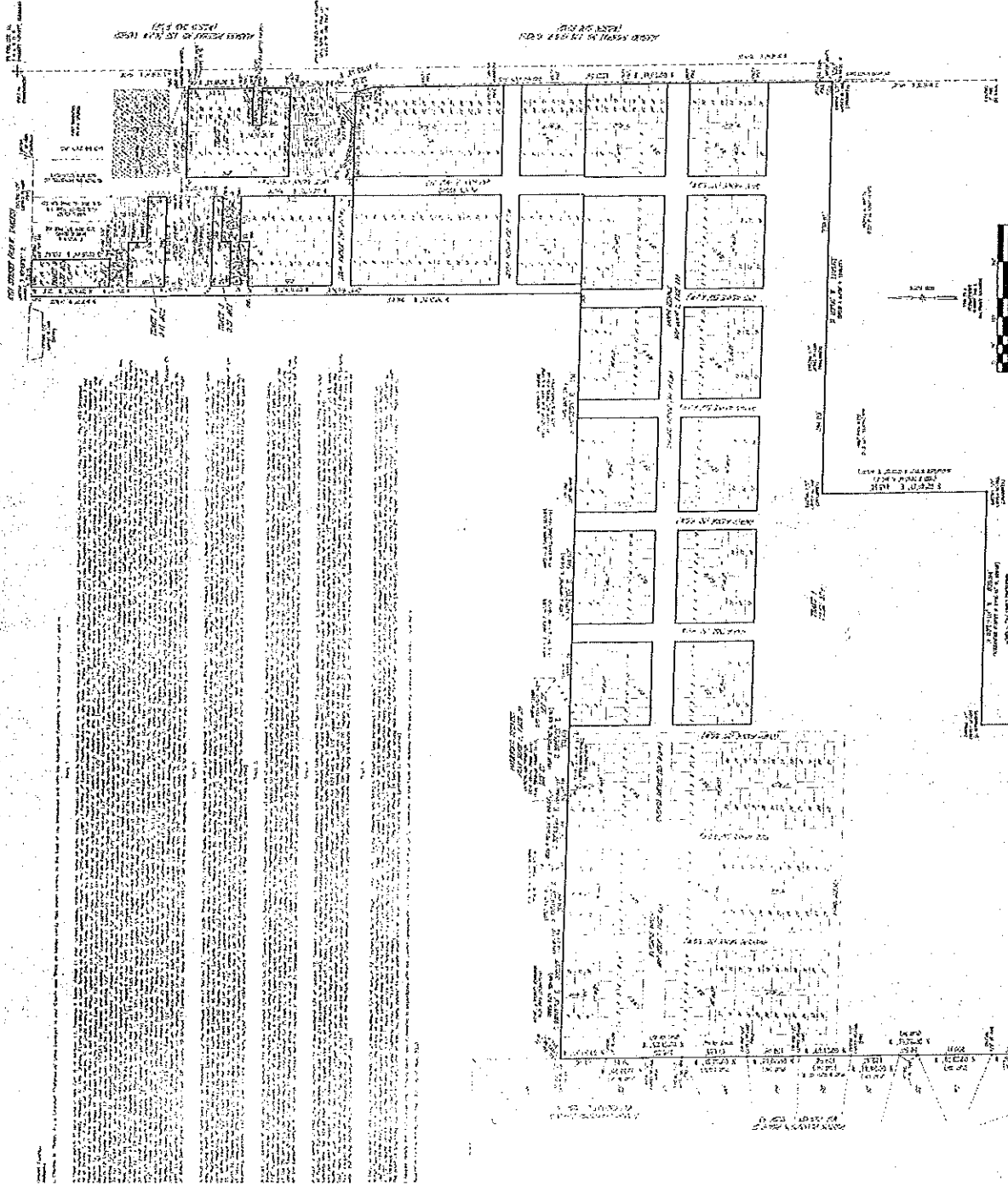
Approval


Objections

Police Department
1000 Avalon Avenue
Muscle Shoals, AL 35661
(256)-383-6746
Mr. Clint Reck

Comments: _____

NICOLAS AGEE - LUKE KYLE - HEATHER WRIGHT
 SURVEY PT. EAST 1/2, SEC. 12, T. 4 S. R. 11 W, COLBERT COUNTY, ALABAMA



NICOLAS AGEE - LUKE KYLE -
 HEATHER WRIGHT
 SURVEY PT. EAST 1/2,
 SEC. 12, T. 4 S. R. 11 W,
 COLBERT COUNTY, ALABAMA
 TRIMBLE SURVEYING & MAPPING, INC.
 1000 W. 10TH AVE. SUITE 100
 P.O. BOX 1000 SUITE 100 AL 36003



1000 W. 10TH AVE. SUITE 100
 P.O. BOX 1000 SUITE 100 AL 36003

STATE OF ALABAMA)
)
COLBERT COUNTY)

QUITCLAIM DEED

WHEREAS, Wilson Dam Properties, LLC is the owner of the property hereinafter described and;

WHEREAS, the City of Muscle Shoals is now desirous of having title to the hereinafter described real property conveyed to the landowner.

NOW THEREFORE, in consideration of the premises and the sum of \$10.00 this day paid by Wilson Dam Properties, LLC, an Alabama limited liability company, the Grantee, the receipt of which is hereby acknowledged, the undersigned Grantor, City of Muscle Shoals, Alabama, a municipal corporation, does hereby remise, release, quitclaim and convey unto the Grantee all of its right, title, and interest in and to the following described property situated in Muscle Shoals, Colbert County, Alabama:

Tract I:

All of Chicago Avenue lying West of a line extended from the Southeast Corner of Lot 17, Block 6, Union Terrace to the Northeast Corner of Lot 9, Block 12, Union Terrace and lying East of a line extended from the Southwest corner of Lot 1, Block 1, Keystone Manor to the Northwest corner of Lot 1, Block 4, Keystone Manor.

Tract II:

All of Geyer Avenue lying West of a line extended from the Southeast corner of Lot 32, Block 6, Wilson Square to the Northeast corner of Lot 8, Block 8, Wilson Square and lying East of a line extended from the Southwest corner of Lot 16, Block 5, Wilson Square to the Northwest corner of Lot 1, Block 7, Wilson Square.

Tract III:

All of Lind Avenue lying South of Lot 8, Block 3, Wilson Square and lying North of and adjacent to Lot 7, Block 7, Wilson Square; and all of Lind Avenue lying South of a line extended from the Northwest corner of Lot 1, Block 5, Union Terrace to the Northeast corner of Lot 4, Block 4, Union Terrace and lying North of a line extended from the Southwest corner of Lot 13, Block 11, Union Terrace to the Southeast corner of Lot 16, Block 10, Union Terrace.

Tract IV:

All of David Avenue lying South of Stark Avenue, Wilson Square and lying North of a line extended from the Southwest corner of Lot 8, Block 12 Union Terrace to the Southeast corner of Lot 16, Block 11, Union Terrace.

