

MINUTES

**Montevallo City Council Work Session
November 9, 2015
5:30 p.m. at City Hall**

Mayor Hollie Cost, Council Member Sharon Gilbert, Council Member Jason Peterson, Council Member Rusty Nix, Council Members Dee Woodham and Willie Goldsmith were in attendance.

Mayor Cost called the Work Session to order at 5:30 p.m.

Mayor Cost invited John Hagan of National Senior Living, Inc. to discuss his firm's plans for the expansion of the Knollwood retirement community. He requested that the city approve the creation of a Medical Clinic Board to help facilitate the development by helping them to obtain favorable bond financing, among other things.

**APPLICATION TO FORM
THE MEDICAL CLINIC BOARD OF THE CITY OF MONTEVALLO,
ALABAMA**

TO THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO,
ALABAMA:

We, the undersigned individuals, each being a duly qualified elector of the City of Montevallo, Alabama and an owner of property in said City (or an owner of property located in Shelby County, Alabama in areas outside the municipalities located in said county), do hereby apply for permission and authority to incorporate as a public corporation under the provisions of Section 11-58-1 et. seq., Code of Alabama (1975) as amended, and we attach hereto as **Exhibit "A"** a proposed certificate of incorporation for said public corporation.

We hereby request that this application be granted and that a resolution be adopted by you which approves the form of the proposed certificate of incorporation attached hereto and authorizes the formation of such public corporation.

Witness our signatures this the ____ day of _____, 2015.

ELAINE DELLINGER

KENNETH DUKES



HOLLIE C. COST

**Exhibit "A" to Application to form
The Medical Clinic Board of the City of Montevallo, Alabama**

STATE OF ALABAMA

COUNTY OF SHELBY

CERTIFICATE OF INCORPORATION
OF
THE MEDICAL CLINIC BOARD OF THE CITY OF MONTEVALLO,
ALABAMA

KNOW ALL MEN BY THESE PRESENTS, That we, Elaine Dellinger, Kenneth Dukes, and Hollie C. Cost, each of whom is a duly qualified elector of and an owner of property in said City (or an owner of property located in Shelby County, Alabama in areas outside the municipalities located in said county), do desire to organize a body corporate under the provisions of Section 11-58-1 et seq., Code of Alabama (1975) as amended, and being all of the incorporators of the corporation hereby organized, do make, sign, execute, acknowledge and file this Certificate of Incorporation as follows:

FIRST: The name of this corporation shall be "**The Medical Clinic Board of the city of Montevallo, Alabama.**" The location of the principal office shall be at City Hall of the City of Montevallo, 541 Main Street, Montevallo, Alabama 35115.

SECOND: The period for the duration of this corporation shall be perpetual except as otherwise limited by operation of law.

THIRD: This corporation is formed for the purposes of constructing, operating and leasing for operation, medical clinics, and to that end, said corporation shall possess all powers necessary, desirable and convenient to conduct the said operations and to carry out the purposes herein expressed and all those expressly conferred upon public corporations under the provisions of Section 11-58-1, et seq., Code of Alabama (1975), as amended, and also, in addition to the above powers, shall have the following powers which shall be construed to be complementary to and not as limitations of the preceding powers:

(a) To sue and be sued and prosecute and defend, at law or in equity, in any Court having jurisdiction of the subject matter and of the parties, whether State or Federal.

(b) To have and use a corporate seal and to alter the same suitably at its pleasure.

(c) To acquire, whether by purchase, exchange, lease, construction or otherwise, one or more medical clinics and any necessary or desirable clinical facilities including nursing homes and domiciliary care facilities; provided, however, that any such medical clinic shall be located either within the corporate limits of the municipality or within fifteen (15) miles of such corporate limits, but not within the corporate limits of any other municipality, and not within the police jurisdiction of any other municipality unless such other municipality shall by resolution adopted by its governing body consent to such location within its police jurisdiction; and provided further, that no medical clinic shall be located outside of Shelby County.

(d) To improve, enlarge, maintain, equip and furnish one or more medical clinics and any necessary or desirable clinical facilities relating to either of such facilities.

(e) To lease to others, one or more medical clinics or parts thereof and any clinical facilities and to charge and collect rent therefor and to terminate any such lease upon the failure of the lessee to comply with any of the obligations thereof; and to grant options to renew or extend any such lease upon such terms and conditions as the Board of Directors may determine; provided that no lease shall extend beyond the last maturity of any bonds issued by this public corporation or sixty (60) years from the date of the lease, whichever is the longer.

