



CITY OF BOAZ
Council Meeting Minutes
September 22, 2025
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 Fran Milwee

Council Member Johnny Willis

Council Member Matt Brannon

Council Member Mike Matthews

II. Invocation

Council Member Ellis gave the Invocation.

III. Pledge of Allegiance

Council Member Willis 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 Brannon to take Item #5 under New Business off the agenda,
Seconded by Council Member Willis.

Voting Yea: Council Member Ellis, Council Member Milwee, Council Member Willis, Council
Member Brannon, Council Member Matthews

Voting Nay: Mayor Dyar

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

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Milwee, Council Member Willis,
Council Member Brannon, Council Member Matthews

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

1. Adopt the Council Meeting minutes from September 8, 2025.

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

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Milwee, Council Member
Willis, Council Member Brannon, Council Member Matthews

VII. Committee Reports

1. The City of Boaz Planning Commission will hold a Public Hearing on Tuesday, October 7th at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the Public Hearing will be to discuss and amend the minimum lot area requirements in the AG (Agricultural District). Citizens have shown interest in relaxing these requirements to allow for more homes to be built in AG district while still maintaining the rural integrity of the area.

The item of discussion will be to vote on sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG (Agricultural District) from 5 acres to 2 acres for a conventional residential home while keeping the minimum lot size of 5 acres for the placement of a manufactured home.

At said time and place, all persons in favor of or in opposition to said zoning amendment can be heard.

Mayor Dyar announced the City of Boaz Planning Commission will hold a Public Hearing on Tuesday, October 7th at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the Public Hearing will be to discuss and amend the minimum lot area requirements in the AG (Agricultural District). Citizens have shown interest in relaxing these requirements to allow for more homes to be built in AG district while still maintaining the rural integrity of the area.

The item of discussion will be to vote on sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG (Agricultural District) from 5 acres to 2 acres for a conventional residential home while keeping the minimum lot size of 5 acres for the placement of a manufactured home.

At said time and place, all persons in favor of or in opposition to said zoning amendment can be heard.

VIII. New Business

1. Accounts Payable - Approve the accounts payable vouchers dated September 5, 2025 through September 12, 2025 totaling \$374,251.92.

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

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Milwee, Council Member Willis, Council Member Brannon, Council Member Matthews

2. Adopt Resolution No. 2025-1904 to declare all items listed on Schedule A be deemed as surplus property and authorizing the City Clerk/ Treasurer to sale and/or dispose of the surplus property.

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

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Milwee, Council Member Willis, Council Member Brannon, Council Member Matthews

3. Adopt Resolution No. 2025-1905 to enter into a contract with Avenu Insights & Analytics, LLC for administrative services to collect alcohol tax, rental tax, gas tax, sales/use tax, and business license discovery/ recovery.

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

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Milwee, Council Member Willis, Council Member Brannon, Council Member Matthews

4. Adopt Resolution No. 2025-1906 authorizing Change Order 2 be awarded to Rogers Group, Inc. for Base Bid in the amount of \$149,347.60, Additive Alternate A amount of \$0.00, and Additive Alternate C amount of \$0.00 for a total change order amount of \$149,347.60 to be paid from the 2023 A Bond Account.

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

Mayor Dyar and Jeff Sims discussed the reasons for Change Order 2.

Voting Yea: Mayor Dyar, Council Member Ellis, Council Member Milwee, Council Member Willis, Council Member Brannon, Council Member Matthews

5. Adopt Resolution 2025-1907 authorizing Mayor David Dyar to enter into a new lease agreement with Frank's Thunder Alley, LLC, with Frank Caracci as Guarantor, for use as a bowling center and lounge for a period of five (5) years beginning October 1, 2025.

This item was taken off the agenda. No discussion or votes.

IX. Mayor's Comments

1. The Boaz Municipal Runoff Election will be held on Tuesday, September 23, 2025 from 7:00 am until 7:00 pm at the Boaz Recreation Center.

Mayor Dyar announced the Boaz Municipal Runoff Election will be held on Tuesday, September 23, 2025 from 7:00 am until 7:00 pm at the Boaz Recreation Center.

2. The City of Boaz, Alabama will be having a Special Called Council Meeting on Tuesday, September 30, 2025 at 12:00 P.M. at the Boaz Senior Center to canvass the results of the September 23, 2025 Municipal Runoff Election.

Mayor Dyar announced the City of Boaz, Alabama will be having a Special Called Council Meeting on Tuesday, September 30, 2025 at 12:00 P.M. at the Boaz Senior Center to canvass the results of the September 23, 2025 Municipal Runoff Election.

3. The next regular Council Meeting will be October 13, 2025.

Mayor Dyar announced the next regular Council Meeting will be October 13, 2025.

X. Adjourn

The Council Meeting adjourned at 6:12 P.M.

Motion made by Council Member Willis, Seconded by Council Member Matthews. The motion passed by unanimous voice vote.

David Dyar
Mayor

ATTEST:

Beth Stephens
City Clerk/Treasurer