Tract V:

All of Thomas Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 3, Union Terrace to the Northwest corner of Lot 1, Block 4, Union Terrace and lying North of a line extended from the Southeast corner of Lot 16, Block 9, Union Terrace to the Southwest corner of Lot 13, Block 10, Union Terrace.

Tract VI:

All of Parker Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 2, Union Terrace to the Northwest corner of Lot 1, Block 3, Union Terrace and lying North of a line extended from the Southeast corner of Lot 16, Block 8, Union Terrace to the Southwest corner of Lot 13, Block 9, Union Terrace.

Tract VII:

All of Vind Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 1, Union Terrace to the Northwest corner of Lot 1, Block 2, Union Terrace and lying North of a line extended from the Southeast corner of Lot 15, Block 7, Union Terrace to the Southwest corner of Lot 13, Block 8, Union Terrace.

Tract VIII:

All of Coleman Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 3, Keystone Manor to the Northwest corner of Lot 1, Block 1, Union Terrace and lying North of a line extended from the Southwest corner of Lot 21, Block 6, Keystone Manor to a point that is twenty-five (25) feet east of the Southeast corner of Lot 21, Block 6, Keystone Manor.

Tract IX:

All of Rose Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 2, Keystone Manor to the Northwest corner of Lot 13, Block 3, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 21, Block 5, Keystone Manor to the Southwest corner of Lot 22, Block 6, Keystone Manor.

Tract X:

All of Randolph Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 1, Keystone Manor to the Northwest corner of Lot 13, Block 2, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 21, Block 4, Keystone Manor to the Southwest corner of Lot 22, Block 5, Keystone Manor.

Tract XI:

All of Edwin Avenue lying South of Blocks 4-6, Keystone Manor extending 25 feet to the east of said Block 6 to the terminus of said Avenue.

Tract XII:

All of Harris Avenue lying South of and adjacent to Lot 13, Block 1, Keystone Manor extending south to the terminus of said Avenue.

Tract XIII:

All that portion of that certain sixteen foot alleyway lying South of Stark Avenue, Wilson Square and North of a line extended from the Southeast corner of Lot 8, Block 12, Union Terrace to the Southwest corner of Lot 16, Block 12, Union Terrace.

Tract XIV:

All that portion of that certain sixteen foot alleyway lying West of the western boundary of Lots 12 and 13, Block 6, Union Terrace and lying East of a line extended from the Southwest corner of Lot 15, Block 1, Keystone Manor to the Northwest corner of Lot 1, Block 1, Keystone Manor.

Tract XV:

All that portion of that certain sixteen foot alleyway lying West of the western boundary of Lots 13 and 14, Block 12, Union Terrace and lying East of a line extended from the Southwest corner of Lot 1, Block 4, Keystone Manor to the Northwest corner of Lot 33, Block 4, Keystone Manor.

Tract XVI:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 1, Keystone Manor to the Northwest corner of Lot 12, Block 1, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 1, Keystone Manor to the Southwest corner of Lot 10, Block 1, Keystone Manor.

Tract XVII:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 2, Keystone Manor to the Northwest corner of Lot 12, Block 2, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 2, Keystone Manor to the Southwest corner of Lot 10, Block 2, Keystone Manor.

Tract XVIII:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 3, Keystone Manor to the Northwest corner of Lot 12, Block 3, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 3, Keystone Manor to the Southwest corner of Lot 10, Block 3, Keystone Manor.

Tract XIX:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 4, Keystone Manor to the Northwest corner of Lot 10, Block 4, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 4, Keystone Manor to the Southwest corner of Lot

21, Block 4, Keystone Manor.

Tract XX:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 5, Keystone Manor to the Northwest corner of Lot 10, Block 5, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 5, Keystone Manor to the Southwest corner of Lot 21, Block 5, Keystone Manor.

Tract XXI:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 6, Keystone Manor to the Northwest corner of Lot 10, Block 6, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 6, Keystone Manor to the Southwest corner of Lot 21, Block 6, Keystone Manor.

Tract XXII:

All of Stark Avenue lying East of Lind Avenue and lying West of David Avenue.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor, City of Muscle Shoals, Alabama, a municipal corporation, has caused its name to be affixed hereto by Mike Lockhart, its Mayor, who is duly authorized and has caused the same to be attested by Brittney Walker, its City Clerk, on this the _____ day of _____, 2025.

CITY OF MUSCLE SHOALS, ALABAMA,
a municipal corporation

By: _____
MIKE LOCKHART, MAYOR

ATTEST:

By: _____
BRITTNEY WALKER, CLERK

STATE OF ALABAMA)
COLBERT COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that, MIKE LOCKHART, whose name as Mayor of the CITY OF MUSCLE SHOALS, ALABAMA, a municipal corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the City of Muscle Shoals, Alabama, on the day the same bears date.

Given under my hand and official seal this the ____ day of _____, 2025.

NOTARY PUBLIC

My commission expires: _____

S E A L

Grantor's address: City of Muscle Shoals, AL
 2010 East Avalon Avenue
 Muscle Shoals, AL 35661

Grantee's address: 406 W. Avalon Avenue
 Muscle Shoals, AL 35661

Property Address: Sixth Street/Wilson Dam Road
 Muscle Shoals, AL 35661

Property Value: \$5,000.00

RESOLUTION NUMBER _____

WHEREAS, Wilson Dam Properties, LLC, hereinafter called Petitioner, is the owner of certain real property located in Union Terrace, a subdivision in Colbert County, Alabama known and designated according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 177 ("Union Terrace"), Wilson Square, a subdivision in Colbert County, Alabama known and designated according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 313 ("Wilson Square"), and Keystone Manor, a subdivision in Colbert County, Alabama known and designated according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 493 ("Keystone Manor"), as particularly described in "Exhibit A" to Petitioner's Petition to and Declaration of Vacation dated _____, 2025; said Petitioner being desirous of vacating the hereinafter described streets and alleys, has presented its signed Petition and Declaration of Vacation of said streets and alleys to the City Council of the City of Muscle Shoals, Alabama, a municipal corporation, for its consideration, assent and approval; and

WHEREAS, the streets and alleys to be vacated are more particularly described as follows:

Tract I:

All of Chicago Avenue lying West of a line extended from the Southeast Corner of Lot 17, Block 6, Union Terrace to the Northeast Corner of Lot 9, Block 12, Union Terrace and lying East of a line extended from the Southwest corner of Lot 1, Block 1, Keystone Manor to the Northwest corner of Lot 1, Block 4, Keystone Manor.

Tract II:

All of Geyer Avenue lying West of a line extended from the Southeast corner of Lot 32, Block 6, Wilson Square to the Northeast corner of Lot 8, Block 8, Wilson Square and lying East of a line extended from the Southwest corner of Lot 16, Block 5, Wilson Square to the Northwest corner of Lot 1, Block 7, Wilson Square.

Tract III:

All of Lind Avenue lying South of Lot 8, Block 3, Wilson Square and lying North of

and adjacent to Lot 7, Block 7, Wilson Square; and all of Lind Avenue lying South of a line extended from the Northwest corner of Lot 1, Block 5, Union Terrace to the Northeast corner of Lot 4, Block 4, Union Terrace and lying North of a line extended from the Southwest corner of Lot 13, Block 11, Union Terrace to the Southeast corner of Lot 16, Block 10, Union Terrace.