(f) To sell, exchange, and convey, to contract to sell, exchange or convey, and to grant options to any lessee to acquire any medical clinic and any clinical facilities in connection therewith, and any or all of its properties whenever the Board of Directors of this public corporation shall find any such action to be in furtherance of the best interests of the corporation and the purposes for which it is organized.

(g) To borrow money and to issue corporate bonds for the purposes of carrying out any corporate powers.

(h) As security for the payment of the principal of and interest of any bonds so issued and any agreements made in connection therewith, to mortgage and pledge any one or more of its medical clinics and any or all of its clinical facilities or any part or parts thereof, whether then owned or thereafter acquired, and to pledge the revenues, rentals and receipts therefrom or from any part thereof.

(i) To enter into contracts and agreements or to do any act necessary for, or incidental to the performance of the duties and the execution of its powers as herein provided.

(j) To accept gifts of money or property, including one or more medical

clinics and clinical facilities, from any source whatsoever, subject to such conditions as the Board of Directors of this public corporation may approve.

(k) To appoint and employ such officers and agents, including attorneys, as may in the judgment of the Board of Directors be required.

(l) To provide for such insurance as may be deemed advisable by the Board of Directors of this public body corporate.

(m) To buy, sell, trade or otherwise dispose of any and all personal property which may be necessary, convenient or desirable in order to further the purposes of this public corporation, no matter when the said personal property may be acquired, sold, or traded.

FOURTH: All Directors hereafter shall be elected by the Council of the City of Montevallo by majority vote thereof. Initially, Directors of this corporation and the terms of office of each shall be the following:

<u>Name</u>	<u>Length of Term</u>
Elaine Dellinger	2 years
Kenneth Dukes	4 years
Don Hughes	6 years

The terms of the above listed initial Directors shall begin to run from the date of filing of this Certificate of Incorporation with the Judge of Probate of Shelby County, Alabama. All Directors thereafter elected shall have terms of office of six (6) years unless removed for cause. The Board of Directors shall elect the following officers from among their number: President, Vice President, Secretary-Treasurer, and Assistant Secretary-Treasurer. Duties of each officer shall be those required by law and those which may be assigned by the Board of Directors.

FIFTH: The Board of Directors shall meet regularly once each month on the first Thursday of each month unless otherwise provided for by resolution of the Board of Directors. Special called meetings may be held when deemed necessary by the Chairman of the Board of Directors after reasonable notice to all members of the Board. By resolution, the Board may elect to meet less than once per month.

SIXTH: Officers and members of the Board of Directors, including the Chairman thereof, shall serve without pay.

SEVENTH: A report in writing covering financial and other matters shall be made to the Mayor and Council of the City of Montevallo once each year on the anniversary of the date of incorporation. The report shall cover activities of the Board

during the preceding year.

EIGHTH: Any member of the Board who removes his residence or voting place from the City of Montevallo or who sells all of his property within the City of Montevallo shall be disqualified to remain on the said Board; it shall become the duty of any such Board member to notify the Chairman of the Board and the Mayor of the City of Montevallo in writing that he or she is no longer qualified to serve on the Board. Vacancies on the Board shall be filled by the Mayor and Council of the City of Montevallo in the same manner as vacancies on the Board caused by expiration of terms of office.

NINTH: By resolution of the Board, the Board of Directors may be expanded to such a number as may be reasonably required.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals on this the ____ day of _____, 2015.

ELAINE DELLINGER

KENNETH DUKES

HOLLIE C. COST

STATE

COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said State of Alabama at Large, do hereby certify that Elaine Dellinger, whose name 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 said instrument, she executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____,
2015.

Notary Public, State at Large
(Notarial
Seal)

My Commission Expires:

STATE

COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said State of Alabama at Large, do hereby certify that Kenneth Dukes, whose name 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 said instrument, he executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____,
2015.

Notary Public, State at Large
(Notarial
Seal)

My Commission Expires:

STATE

COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said State of Alabama at Large, do hereby certify that Hollie C. Cost, whose name 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 said instrument, she executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____,
2015.

