



CITY OF BOAZ  
Council Meeting Minutes  
May 08, 2023  
Boaz Senior Center – 6:00 PM

I. Call to Order

Mayor Dyar called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor David Dyar

Council Member David Ellis

Council Member Johnny Willis

Council Member Jeff Sims

Council Member Mike Matthews

ABSENT

Council Member Josh Greer

II. Invocation

Council Member Ellis gave the Invocation.

III. Pledge of Allegiance

Mayor Dyar led the Pledge of Allegiance.

IV. Would anyone like to speak under Public Comments?

Mayor Dyar asked if anyone would like to speak under Public Comments. There was no response.

V. Adoption of Agenda

Motion made by Council Member Willis to amend the agenda to add Caleb Williams to Item No. 2 under new business, Seconded by Council Member Ellis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

Motion made by Council Member Ellis to adopt the amended agenda, Seconded by Council Member Willis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

VI. Reading and/or Approval of Minutes of Previous Council Meeting

1. Adopt the Work Session minutes and Council Meeting minutes from April 24, 2023.

Motion made by Council Member Sims, Seconded by Council Member Willis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims,

VII. Council Member Reports

1. Boaz Fire Department report for April 2023.

Council Member Ellis gave a report on the Boaz Fire Department for April 2023. See attached report.

2. Boaz Street Department report for April 2023.

Mayor Dyar gave a report on the Boaz Street Department for April 2023. See attached report.

3. Boaz Police Department report for April 2023.

Council Member Willis gave a report on the Boaz Police Department for April 2023. See attached report.

4. Boaz Parks and Recreation report for April 2023.

Council Member Sims gave a report on the Boaz Parks and Recreation Department for April 2023. See attached report.

5. Boaz Senior Center report for April 2023.

Council Member Matthews gave a report on the Boaz Senior Center for April 2023. See attached report.

6. EnterTextHere

Council Member Matthews gave a report on the Boaz Public Library for April 2023. See attached report.

VIII. Public Hearings

1. A Public Hearing to discuss and amend the City of Boaz Zoning Ordinance Number 2021-1154 as follows:

**§3-03 R-3 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT**

§3.03.02 Triplexes and quadplexes. Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.

1. Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
2. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.

- a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
- b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
- c) Corrugated fiberglass
- d) Non-corrugated and highly reflective sheet metal
- e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

### **§3.04 R-4 Multi-Family Residential District**

#### **§3.04.01 Additional Requirements**

2. Building Materials for multi-family dwellings including duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products,
  - d) such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
3. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

### **Table 3-2 Area and Dimensional Requirements, Residential Districts,**

Adding a minimum square footage requirement of 900sf (Square Foot) of living space per dwelling unit. In R-3 and R-4 Districts concerning Duplexes, Triplexes or Quadplexes.

### **§2-06 Fences, Walls & Hedges**

§2.06.03 In residential districts, fences may not exceed 6' in height. However, fences located forward of the principle building may not exceed 30" in height.

Motion made by Council Member Ellis to open the Public Hearing at 6:09 P.M., Seconded by Council Member Matthews.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

Mayor Dyar asked if anyone would like to speak "for" or "against" amending the Zoning Ordinance. There was no response.

Motion made by Council Member Matthews to close the Public Hearing at 6:10 P.M., Seconded by Council Member Sims.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

## IX. New Business

1. Accounts Payable - Approve the accounts payable voucher dated April 20, 2023 through May 2, 2023 totaling \$92,571.95.

Motion made by Council Member Ellis, Seconded by Council Member Matthews.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

2. Appoint Boaz City School Board member with a term expiring 04/26/2028.

Motion made by Council Member Ellis to appoint Caleb Williams to the Boaz City School Board with a term expiring 04/26/2028, Seconded by Council Member Willis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

3. Introduce Ordinance No. 2023-1168 to amend Section 3.03.02 of the Zoning Ordinance of the City of Boaz, Alabama to as follows:

### **§3-03 R-3 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT**

§3.03.02 Triplexes and quadplexes. Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.

1. Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
2. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.

- a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
- b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
- c) Corrugated fiberglass
- d) Non-corrugated and highly reflective sheet metal
- e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

Motion made by Council Member Sims to suspend the rules in order to adopt Ordinance No. 2023-1168, Seconded by Council Member Ellis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

Motion made by Council Member Willis to adopt Ordinance No. 2023-1168, Seconded by Council Member Matthews.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

4. Introduce Ordinance No. 2023-1169 to amend Section 3.04.01 of the Zoning Ordinance of the City of Boaz, Alabama to as follows:

### **§3.04 R-4 Multi-Family Residential District**

#### §3.04.01 Additional Requirements

2. Building Materials for multi-family dwellings including duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
3. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

Motion made by Council Member Sims to suspend the rules in order to adopt Ordinance No. 2023-1169, Seconded by Council Member Ellis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

Motion made by Council Member Ellis to adopt Ordinance No. 2023-1169, Seconded by Council Member Matthews.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

5. Introduce Ordinance No. 2023-1170 to amend Table 3-2 Area and Dimensional Requirements, Residential Districts, as follows:

**Table 3-2 Area and Dimensional Requirements, Residential Districts,**

Adding a minimum square footage requirement of 900sf (Square Foot) of living space per dwelling unit. In R-3 and R-4 Districts concerning Duplexes, Triplexes or Quadplexes.

Motion made by Council Member Ellis to suspend the rules in order to adopt Ordinance No. 2023-1170, Seconded by Council Member Matthews.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

Motion made by Council Member Sims to adopt Ordinance No. 2023-1170, Seconded by Council Member Ellis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

6. Introduce Ordinance No. 2023-1171 to amend Section 2-06 Fences Walls & Hedges of the Zoning Ordinance of the City of Boaz, Alabama to as follows:

**§2-06 Fences, Walls & Hedges**

§2.06.03 In residential districts, fences may not exceed 6' in height. However, fences located forward of the principle building may not exceed 30" in height.

Motion made by Council Member Matthews to suspend the rules in order to adopt Ordinance No. 2023-1171, Seconded by Council Member Willis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

Motion made by Council Member Ellis to adopt Ordinance No. 2023-1171, Seconded by Council Member Willis.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Willis, Council Member Sims, Council Member Matthews

- X. Mayor's Comments

1. Jason Proctor is appointed to the Boaz Planning Commission with a term expiring 12/01/2028.

Mayor Dyar announced Jason Proctor is appointed to the Boaz Planning Commission with a term expiring 12/01/2028.

2. The Boaz Public Library will be having their 50th anniversary celebration Thursday, May 11th at 10:00 A.M.

Mayor Dyar announced the Boaz Public Library will be having their 50th anniversary celebration Thursday, May 11th at 10:00 A.M.

3. The next Council Meeting will be May 22, 2023.

Mayor Dyar announced the next Council Meeting will be May 22, 2023.

XI. Adjourn

The Council Meeting adjourned at 6:16 P.M.

Motion made by Council Member Willis, Seconded by Council Member Ellis.

The motion passed by unanimous voice vote.

---

David Dyar  
Mayor

ATTEST:

---

Beth Stephens  
City Clerk/Treasurer