Tract IV:

All of David Avenue lying South of Stark Avenue, Wilson Square and lying North of a line extended from the Southwest corner of Lot 8, Block 12 Union Terrace to the Southeast corner of Lot 16, Block 11, Union Terrace.

Tract V:

All of Thomas Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 3, Union Terrace to the Northwest corner of Lot 1, Block 4, Union Terrace and lying North of a line extended from the Southeast corner of Lot 16, Block 9, Union Terrace to the Southwest corner of Lot 13, Block 10, Union Terrace.

Tract VI:

All of Parker Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 2, Union Terrace to the Northwest corner of Lot 1, Block 3, Union Terrace and lying North of a line extended from the Southeast corner of Lot 16, Block 8, Union Terrace to the Southwest corner of Lot 13, Block 9, Union Terrace.

Tract VII:

All of Vind Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 1, Union Terrace to the Northwest corner of Lot 1, Block 2, Union Terrace and lying North of a line extended from the Southeast corner of Lot 15, Block 7, Union Terrace to the Southwest corner of Lot 13, Block 8, Union Terrace.

Tract VIII:

All of Coleman Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 3, Keystone Manor to the Northwest corner of Lot 1, Block 1, Union Terrace and lying North of a line extended from the Southwest corner of Lot 21, Block 6, Keystone Manor to a point that is twenty-five (25) feet east of the Southeast corner of Lot 21, Block 6, Keystone Manor.

Tract IX:

All of Rose Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 2, Keystone Manor to the Northwest corner of Lot 13, Block 3, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 21, Block 5, Keystone Manor to the Southwest corner of Lot 22, Block 6, Keystone Manor.

Tract X:

All of Randolph Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 1, Keystone Manor to the Northwest corner of Lot 13, Block 2, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 21, Block

4, Keystone Manor to the Southwest corner of Lot 22, Block 5, Keystone Manor.

Tract XI:

All of Edwin Avenue lying South of Blocks 4-6, Keystone Manor extending 25 feet to the east of said Block 6 to the terminus of said Avenue.

Tract XII:

All of Harris Avenue lying South of and adjacent to Lot 13, Block 1, Keystone Manor extending south to the terminus of said Avenue.

Tract XIII:

All that portion of that certain sixteen foot alleyway lying South of Stark Avenue, Wilson Square and North of a line extended from the Southeast corner of Lot 8, Block 12, Union Terrace to the Southwest corner of Lot 16, Block 12, Union Terrace.

Tract XIV:

All that portion of that certain sixteen foot alleyway lying West of the western boundary of Lots 12 and 13, Block 6, Union Terrace and lying East of a line extended from the Southwest corner of Lot 15, Block 1, Keystone Manor to the Northwest corner of Lot 1, Block 1, Keystone Manor.

Tract XV:

All that portion of that certain sixteen foot alleyway lying West of the western boundary of Lots 13 and 14, Block 12, Union Terrace and lying East of a line extended from the Southwest corner of Lot 1, Block 4, Keystone Manor to the Northwest corner of Lot 33, Block 4, Keystone Manor.

Tract XVI:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 1, Keystone Manor to the Northwest corner of Lot 12, Block 1, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 1, Keystone Manor to the Southwest corner of Lot 10, Block 1, Keystone Manor.

Tract XVII:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 2, Keystone Manor to the Northwest corner of Lot 12, Block 2, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 2, Keystone Manor to the Southwest corner of Lot 10, Block 2, Keystone Manor.

Tract XVIII:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 3, Keystone Manor to the Northwest corner of Lot 12, Block 3, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 3, Keystone Manor to the Southwest corner of Lot 10, Block 3, Keystone Manor.

Tract XIX:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 4, Keystone Manor to the Northwest corner of Lot 10, Block 4, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 4, Keystone Manor to the Southwest corner of Lot 21, Block 4, Keystone Manor.

Tract XX:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 5, Keystone Manor to the Northwest corner of Lot 10, Block 5, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 5, Keystone Manor to the Southwest corner of Lot 21, Block 5, Keystone Manor.

Tract XXI:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 6, Keystone Manor to the Northwest corner of Lot 10, Block 6, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 6, Keystone Manor to the Southwest corner of Lot 21, Block 6, Keystone Manor.

Tract XXII:

All of Stark Avenue lying East of Lind Avenue and lying West of David Avenue.

WHEREAS, the aforesaid Petitioner is the owner of all property abutting the said streets and alleys to be vacated, and has complied with all the requirements of Ordinances of the City of Muscle Shoals, Alabama, relating to the vacation of streets and alleyways within the City of Muscle Shoals, Alabama; and

WHEREAS, the City Council of the City of Muscle Shoals, Alabama, has determined that the convenient means of ingress and egress to and from their property is afforded to all other property owners owning property in the tract of land embraced in the map, plat or survey within which the above described streets and alleys are located, such means of ingress and egress being afforded by the remaining dedicated streets in the area.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Muscle Shoals, Alabama, that the assent of the City Council of the City of Muscle Shoals, Alabama be

and there same is hereby given and granted to the vacation of the streets and alleys herein above described.

BE IT FURTHER RESOLVED that the City of Muscle Shoals, Alabama, a municipal corporation, remise, release, and quit-claim to Wilson Dam Properties, LLC, whatever right, title and interest the City of Muscle Shoals may have acquired in and to the above described streets and alleys and that the Mayor, Mike Lockhart, is hereby authorized to execute and deliver said quit-claim deed to for and on behalf of the City of Muscle Shoals, Alabama.

PASSED AND ADOPTED on this the ____ day of _____, 2025.

CITY COUNCIL OF THE CITY OF
MUSCLE SHOALS, ALABAMA

BY: _____
KEN SOCKWELL
President of the Council

ATTEST:

BRITTNEY WALKER
City Clerk

CERTIFICATION

I, Brittney Walker, City Clerk of the City of Muscle Shoals, Alabama, do hereby certify that the above and foregoing is a true, correct and exact copy of a resolution duly and legally adopted by the City Council of the City of Muscle Shoals, Alabama, at a meeting thereof on the ____ day of _____, 2025, as taken from the minutes of said meeting.

Witness my hand and official seal on this the ____ day of _____, 2025.

BRITTNEY WALKER
CITY CLERK OF THE CITY OF
MUSCLE SHOALS, ALABAMA

STATE OF ALABAMA)
)
COLBERT COUNTY) **PETITION AND DECLARATION OF VACATION**

WHEREAS, the undersigned, Wilson Dam Properties, LLC, an Alabama limited liability company, is the owner of the real property described on Exhibit A attached hereto and incorporated herein by reference (the "Property"); the Property being the only property abutting the streets and alleys hereinafter set out, the Property and said streets and alleys being located in Union Terrace, a subdivision in Colbert County, Alabama known and designated according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 177 ("Union Terrace"), Wilson Square, a subdivision in Colbert County, Alabama known and designated according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 313 ("Wilson Square"), and Keystone Manor, a subdivision in Colbert County, Alabama known and designated according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 493 ("Keystone Manor"), does hereby declare the following streets and alleys in said Union Terrace, Wilson Square, and Keystone Manor to be vacated, to wit:

Tract I:

All of Chicago Avenue lying West of a line extended from the Southeast Corner of Lot 17, Block 6, Union Terrace to the Northeast Corner of Lot 9, Block 12, Union Terrace and lying East of a line extended from the Southwest corner of Lot 1, Block 1, Keystone Manor to the Northwest corner of Lot 1, Block 4, Keystone Manor.