Notary Public, State at Large
(Notarial
Seal)

My Commission Expires:

RESOLUTION

WHEREAS, three individuals who are qualified electors of the City of Montevallo and who are owners of property in the municipal limits of the City of Montevallo have made application to the governing body of the City of Montevallo for authority to form a public corporation as contemplated by Section 11-58-1, et seq., Code of Alabama (1975), as amended, and,

WHEREAS, this Council finds that the formation of such a public corporation would be in the best interests of the City of Montevallo and would act to promote the public welfare, safety and well-being of the inhabitants of the City of Montevallo, and the area surrounding said City,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Montevallo, Alabama:

That the Council, upon evidence duly submitted to and considered by it, hereby finds and determines that an application for the formation of a public corporation under the authority contained in Section 11-58-1, et seq., Code of Alabama (1975), as amended, has been duly filed with the Council by Elaine Dellinger, Kenneth Dukcs, and Hollie C. Cost, that such application was signed by the said three persons recited above; that each of said persons is a duly qualified elector of and property owner in the City of Montevallo, Alabama (or an owner of property located in Shelby County, Alabama in areas outside the municipalities located in said county); and that it is wise, expedient and necessary that such a public corporation be formed; and that the persons filing said application shall be and the same hereby are authorized to proceed to form such corporation by filing a Certificate of Incorporation, in substantially the form presented to the Council, in the Office of the Judge of Probate of Shelby County, Alabama.

AND FURTHER RESOLVED that the initial directors of the above described corporation, and the expiration of their respective terms, shall be as follows:

<u>Name</u>	<u>Term Expires</u>
Elaine Dellinger	2 years from date of filing of certificate of incorporation
Kenneth Dukes	4 years from date of filing of certificate of incorporation
Don Hughes	6 years from date of filing of certificate of incorporation

STATE OF ALABAMA

COUNTY OF SHELBY

I, Herman Lehman, as City Clerk of Montevallo, Alabama, hereby certify that the above and foregoing is a true and correct transcript of a resolution duly adopted by the City Council of Montevallo, Alabama, on the ____ day of _____, 2015, and that said resolution is duly recorded in the official minutes and records of said City Council, and that I am the custodian of said records, which are kept in my office as City Clerk.

Given under my hand and official seal this the ____ day of _____, 2015.

Herman Lehman
City Clerk of Montevallo, Alabama

**Exhibit "A" to Application to form
The Medical Clinic Board of the City of Montevallo, Alabama**

STATE OF ALABAMA

COUNTY OF SHELBY

CERTIFICATE OF INCORPORATION
OF
THE MEDICAL CLINIC BOARD OF THE CITY OF MONTEVALLO,
ALABAMA

KNOW ALL MEN BY THESE PRESENTS, That we, Elaine Dellinger, Kenneth Dukes, and Don Hughes, each of whom is a resident of the City of Montevallo, Alabama and a duly qualified elector of and an owner of property in said City, do desire to organize a body corporate under the provisions of Section 11-58-1 et seq., Code of Alabama (1975) as amended, and being all of the incorporators of the corporation hereby organized, do make, sign, execute, acknowledge and file this Certificate of Incorporation as follows:

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ELAINE DELLINGER

KENNETH DUKES

DON HUGHES

RESOLUTION

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STATE OF ALABAMA

COUNTY OF SHELBY

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Given under my hand and official seal this the ____ day of _____, 2015.

Herman Lehman
City Clerk of Montevallo, Alabama

**APPLICATION TO FORM
THE MEDICAL CLINIC BOARD OF THE CITY OF MONTEVALLO,
ALABAMA**

TO THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO,
ALABAMA:

We, the undersigned individuals, each being a duly qualified elector of the City of Montevallo, Alabama and an owner of property in said City, do hereby apply for permission and authority to incorporate as a public corporation under the provisions of Section 11-58-1 et. seq., Code of Alabama (1975) as amended, and we attach hereto as **Exhibit "A"** a proposed certificate of incorporation for said public corporation.

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Witness our signatures this the ____ day of _____, 2015.

ELAINE DELLINGER

KENNETH DUKES

DON HUGHES

He also presented renderings of the proposed development including the following:



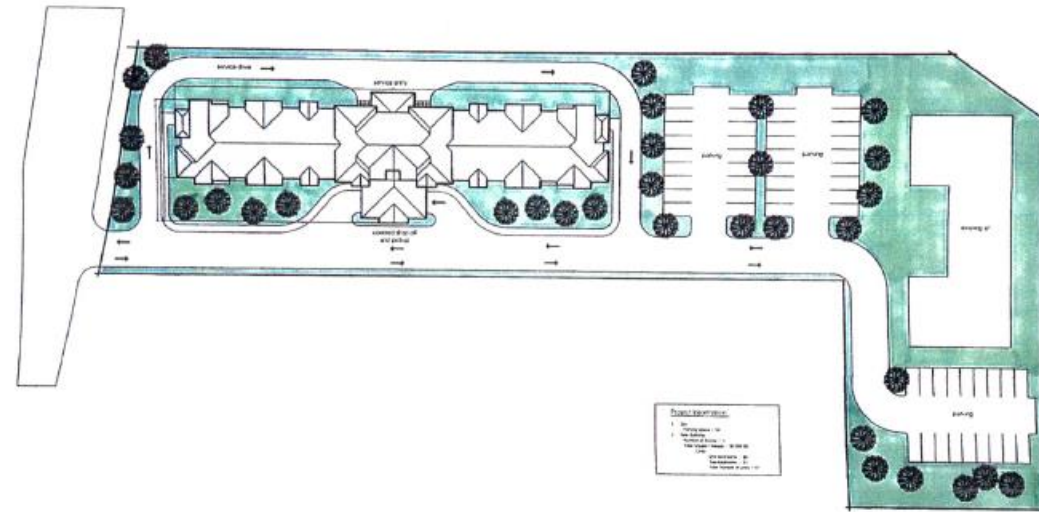
Front Elevation



Fourth Floor Plan

Independent Senior Living Center, Montevallo, AL
 Wolfe Architect, Inc. Tampa, Florida

Front Elevation and Fourth Floor Plan, A102



Independent Senior Living Center, Montevallo, AL
 Wolfe Architect, Inc. Tampa, Florida

Site Plan, A100

Council member Woodham asked if the bonds for the project will be rated. Mr. Hagan they will not be rated. They will be non-recourse bonds. The Medical Clinic Board will be the borrower. He expects to borrow approximately \$4.5 million.

Council Member Woodham asked if this will affect any other developments which may want to come into Montevallo or others that may want to expand within Montevallo. Mr. Hagan explained that once created those parties could utilize the Medical Clinic Board, as well.

Mr. Hagan stressed that the creation of the clinic board helps with project financing.

Mayor Cost said she would include the request on the Agenda for the next meeting.

John Aaron came before the council to discuss his proposal to turn the old City Hall facility into a small business incubator. He presented the following:



**Shelby County Small Business
Development Center is a partnership
of non-profits, educational institutions
and corporations to help businesses be
innovative, and grow.**

Executive Summary

Shelby County Small Business Development Center is not just a physical address but a group of people that are working together to prepare entrepreneurs and small business owners to follow their dreams by providing access to the resources for their businesses to grow.

SCSBDC will have a physical office with seven or eight offices and two conference rooms that will be available to rent. There will be an open space for people who just need a place to work but do not want to rent an office. The goal is to provide clients with access to experienced service providers, shared administrative services, guidance from an advisory board/mentor program, marketing assistance and a professional business location.

SCSBDC has a panel of professionals that will work with SCSBDC's clients and people in the community to help guide them through the growth of their business.

SCSBDC will provide training and workshops through out the year to help businesses grow in Shelby County.

About SCSBDC

- Purpose
 - To prepare entrepreneurs and small business owners follow their dreams.
 - To provide a place for business to find the resources to grow.
 - To encourage and educate people on how to become entrepreneurs.
- Goals
 - Bring jobs to Shelby County
 - Develop an entrepreneurial spirit in the community.
- Future Plans
 - Develop a facility that will allow for light manufacturing, larger offices, and more meeting rooms.
- Mission Statement
 - Working together to grow and promote businesses in Shelby County.

Incubator

- **Education**

- A place for workshops and training
- Where individuals can meet with people who are able to help them with issues they have.
- Provide a place for the exchanging of ideas.

- **Communication**

- Help businesses network with other small businesses
- Give businesses a platform to market their products to the Community.
- Inject a sense of entrepreneurship into the community

- **Support**

- Team of professionals ready to assist.
- Program to help them step by step grow a business.
- Space to conduct business
 - Office Rental
 - Conference Room
 - Co-Working services
- Resources and tools to help grow the business

Center for Entrepreneurship

- Building
 - On Highway 119 in Downtown Montevallo, AL.
- Leased Offices
 - 8 offices that will be leased on an annual basis
 - Includes internet access and VoIP telephone and fax service.
 - Companies will have to go through a professional review process to lease an office.
- Co-Working
 - Three levels
 - Community member – can use Wi-Fi from common area
 - Commuter – 24 hour access and free access to training and workshops
 - Co-Worker – has dedicated storage and priority desk space
- Conference Room Rental
 - Leasing of the Conference Room by the hour.
- Virtual Offices
 - Place for businesses to receive mail and have access to conference rooms and daily office use.