Tract II:

All of Geyer Avenue lying West of a line extended from the Southeast corner of Lot 32, Block 6, Wilson Square to the Northeast corner of Lot 8, Block 8, Wilson Square and lying East of a line extended from the Southwest corner of

Lot 16, Block 5, Wilson Square to the Northwest corner of Lot 1, Block 7, Wilson Square.

Tract III:

All of Lind Avenue lying South of Lot 8, Block 3, Wilson Square and lying North of and adjacent to Lot 7, Block 7, Wilson Square; and all of Lind Avenue lying South of a line extended from the Northwest corner of Lot 1, Block 5, Union Terrace to the Northeast corner of Lot 4, Block 4, Union Terrace and lying North of a line extended from the Southwest corner of Lot 13, Block 11, Union Terrace to the Southeast corner of Lot 16, Block 10, Union Terrace.

Tract IV:

All of David Avenue lying South of Stark Avenue, Wilson Square and lying North of a line extended from the Southwest corner of Lot 8, Block 12 Union Terrace to the Southeast corner of Lot 16, Block 11, Union Terrace.

Tract V:

All of Thomas Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 3, Union Terrace to the Northwest corner of Lot 1, Block 4, Union Terrace and lying North of a line extended from the Southeast corner of Lot 16, Block 9, Union Terrace to the Southwest corner of Lot 13, Block 10, Union Terrace.

Tract VI:

All of Parker Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 2, Union Terrace to the Northwest corner of Lot 1, Block 3, Union Terrace and lying North of a line extended from the Southeast corner of Lot 16, Block 8, Union Terrace to the Southwest corner of Lot 13, Block 9, Union Terrace.

Tract VII:

All of Vind Avenue lying South of a line extended from the Northeast corner of Lot 4, Block 1, Union Terrace to the Northwest corner of Lot 1, Block 2, Union Terrace and lying North of a line extended from the Southeast corner of Lot 15, Block 7, Union Terrace to the Southwest corner of Lot 13, Block 8, Union Terrace.

Tract VIII:

All of Coleman Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 3, Keystone Manor to the Northwest corner of Lot 1, Block 1, Union Terrace and lying North of a line extended from the Southwest corner of Lot 21, Block 6, Keystone Manor to a point that is twenty-five (25) feet east of the Southeast corner of Lot 21, Block 6, Keystone Manor.

Tract IX:

All of Rose Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 2, Keystone Manor to the Northwest corner of Lot 13, Block 3, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 21, Block 5, Keystone Manor to the Southwest corner of Lot 22, Block 6, Keystone Manor.

Tract X:

All of Randolph Avenue lying South of a line extended from the Northeast corner of Lot 12, Block 1, Keystone Manor to the Northwest corner of Lot 13, Block 2, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 21, Block 4, Keystone Manor to the Southwest corner of Lot 22, Block 5, Keystone Manor.

Tract XI:

All of Edwin Avenue lying South of Blocks 4-6, Keystone Manor extending 25 feet to the east of said Block 6 to the terminus of said Avenue.

Tract XII:

All of Harris Avenue lying South of and adjacent to Lot 13, Block 1, Keystone Manor extending south to the terminus of said Avenue.

Tract XIII:

All that portion of that certain sixteen foot alleyway lying South of Stark Avenue, Wilson Square and North of a line extended from the Southeast corner of Lot 8, Block 12, Union Terrace to the Southwest corner of Lot 16, Block 12, Union Terrace.

Tract XIV:

All that portion of that certain sixteen foot alleyway lying West of the western boundary of Lots 12 and 13, Block 6, Union Terrace and lying East of a line extended from the Southwest corner of Lot 15, Block 1, Keystone Manor to the Northwest corner of Lot 1, Block 1, Keystone Manor.

Tract XV:

All that portion of that certain sixteen foot alleyway lying West of the western boundary of Lots 13 and 14, Block 12, Union Terrace and lying East of a line extended from the Southwest corner of Lot 1, Block 4, Keystone Manor to the Northwest corner of Lot 33, Block 4, Keystone Manor.

Tract XVI:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 1, Keystone Manor to the Northwest corner of Lot 12, Block 1, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 1, Keystone Manor to the Southwest corner of Lot 10, Block 1, Keystone Manor.

Tract XVII:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 2, Keystone Manor to the Northwest corner of Lot 12, Block 2, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 2, Keystone Manor to the Southwest corner of Lot 10, Block 2, Keystone Manor.

Tract XVIII:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 13, Block 3, Keystone Manor to the Northwest corner of Lot 12, Block 3, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 15, Block 3, Keystone Manor to the Southwest corner of Lot 10, Block 3, Keystone Manor.

Tract XIX:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 4, Keystone Manor to the Northwest corner of Lot 10, Block 4, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 4, Keystone Manor to the Southwest corner of Lot 21, Block 4, Keystone Manor.

Tract XX:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 5, Keystone Manor to the Northwest corner of Lot 10, Block 5, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 5, Keystone Manor to the Southwest corner of Lot 21, Block 5, Keystone Manor.

Tract XXI:

All that portion of that certain fifteen foot alleyway lying South of a line extended from the Northeast corner of Lot 33, Block 6, Keystone Manor to the Northwest corner of Lot 10, Block 6, Keystone Manor and lying North of a line extended from the Southeast corner of Lot 22, Block 6, Keystone Manor to the Southwest corner of Lot 21, Block 6, Keystone Manor.

Tract XXII:

All of Stark Avenue lying East of Lind Avenue and lying West of David Avenue.

The undersigned, Wilson Dam Properties, LLC, hereby requests that the City Council of Muscle Shoals consent to, approve, ratify and confirm the vacation of the above described alley as described herein and, further, to authorize conveyance by quit-claim

deed, to the Petitioner of the right, title and interest of the City of Muscle Shoals, Alabama,
in and to the hereinabove described alley.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly
executed on this 23rd day of September, 2025.

WILSON DAM PROPERTIES, LLC

By: Heather Wright
Its: Sole Member

STATE OF ALABAMA)
COLBERT COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that Heather L. Wright, whose name is signed to the foregoing instrument as the Sole Member
of Wilson Dam Properties, LLC, and who in such capacity is known to me, acknowledged
before me on this day that, being informed of the contents of the instrument, she, in such
capacity and with full authority, has executed the same voluntarily as of the day the same
bears date.

Given under my hand and official seal this the 23 day of September, 2025.