Training and Workshops

These sessions will be held through out the City of Montevallo to educate entrepreneurs and small business owners in skills that will contribute to their success in the business ventures. Some will be free others will have a charge.

- Website design/E-Commerce
- Veterans - Boots to Business
- Online Marketing and Social Media
- Business Development
- Working with Banks to get financing
- Raising Capital
- Designing Contracts/Agreements for your business
- Employment Law
- Governmental Regulations
- Keeping your Financial House in Order
- Taxes “when who and how?”
- Strategic Planning “what is it and how to do it”
- Business Plan Development
- Important of Market Research
- Product Placement

Lunch and Learning

This is a weekly program that the SCSBDC will do for the community. It is a presentation during the noon hour that will be educational and topical for small business owners. It will allow them to network while being exposed to new ideas and theories.

We will try to record these talks and have them available on the website for people to listen to if they are not able to attend.

Speakers from all types of professions will speak to educate the business owners.

In House Services

- Web based products
 - Website
 - E-Commerce
 - Online Marketing
- Legal
 - Business
 - Contracts/Agreements
 - Employment Law
 - Governmental Regulations
- Accounting
 - Financial Services
 - Taxes
 - Local
 - State
 - Federal
- Real Estate
 - Finding affordable rental space
 - Construction consulting for building projects
- Banking
 - Loans
 - Business Accounts
 - Bank Services

In House Services

- Small Business Management
- Business Development Services
 - Strategic Planning
 - Business Plan Development
 - Business Coaching
- Research
 - Market Research
 - Informational Research
 - Product Placement
- Mentoring

In House Team of Experts

We have a committed team of experts that will work with SCSBDC's clients to help them through different aspects of the business.

They will have one on one sessions and also workshops and training sessions for the clients.

They as a group will review any applications for the incubator office space to insure that the company is suited for SCSBDC.

- Lawyer
- Accountant
- Marketing
- Business Management Consultant
- Business Coach
- Banker
- Commercial Real Estate Agent

Services to Area's Small Businesses

- Training
- Seminars
- Ability to be part of the virtual incubator program
 - Have the services but actual business is off site
- Networking
 - Meetings of Small Businesses to exchange ideas
- Access to SCSBDC Team of Experts

Changes to the Building

- Reconfigure the perimeter offices
 - 8 Offices to rent
 - Bathrooms
 - Lounge Area
 - 2 Conference Rooms
- Remove the Council Chamber
 - Take out the hallway surrounding the Council Chamber
 - Make an open area which can be configured for different uses quickly
 - Tables and work areas for people to work and network
 - Stadium seating for workshops and training programs
 - Have the printer station and other community devices available.
 - Ceiling may be raised to give a big open feeling and better lighting.
- Putting a sloped roof over the current flat roof.
 - Less likely to leak
- Rewire the office
 - Configure the office so that the electrical will be up to code.
 - Telecommunication lines will be kept to a minimum using wireless and VoIP phone and internet access.

Council Member Nix asked if they had considered locating their facility in the old Victory building next door. Mr. Aaron explained that they had considered the possibility of expanding into the Victory building in the future. However, it would be cost prohibitive at this point. For now, they want to focus their efforts on growing the center out of the old City Hall location. Down the road, expanding into Victory could be a possibility.

Council Member Woodham asked about the partners within the non-profit organization. Mr. Aaron explained that this is a new venture and all of the partners are not in place yet. Operation Homefront, the veteran's organization, is on board and some of their members were in attendance at the council meeting. The center will operate under their 501-C3 status to start.

Council Member Woodham asked if they had contacted the Shelby County Development Board or UM. She also asked how this compares to other small business centers throughout Birmingham.

Mr. Aaron said that most incubators are affiliated with a college of some sort. He said their plan is to contact UM and other groups once they have the site for their proposed facility secured.

Council Member Woodham asked about their funding source. Mr. Aaron they are working on that, as well. Home Depot has agreed to contribute materials for the build-out at the old City Hall facility. Other funding will come from rent paid by tenants, several of which have been identified. They anticipate they will need \$50,000 in order to address the roof, electric and other minor issues at the old City Hall.

Mayor Cost thanked Mr. Aaron for his presentation and noted he had given the council a great deal to consider.