Kerry Lee Underwood
NOTARY PUBLIC

My Commission Expires: _____

SEAL

My Commission Expires 06-27-2028

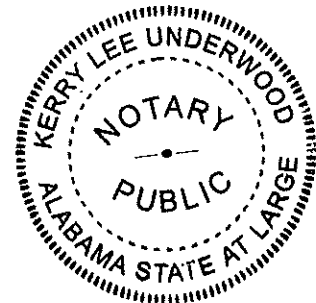


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

TRACT 1:

A tract or parcel of land lying in the East ½ of Section 12, Township 4 South, Range 11 West, Colbert County, Alabama and being All Lots, Blocks, Streets and Alleys in Keystone Manor as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 493 (proposed to be vacated or already vacated), All Lots, Blocks, Streets and Alleys in Union Terrace as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 177 (proposed to be vacated) and Lots Numbered 8 through 16 and Lots Numbered 23 through 32 in Block 3 and All of Blocks 5, 6, 7 and 8, All of Geyer Avenue, All of David Avenue lying between Block 5 and Block 6 and between Block 7 and Block 8, All of Stark Avenue lying between Block 3 and Block 5 and the East half of Lind Avenue abutting Lot 8 through 16 in Block 3 and abutting Block 5 and Block 7 on the Westerly side thereof and all of that North-South Alley in Block 6 and Block 8, in Wilson Square as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, Map Book 2, Page 313 (proposed to be vacated), said tract being more fully described as follows: Commence at the Northeast corner of said Section 12; run thence South 00 Degrees 48 Minutes 44 Seconds East for 2202.39 Feet; run thence North 89 Degrees 00 Minutes West for 50.02 Feet to an existing 1/2" capped re-bar (Shoemaker) on the Westerly margin of Wilson Dam Highway and the point of beginning of the herein described tract; continue North 89 Degrees 00 Minutes West leaving said road for 1103.65 Feet (passing over an existing 1/2" Shoemaker capped re-bar at 739.65 Feet) to an existing 1/2" capped re-bar (Shoemaker); run thence South 00 Degrees 49 Minutes 17 Seconds East for 445.16 Feet to an existing 1/2" capped re-bar (Shoemaker); run thence North 88 Degrees 59 Minutes 19 Seconds West for 626.94 Feet to an existing 1/2" capped re-bar (J. Alexander); run thence South 00 Degrees 50 Minutes 26 Seconds East for 407.99 Feet to an existing 1/2" capped re-bar (J. Alexander); run thence North 88 Degrees 58 Minutes 59 Seconds West for 895.31 Feet to an existing 1/2" capped re-bar (J. Alexander); run thence North 00 Degrees 17 Minutes 59 Seconds West for 225.90 Feet to an existing 1/2" re-bar at the Southeast corner of Lot 94 (Huston Plantation Phase III - Map Cabinet C, Slide 53); run thence North 00 Degrees 34 Minutes 06 Seconds West along the East line of Lot 94 for 129.86 Feet to an existing 1/2" re-bar at the Southeast corner of Lot 93; run thence North 00 Degrees 29 Minutes 39 Seconds West along the East line of Lot 93 for 200.11 Feet to an existing 1/2" re-bar at the Southeast corner of Lot 92; run thence North 00 Degrees 32 Minutes 51 Seconds West along the East line of Lot 92 for 50.60 Feet to an existing 1/2" re-bar at the Southeast corner of Lot 91; run thence North 00 Degrees 34 Minutes 44 Seconds West along the East line of Lot 91 for 129.32 Feet to an existing 1/2" capped re-bar (PPR) at the Southeast corner of Lot 90; run thence North 00 Degrees 31 Minutes 07 Seconds West along the East line of Lot 90 for 139.92 Feet to an existing 1/2" capped re-bar (PPR) at the Southeast corner of Lot 89; run thence North 00 Degrees 30 Minutes 18 Seconds West along the East line of Lot 89 for 139.96 Feet to an existing 1/2" capped re-bar (PPR) at the Southeast corner of Lot 88; run thence North 00 Degrees 33 Minutes 31 Seconds West along the East line

of Lot 88 for 173.85 Feet to an existing 1/2" capped re-bar (PPR) at the Southeast corner Lot 87; run thence North 00 Degrees 31 Minutes 25 Seconds West along the East line of Lot 87 for 106.20 Feet to an existing 1/2" capped re-bar (PPR) at the Southeast corner of Lot 38 (Huston Plantation Phase II - Map Cabinet C, Slide 37); run thence North 00 Degrees 55 Minutes 28 Seconds West along the East line of Lot 38 for 99.49 Feet to an existing 1/2" re-bar at the Southeast corner of Lot 37; run thence North 00 Degrees 39 Minutes 05 Seconds West along the East line of Lot 37 for 124.48 Feet to an existing 1/2" capped re-bar (Collins); run thence South 89 Degrees 07 Minutes 59 Seconds East leaving the East line of Huston Plantation Phase II for 322.97 Feet to an existing 1/2" cut off pin; run thence South 88 Degrees 49 Minutes 28 Seconds East for 209.98 Feet to an existing 1/2" cut off pin; run thence South 88 Degrees 43 Minutes 25 Seconds East for 165.44 Feet to an existing 1/2" cut off pin at the Southwest corner of Lot 27 (Parkwood Estates - Plat Book 5, Page 29); run thence South 88 Degrees 55 Minutes 21 Seconds East along the South line of Parkwood Estates for 331.65 Feet to an existing 1/2" crimped pin at the Southeast corner of Lot 28; run thence South 88 Degrees 52 Minutes 05 Seconds East leaving Parkwood Estates for 501.67 Feet to an existing 3/4" re-bar; continue South 88 Degrees 52 Minutes 05 Seconds East for 531 Feet to a 1/2" capped re-bar set in the centerline of Lind Avenue (as platted on Wilson Square - Map Book 2, Page 313); run thence North 00 Degrees 31 Minutes 31 Seconds West along said centerline for 900 Feet to a 1/2" capped re-bar set; run thence South 88 Degrees 52 Minutes 05 Seconds East along the North line of Lot 8 and its extensions for 146 Feet (passing over a 1/2" capped re-bar set at the Northwest corner of Lot 8, Block 3 - Wilson Square at 26 Feet) to a 1/2" capped re-bar set at the Southwest corner of Lot 23; run thence North 00 Degrees 31 Minutes 31 Seconds West along the West line of Lot 23 for 25 Feet at the Northwest corner of Lot 23; run thence South 88 Degrees 52 minutes 05 Seconds East along the North line of Lot 23 for 120 Feet to a 1/2" capped re-bar set at the Northeast corner of Lot 23 and on the Westerly margin of David Avenue; run thence South 00 Degrees 31 Minutes 31 Seconds East along the Westerly margin of David Avenue for 300 Feet to a 1/2" capped re-bar set at the Northeast corner of Lot 17, Block 5 (Wilson Square) and on the Southerly margin of Stark Avenue; run thence South 88 Degrees 53 Minutes 10 Seconds East along the Southerly margin of Stark Avenue for 272.83 Feet (passing over a 1/2" capped re-bar set at the Northwest corner of Lot 1, Block 6 - Wilson Square at 50 Feet) to an existing concrete right-of-way monument on the Westerly margin of flaring for Wilson Dam Highway (Fiche 2008-07, Frame 376-379); run thence South 15 Degrees 25 Minutes 40 Seconds East along said right-of-way flaring for 52.31 Feet to an existing concrete right-of-way monument on the Westerly margin of Wilson Dam Highway; run thence South 00 Degrees 50 Minutes 11 Seconds East along said Westerly margin for 1237.36 Feet to the point of beginning, containing 73.52 Acres, more or less, and being subject to any utility easements of record and being subject to all streets and alleys right-of-ways until vacated.

TRACT 2:

A tract or parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 4 South, Range 11 West, Colbert County, Alabama and being All of Lots Numbered 1 through 11 and a Portion of Lots Numbered 17 through 23 and a Portion of

Lots Numbered 25 through 27 and a portion of a 16 Foot wide alley running North-South through said block (proposed to be vacated), Block Numbered 4, in Wilson Square, as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, Map Book 2, Page 313 (proposed to be vacated), said tract being more fully described as follows: Commence at the Northeast corner of said Section 12; run thence South 00 Degrees 48 Minutes 44 Seconds East for 464.99 Feet; run thence North 88 Degrees 52 Minutes 05 Seconds West for 50.55 Feet to a 1/2" capped re-bar set at on the North line of Lot 17, Block 4 and on the Westerly margin of Wilson Dam Highway and the point of beginning of the herein described tract; run thence South 00 Degrees 48 Minutes 42 Seconds East along said Westerly margin for 175.03 Feet to a 1/2" capped re-bar set on the South line of Lot 23; run thence North 88 Degrees 52 Minutes 05 Seconds West leaving said road and along the South line of Lot 23 for 98.66 Feet to a 1/2" capped re-bar set at the Southwest corner of Lot 23 and on the Easterly margin of a 16 Foot wide alley (proposed to be vacated); run thence South 00 Degrees 31 Minutes 31 Seconds East along the Easterly margin of said alley for 25 Feet to a 1/2" capped re-bar set at the Northwest corner of Lot 25; run thence South 88 Degrees 52 Minutes 05 Seconds East 98.79 Feet to a 1/2" capped re-bar set on the Westerly margin of Wilson Dam Highway; run thence South 00 Degrees 48 Minutes 42 Seconds East along said Westerly margin for 75 Feet to a 1/2" capped re-bar set on the South line of Lot 27; run thence North 88 Degrees 52 Minutes 05 Seconds West leaving said road and along the South line of Lot 27 and Lot 11 for 235.16 Feet to a 1/2" capped re-bar set at the Southwest corner of Lot 11 and on the Easterly margin of David Avenue; run thence North 00 Degrees 31 Minutes 31 Seconds West along the Easterly margin of David Avenue for 275 Feet to a 1/2" capped re-bar set at the Northwest corner of Lot 1 and on the Southerly margin of Taylor Avenue; run thence South 88 Degrees 52 Minutes 05 Seconds East along the North line of Lot 1 and Lot 17 and along the Southerly margin of Taylor Avenue for 233.79 Feet to the point of beginning, containing 1.42 Acres, more or less, and being subject to any utility easements of record and less and except a 16 Foot wide alley (proposed to be vacated).

TRACT 3:

A tract or parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 4 South, Range 11 West, Colbert County, Alabama and being All of Lots Numbered 4, 5 and 20, Block Numbered 3, in Wilson Square, as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, Map Book 2, Page 313 (proposed to be vacated), said tract being more fully described as follows: Commence at the Northeast corner of said Section 12; run thence South 00 Degrees 48 Minutes 44 Seconds East for 464.99 Feet; run thence North 88 Degrees 52 Minutes 05 Seconds West for 574.34 Feet to a 1/2" capped re-bar set at Northwest corner of Lot 1, Block 3 and on the Easterly margin of Lind Avenue; run thence South 00 Degrees 31 Minutes 31 Seconds East along the Easterly margin of Lind Avenue for 75 Feet to a 1/2" capped re-bar set at the Northwest corner of Lot 4, Block 3 and the point of beginning of the herein described tract; run thence South 88 Degrees 52 Minutes 05 Seconds East along the North line of Lot 4 and Lot 20 for 240 Feet to a 1/2" capped re-bar set at the Northeast corner of Lot 20 and on the Westerly margin of David Avenue; run thence South 00 Degrees 31 Minutes 31 Seconds East along the East line of Lot 20 and along the Westerly margin of David Avenue

for 25 Feet to a 1/2" capped re-bar set at the Southeast corner of Lot 20; run thence North 88 Degrees 52 Minutes 05 Seconds West leaving said road and along the South line of Lot 20 for 120 Feet to a 1/2" capped re-bar set at the Northeast corner of Lot 5; run thence South 00 Degrees 31 Minutes 31 Seconds East along the East line of Lot 5 for 25 Feet to a 1/2" capped re-bar set at the Southeast corner of Lot 5; run thence North 88 Degrees 52 Minutes 05 Seconds West along the South line of Lot 5 for 120 Feet to a 1/2" capped re-bar set at the Southwest corner of Lot 5 and on the Easterly margin of Lind Avenue; run thence North 00 Degrees 31 Minutes 31 Seconds West along the West line of Lot 5 and Lot 4 and along the Easterly margin of Lind Avenue for 50 Feet to the point of beginning, containing 0.21 Acres, more or less, and being subject to any utility easements of record.

TRACT 4:

A tract or parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 4 South, Range 11 West, Colbert County, Alabama and being All of Lots Numbered 10 through 13 and Lots Numbered 18 and 19, Block Numbered 1, in Wilson Square, as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, Map Book 2, Page 313 (proposed to be vacated), said tract being more fully described as follows: Commence at the Northeast corner of said Section 12; run thence South 00 Degrees 48 Minutes 44 Seconds East for 464.99 Feet; run thence North 88 Degrees 52 Minutes 05 Seconds West for 574.34 Feet to 1/2" capped re-bar set at Northwest corner of Lot 1, Block 3 and on the Easterly margin of Lind Avenue; run thence North 00 Degrees 31 Minutes 31 Seconds West along the Easterly margin of Lind Avenue for 50 Feet to a 1/2" capped re-bar set at the Southwest corner of Lot 13, Block 1 and the point of beginning of the herein described tract; continue North 00 Degrees 31 Minutes 31 Seconds West along the Easterly margin of Lind Avenue for 100 Feet to a 1/2" capped re-bar set at the Northwest corner of Lot 10; run thence South 88 Degrees 52 Minutes 05 Seconds East leaving said road and along the North line of Lot 10 for 120 Feet to a 1/2" capped re-bar set at the Northeast corner of Lot 10; run thence South 00 Degrees 31 Minutes 31 Seconds East along the East line of Lot 10 and Lot 11 for 50 Feet to a 1/2" capped re-bar set at the Northwest corner of Lot 18; run thence South 88 Degrees 52 Minutes 05 Seconds East along the North line of Lot 18 for 120 Feet to a 1/2" capped re-bar set at the Northeast corner of Lot 18 and on the Westerly margin of David Avenue; run thence South 00 Degrees 31 Minutes 31 Seconds East along the East line of Lot 18 and Lot 19 and along the Westerly margin of David Avenue for 50 Feet to a 1/2" capped re-bar set at the Southeast corner of Lot 19 and on the Northerly margin of Taylor Avenue; run thence North 88 Degrees 52 Minutes 05 Seconds West along the South line of Lot 19 and Lot 13 and along the Northerly margin of Taylor Avenue 240 Feet to the point of beginning, containing 0.41 Acres, more or less, and being subject to any utility easements of record.