Chief Litton presented the Police Department report:



Montevallo Police Department City Council Report

Date:
Monday, November 09, 2015

Patrol Report:

Total Calls:
664

Burglaries:
4

Zone Checks:
647

Total Cases:
87

Auto Burglaries:
0

School Patrols:
75

Traffic Accidents:
15

Domestics:
10

Traffic Stops:
253

Assaults:
0

Traffic Citations:
79

Fraud/Forgery:
1

Total Arrests:
23

Thefts/Attempts:
6

Investigations:

Felony Cases Pending:
6

Misdemeanor Cases Pending:
6

Felony Cases Closed:
1

Misdemeanor Cases Closed:
3

School Resource Report:

Offense Reports:
3

Traffic Accident Reports:
0

Cases Pending:
0

Incident Reports:
2

Arrest Reports:
0

Cases Closed:
0

Additional Comments:

I want to commend everyone for the great job they did on the robbery arrest. The suspect was apprehended in 6 hours.

Code Enforcement Activity Report

October 26, 2015 – November 9, 2015

<u>Inoperable Vehicle Inspections</u>	-0
Pending	-5
Closed	-0
<u>Animal Complaints Inspections</u>	-0
Pending	-0
Closed	-0
<u>Abandoned Buildings/Houses</u>	-0
Pending	-23
Closed	-0
<u>Un-Kept Property Inspections</u>	-0
Pending	-4
Closed	-0
<u>Misc. Complaints</u>	-0
Pending	-1
Closed	-0
<u>Total New Inspections This Period</u>	-0
<u>Total Inspection Year To Date</u>	-65

Inspections This Period

No new inspections this period.

Inspections Pending Continued from Last Period

Unsafe structure removed from property. Neighbor complaint of some debris still left on property. Contacting owner to have debris removed.
Overgrown lots in Heritage Trace. Public Hearing date has been set.
Overgrown lot at vacant house on Salem Rd overgrown. Public Hearing date has been set.
Contacting owner of abandoned vehicle on King St to have removed.
Asheville Rd –two inoperable vehicles noted. Letter sent and returned. Attempting contact again
Collection of Debris and Inoperable Vehicle Complaint on Crestview Dr.
Large Fire wood business on Asheville Road. Owner notified and clearing property
Property with two inoperable vehicles on Salem Road. Letter sent to owner
Property with two inoperable vehicles on Salem Road. Letter sent to owner
Property with multiple inoperable vehicles on Salem Road. Letter sent to owner

Cases Closed this Period

RV in front yard on Asheville Circle has been moved

The structures on the abatement list were voted to be removed by the city council. Letters of the determination and the appeals process were mailed to the owners of the structures. The bid specifications are being created and will be posted.

The owners of 613 Shelby Street have appealed the decision of the city council to the circuit court. The case was dismissed by the judge for lack of a security bond when filing the complaint.

The timeline for cutting the yards of Heritage Trace and Salem Road have expired. The yards are still uncut. A date for a public hearing before the city council has been set for December 14, 2015

Council Member Goldsmith asked about the property on Selma Road. Chief Littleton said he would talk with Officer Holloway and obtain an update for the council.

Mayor Cost congratulated the Police Department on its incredibly swift resolution to the recent bank robbery in town. Council Member Nix said when he heard the bank had been robbed he knew our police officers would capture those responsible quickly.

Chief Bill Reid reported that the Fire Department responded to 120 calls in October bringing their total to over 1,000 for the year. He said he thinks they are on track to beat 1,200 for the year. They recently responded to an incident at Chemlime and also worked a bus accident.

Council Member Nix asked if our fire calls are still being screened by E911. Chief Reid explained that we still use priority dispatch for fire calls. However, we respond to all EMS calls.

Montevallo City Council Meeting

November 9, 2015

6:00 p.m. at City Hall

Mayor Hollie Cost, Council Member Sharon Gilbert, Council Member Jason Peterson, Council Member Rusty Nix, Council Members Dee Woodham and Willie Goldsmith were in attendance.

Pledge of Allegiance: Our local Boy Scouts led the Pledge.

Meeting Call to Order: Mayor Cost called the meeting to order at 6:00 p.m.

Approval and/or corrections of the minutes – 10/26/15: Council Member Gilbert made a motion to approve the Minutes as corrected. Council Member Goldsmith seconded. Council Member Nix abstained. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Student Recognitions / Awards: NONE

Opportunities for citizens to speak to the Council:

As a resident and owner of property on Middle Street, David McGaughy addressed the council regarding the planned improvements to Middle Street. He expressed his concern regarding the loss of parking in front of his building. He asked that the Mayor meet with property and business owners along the street to let them know exactly what our plans are for the redevelopment of the street.

Mayor Cost said she would meet with them. She reminded everyone that the Middle Street project is expected to be bid after the Main Street project. Council Member Woodham noted that according to our latest report, engineering on the project is 80% complete. The Mayor said we do not know for certain when the projects will be bid.

Mr. McGaughy asked how long the project will take. Mayor Cost said we have been told the entire Main Street project, including Middle Street, should take around 18 months to complete. Mr. McGaughy asked to meet before it is too late to have their concerns addressed.

Mayor Cost noted the concerns, but said we are all excited about the improvements which will be made to the benefit of all the adjoining property owners and businesses. She said this will meet our obligations as far as ADA is concerned as well improve safety for pedestrians and everyone in our downtown.

Committee Reports and Consideration of Bills:

Public Health & Safety (Police, Fire, Code Enforcement, Housing Abatement)– Discussed earlier.

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives) – NO REPORT

Recreation, Preservation and Community Development (Parks & recreation, Golf Course, Youth Athletics, Trails, Historical Commission, Planning & Zoning, Annexations) – Council Member Nix noted that Shane Baugh was absent. As a result, there was no Perk report. However, he asked Clay Arnall to update the council on the progress at the Golf Course. Mr. Arnall said that the two new greens are growing in beautifully. He noted they were able to use the left over sod from the greens project to patch bare spots on other greens. He also noted that they used the leftover sod from the City Hall project to re-sod the #17 tee box. He informed the council

we have also placed 140 tons of white, bunker sand in bunkers throughout the course. They have also started to patch the bad spots in our cart paths with gravel. They will start the overseeing process on the greens soon. They should take around 20 days to grow.

Dwight Dellinger reported that they had 717 rounds played in October – 20 more than the same period last year. However, he said the constant rain in November has hurt their numbers. He thanked our Public Works crews for helping them with a variety of projects around the course. He said he has heard a lot of positive feedback from golfers regarding the improved condition of the course. He said we are also seeing more new people coming to play. Everyone appears excited with the progress and is looking forward to what the course will look like this spring.

Council Member Nix reminded everyone that there will be a Trail Committee meeting Thursday. The Trail Committee Chairman noted that 6 volunteers worked over the past few weeks to open a new section of trail. He said this opens up a very pretty section of the property but the trail in this area will require manual mowing because of the trees.

Mayor Cost thanked them for their efforts. She asked the council to go out to the property over the coming weeks to check it out. She said the trail will be on the agenda for the next meeting.

Janice Seaman reported on behalf of the Historical Commission. She noted they will meet Tuesday night to go over the Archeological Survey and discuss plans for their remaining grant funds.

Mayor Cost reported that she received a letter from the Centralla Garden Club thanking our city crews for helping them with the plantings around the Crossroads sign. She also informed the council that a TV station from Montgomery is coming to town to film a segment on Orr Park and our Tinglewood Trail. She said the program is called *Alabama Oddities*.

Council Member Nix informed the council that representatives from the Stella Jones corporate office have offered local officials, schools or any other interested groups the opportunity to tour their facility. He said they want the stakeholders in our community to know what their company does. Mayor Cost said she thought that would be an excellent program for Career Day.

Education, Arts & Outreach (Schools, UM, Boys & Girls Club, Library, American Village, Sister City Commission, Artwalk, Middle School Grant) –

Allie Williams presented the Library report:

PARNELL MEMORIAL LIBRARY
MONTHLY REPORT
OCTOBER 2015

CIRCULATION: 2961 items charged
(Decreased by 17%)

COMPUTER USE: 666 users
(Decreased by 25%)

STORYTIME/4: 74 children
(Decreased by 14%)

MOVIES/5: 187 people attended
(Increased by 2%)

ADD'L KIDS' PROGRAMS/5: 69

WEBSITE VISITS SINCE 10/26/15: 1,615

DEPOSITS:

10/12/15 \$174.68

10/15/15 \$155.40

10/22/15 \$223.70

10/28/15 \$109.06

10/30/15 \$129.50

10/30/15 \$70.60

TOTAL \$862.94

Mayor Cost reminded the council about riding in the upcoming Christmas parade. She said Sarah Hogan is setting them up with golf carts or gators for the event.