TRACT 5:

A tract or parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 4 South, Range 11 West, Colbert County, Alabama and being a Portion of Lots

Numbered 1 through 7 and all of a 16 Foot wide alley running East-West through said block (proposed to be vacated), Block Numbered 1, in Wilson Square as the same appears of record in the Office of the Judge of Probate of Colbert County, Alabama, Map Book 2, Page 313 (proposed to be vacated), said tract being more fully described as follows: Commence at the Northeast corner of said Section 12; run thence South 00 Degrees 48 Minutes 44 Seconds East for 464.99 Feet; run thence North 88 Degrees 52 Minutes 05 Seconds West for 574.34 Feet to 1/2" capped re-bar set at Northwest corner of Lot 1, Block 3 and on the Easterly margin of Lind Avenue; run thence North 00 Degrees 31 Minutes 31 Seconds West along the Easterly margin of Lind Avenue for 200 Feet to a 1/2" capped re-bar set at the Southwest corner of Lot 7, Block 1 and the point of beginning of the herein described tract; continue North 00 Degrees 31 Minutes 31 Seconds West along the Easterly margin of Lind Avenue for 212 Feet to a 1/2" capped re-bar set on the Southerly margin of Sixth Street; run thence South 89 Degrees 49 Minutes 27 Seconds East along said Southerly margin for 74.16 Feet to an existing 1/2" cut off pin; run thence South 01 Degree 09 Minutes 24 Seconds East leaving said road for 213.46 Feet to an existing 3/4" pipe (disturbed); run thence North 88 Degrees 45 Minutes 52 Seconds West for 76.54 Feet to the point of beginning, containing 0.37 Acres, more or less, and being subject to any utility easements of record and less and except a 16 Foot wide alley (proposed to be vacated).

Muscle Shoals Planning Board Minutes

Sept 23rd 2025

Members present: Andy Laster, Claude Eubanks, Perry Burgess, Teri Self.

Members absent: Dennie Robinson, Sammy Mayfield, Zach Morgan.

Meeting called to order 5:05 p.m.

Motion made to dispense the reading and approve the last meeting minutes.

1st Perry Burgess

2nd Claude Eubanks

Roll called with all AYES. Approved

1st item on the agenda is a request by Sonny Cornelius to rezone a property in Dalton estates subdivision from PU to R-3. Jason Jones explained that this zoning matched the zoning in the rest of the neighborhood. Motion made to approve.

1st Claude Eubanks

2nd Terri Self

Roll Called with all AYES. Rezoning recommended to the city council.

2nd item on the agenda is the request from Heather Wright to vacate the streets and alleys off Wilson dam road for the carpenter place subdivision. The streets include, Keystone Manor, Chicago Ave, Edwin Ave, Randolph Ave, Rose Ave, Colman Ave, Vind Ave, Parker Ave, Thomas Ave, Lind Ave, Geyer

Ave, Stark Ave, and Taylor Ave. Jason Jones explained all M.S. utilities have approved and signed. Motion made to approve.

1st Terri Self

2nd Claude Eubanks

Roll Called with all Ayes. Vacations recommended to the city council.

Meeting adjourned.



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250820093947328

Type License: 040 - RETAIL BEER (ON OR OFF PREMISES) **State:** \$150.00 **County:** \$75.00

Type License: 060 - RETAIL TABLE WINE (ON OR OFF PREMISES) **State:** \$150.00 **County:** \$75.00

Trade Name: FUJI 168

Filing Fee: \$100.00

Applicant: FUJI 168 INC

Transfer Fee:

Location Address: 2101 WOODWARD AVE STE B AND C MUSCLE SHOALS, AL 35661

Mailing Address: 2101 WOODWARD AVE STE B AND C MUSCLE SHOALS, AL 35661

County: COLBERT **Tobacco sales:** NO

Tobacco Vending Machines:

Product Type:

Type Ownership: CORPORATION

Book, Page, or Document info: 001-146-104

Do you sell Draft Beer?:

Date Incorporated: 07/22/2024 **State incorporated:** AL

County Incorporated: COLBERT

Date of Authority: 07/22/2024

Federal Tax ID: 99-4101314

Alabama State Sales Tax ID: R012234512

Name:	Title:	Date and Place of Birth:	Residence Address:
ZENGRONG CHEN 9492591 - AL	OWNER	10/25/1976 CHINA	113 AIDAN LN MUSCLE SHOALS, AL 35661

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: CANDY CHEN

Business Phone: 256-251-1888

Fax:

Home Phone: 256-856-6637

Cell Phone:

E-mail: qf.chen0710@gmail.com

PREVIOUS LICENSE INFORMATION:

Trade Name:

Applicant:

Previous License Number(s)

License 1:

License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250820093947328

If applicant is leasing the property, is a copy of the lease agreement attached? **YES**
Name of Property owner/lessor and phone number: **POUNDERS AND ASSOCIATES IV LLC 256-766-6038**
What is lessors primary business? **REAL ESTATE**
Is lessor involved in any way with the alcoholic beverage business? **NO**
Is there any further interest, or connection with, the licensee's business by the lessor? **NO**

Will the business require an age restriction for all patrons/customers to be 21 years of age or older? **NO**
Does the premise have a fully equipped kitchen? **YES**
Is the business used to habitually and principally provide food to the public? **YES**
Does the establishment have restroom facilities? **YES**
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **YES**

Will the business be operated primarily as a package store? **NO**
Building Dimensions Square Footage: **2400** Display Square Footage:
Building seating capacity: **66** Does Licensed premises include a patio area? **NO**
License Structure: **SHOPPING CENTER** License covers: **PORTION OF**
Number of licenses in the vicinity: Nearest:
Nearest school: Nearest church: Nearest residence: **0 blocks**
Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? **NO**

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250820093947328

Initial each

ZRC

In reference to law violations, I attest to the truthfulness of the responses given within the application.

ZRC

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

N/A

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

N/A

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

N/A

In reference to the Club Application Information, I attest to the truthfulness of the responses given within the application.