Council Member Gilbert reminded everyone that the MHS Bulldogs are 9-2 for the season and are advancing in the playoffs. They play Leeds on Friday. Council Member Nix said they won the first round of tournament play and are advancing.

Council Member Gilbert said schools will be closed November 23-27. UM will be closed the 25th – 27th. The Sister City Commission meets Tuesday at 5:00 p.m. They will be electing new officers at that meeting. ArtStalk was October 31st. Mayor Cost said that the event was well attended and went well in general.

Mayor Cost mentioned the fact that the council had been approached by the MHS band for support. Unfortunately, the Finance Committee determined we are not in a position give more money to the schools than currently allocated. However, she urged everyone to make private donations.

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber) –

Council Member Woodham pointed out some of the larger bills in this week’s packet. She said there was no new news from MDCD. She noted that the Finance Committee made some recommendations as indicated on the Agenda. She also mentioned that JCS will no longer serve courts in Alabama beginning this month and that we will be handling our own probation services from this point forward.

Debby Raymond reminded everyone that business license renewals will be going our soon.

Janice Seaman reported that IDB is working on the aquaponics group lease.

Mayor Cost mentioned the large water bill at the Recreation Center. She said they have been working to locate the cause but have yet to find it. They may have to install a new water line. Council Member Nix said he brought this to the Water Board’s attention.

Council Member Peterson made a motion to approve payment of the bills. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Consent Agenda: NONE

New Business

Resolution Authorizing the Creation of the Medical Clinic Board of the City of Montevallo: To be discussed at a subsequent council meeting.

Resolution Appointing Debby Raymond as the City’s Revenue Officer: The City Clerk explained that the City Attorney said the council needed to make this appointment the same was it does other officials of the city – like the City Clerk & Treasure and Police Chief. Council Member Nix made a motion to appoint Debby Raymond as the City’s Revenue Officer. Council Member Woodham seconded. ALL AYES . . . MOTION APPROVED.

Resolution Adopting a Title VI Plan (revised): Council Member Peterson made a motion to approve the updated resolution. Council Member Gilbert seconded. ALL AYES . . . MOTION APPROVED.

Resolution 11092105-202

RESOLUTION ADOPTING A TITLE VI PLAN

WHEREAS, the Grady Parker Senior Center/City of Montevallo is a recipient of federal financial assistance from the Alabama Department of Transportation in support of transit services which imposes certain obligations upon the recipient, including complying with the Title VI federal requirements; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance; and

WHEREAS, the Grady Parker Senior Center/City of Montevallo commits to assure that no person shall, on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 (PL 100.259), be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination under any program or activity regardless of the funding source;

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Montevallo as follows:

The Mayor and City Council of the City of Montevallo approves the proposed Title VI Program in order to comply with the Title VI federal requirements.

The City Clerk in his/her capacity will serve as the Title VI Officer and is authorized to revise and update the plan as necessary.

Adopted this 9th day of November, 2015.

Signature: _____

Attest: _____

Typed Name: Hollie C. Cost

Typed Name: Herman Lehman

Title: Mayor

Title: City Clerk & Treasurer

IT Server Room Electronic Door Lock - \$937.43 – Council Member Goldsmith made a motion to approve the installation of the lock as requested using unspent funds from the City Hall Construction Reserve. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Conference Room Door Lock - \$787.13 (from Forfeiture Fund): Chief Littleton explained the need for another electronic door lock on the conference room and said he had funds for that in the Forfeiture Fund. Council Member Nix made a motion to approve the installation. Council Member Gilbert seconded. ALL AYES . . . MOTION APPROVED.

Finance Committee Recommends Purchase of 2 Police Cars Using up to \$66,000 Set Aside for that Purpose in the City Reserve Fund: Chief Littleton explained the need for the new cars at this point. He said he had two cars die on him unexpectedly. We have been setting aside \$33,000 each year to purchase three new cars next year. He proposed purchasing two cars now and one car next year. Council Member Goldsmith made a

motion to authorize the purchase of two new police cars from the State Bid List using up to \$66,000 from the City Capital Reserve Account. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Old Business: NONE

Board Appointments: NONE

Other Business: NONE

Citizen Participation: NONE

There being no further business before the council, Council Member Nix made a motion to adjourn. Council Member Gilbert seconded. ALL AYES . . . MEETING ADJOURNED at 6:38 p.m.

Submitted by:

Herman Lehman
City Clerk