N/A

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

ZRC

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

ZRC

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

ZRC

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): ZENGRONG CHEN

Signature of Applicant: *Zengrong Chen*

Notary Name (print): TERESA BISHOP

Notary Signature: *Teresa Bishop*

Commission expires: 01/10/2027

Application Taken: 8/20/2025 App. Inv. Completed:

Submitted to Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:

Receipt Confirmation Page

Receipt Confirmation Number: **20250820093947328**

Application Payment Confirmation Number: **111617414**

Payment Summary	
Payment Item	Fee
Application Fee for License 040 and License 060	\$100.00
Total Amount to be Charged	\$100.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
040 - RETAIL BEER (ON OR OFF PREMISES)	\$75.00	\$150.00	\$225.00
060 - RETAIL TABLE WINE (ON OR OFF PREMISES)	\$75.00	\$150.00	\$225.00
Total Amount to be Charged	\$150.00	\$300.00	\$450.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 040 - RETAIL BEER (ON OR OFF PREMISES)

License Type 2: 060 - RETAIL TABLE WINE (ON OR OFF PREMISES)

License County: COLBERT

Business Type: CORPORATION

Trade Name: FUJI 168

Applicant Name: FUJI 168 INC

Location Address: 2101 WOODWARD AVE STE B AND C
MUSCLE SHOALS, AL 35661

Mailing Address: 2101 WOODWARD AVE STE B AND C
MUSCLE SHOALS, AL 35661

Contact Person: CANDY CHEN

Contact Home Phone: 256-856-6637

Contact Business Phone: 256-251-1888

Contact Fax:

Contact Cell Phone:

Contact Email Address:

Contact Web Address:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
LICENSING - DIVISION E
235-B AZALEA DRIVE
FLORENCE, ALABAMA
PHONE: (256) 764-2435
FAX: (256) 766-1793
teresa.bishop@abc.alabama.gov



TO THE LOCAL GOVERNING AUTHORITY:

This applicant has been instructed to submit this application to you (the local governing authority).

Once the local governing body has voted and a decision has been reached, please forward a letter of approval or denial on your letterhead to our office or have the applicant pick it up.

The information on the first page of the application will need to be on the decision letter.

1. Applicant: (This will be a corporation, LLC, partnership or individual)
2. Trade Name
3. Location Address
4. Type of License
5. Approved or Denied
6. Date of Approval or Denial

EXAMPLES:

Please be advised that the enclosed application for a Lounge Retail Liquor License-Class I-Joe's Bar and Grill, LLC d/b/a Joe's Bar and Grill, 1234 County Road 27, Greenville, was APPROVED during today's regular session of the Butler County Commission.

OR

Please be advised that the enclosed application for an Off Premise Beer License - Joe Smith d/b/a Riders Convenience Store, 567 Main Street, Georgiana, was DENIED during today's regular session of the Georgiana City Council Meeting.

TO THE APPLICANT:

By signing below, I acknowledge that I have been instructed by the ABC Board Licensing and Compliance Office to submit this alcohol application to the local governing authority for their consideration.

Once the decision has been reached and a letter approving or denying the application has been processed, it is my responsibility to get this and any other documents required to the ABC Enforcement Office to complete my application.

I also acknowledge there is a 60 DAY TIME LIMIT for obtaining approval and having all support documents needed to process my application back to the ABC Enforcement Office.

THIS DATE STARTS THE 60 DAY PERIOD: 08/20/25

Chenrong Peng

Applicant or Representative for Applicant

Fuji 168

Trade Name of Location

STATE OF ALABAMA

COLBERT COUNTY

**Resolution Authorizing Purchases for City Departments from the Mayor's Special Trust Account
RES No.**

WHEREAS, the Fire Department has requested the purchase of Thermal Imaging Cameras, FirePRO Cameras, and Truck Chargers in the amount of \$11,100.00; and

WHEREAS, the Fire Department has also requested an Access Control System Upgrade in the amount of \$4,758.56; and

WHEREAS, the Fire Department has further requested an 8 Stage 800GPM Pump & System in the amount of \$65,567.00; and

WHEREAS, the City Clerk's Office has requested Audio/Visual Equipment in the amount of \$10,645.00, Computers & Accessories in the amount of \$9,680.00, a Projector & Wireless Video Kit (Sweet Tree Productions) in the amount of \$7,263.00, and 5 Trane WSHP Units for City Hall in the amount of \$34,000.00; and

WHEREAS, the Parks & Recreation Department has requested Pool Tile Replacement in the amount of \$17,959.00 and Pool Plaster Removal & Replacement in the amount of \$93,745.00; and

WHEREAS, sufficient funds are available in the Mayor's Special Trust Account to cover these purchases;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Muscle Shoals that the purchases described above, totaling \$254,717.56, are hereby approved and shall be paid from the Mayor's Special Trust Account.

Adopted and Approved this 6th day of October, 2025.

Council President

City Clerk



THE CITY OF MUSCLE SHOALS
2010 E Avalon Ave.
Muscle Shoals | AL | 35661

REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

Today's Date: 17 Sept 25

Time: 3pm

Name: Wm J Lendwood

Address: 2410 Village Drive MS

Phone #: 256-810-1791

Date to Address Council: Oct 6 2025

Subject (must be completed): Sports plex &

the spending of MSC taxpayers
like it was water

Failure of City Council & Mayor

Specific Questions: to abide by contracts it signs

→ whether the AG needs to
investigate Sports plex

Wm J Lendwood Signature

NOTE: By signing this form, you are agreeing to not exceed a 5-minute presentation to the Mayor and Council. This form must be submitted to the City Clerk's Office by 3:00 PM on the Friday preceding the meeting of your intent to speak. Please mail this form to: City Clerk, 2010 E Avalon Ave., Muscle Shoals, AL, 35661, or fax it to (256) 386-9201.



THE CITY OF MUSCLE SHOALS
2010 E Avalon Ave.
Muscle Shoals | AL | 35661

REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

Today's Date: 9/12/25

Time: 5:24

Name: Jared Gandy

Address: 300 Meredith Dr

Phone #: 808-796-4442

Date to Address Council: 9/15/25

Subject (must be completed): Ask about live streaming city council meetings. Citizens would like to see live streaming.

Specific Questions: he will have a few thing written down and thoughts of how we could start live streaming.

[Signature] Signature

NOTE: By signing this form, you are agreeing to not exceed a 5-minute presentation to the Mayor and Council. This form must be submitted to the City Clerk's Office by 3:00 PM on the Friday preceding the meeting of your intent to speak. Please mail this form to: City Clerk, 2010 E Avalon Ave., Muscle Shoals, AL, 35661, or fax it to (256) 386-9201.

Proposed Apprenticeship Language:

The City of Muscle Shoals AL hereby prefers all contractors and subcontractors entering into any construction contracts with the City of Muscle Shoals AL to participate, at the time of bid, in a certified Training program registered with the State of Alabama Department of Labor and the U.S. Department of Labor Employment and Training Administrators. Such program must provide apprenticeship training appropriate for the type and scope of work to be performed under the contract.

- A) The City of Muscle Shoals AL hereby prefers all contractors and subcontractors entering into any construction contracts with the City of Muscle Shoals AL to participate, at the time of bid, in a certified Training program registered with the State of Alabama Department of Labor and the U.S. Department of Labor Employment and Training Administrators. Such program must provide apprenticeship training appropriate for the type and scope of work to be performed under the contract.
- B) "Construction contract" shall mean any contract which involves construction, reconstruction, improvement, rehabilitation, installation, alteration, renovation, demolition or otherwise providing for any building, facility, or physical structure of any kind with a value in excess of \$1,000,000.00