

MINUTES

Montevallo City Council Work Session

April 11, 2016

5:30 p.m. at City Hall

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

Mayor Cost called the work session to order at 5:30 pm and welcomed all to the meeting and reminded the audience that the work session was a time for the Council to conduct business. She continued that a time for public comment would be recognized during the Council meeting beginning at 6:00 pm. Mayor Cost thanked all for attending.

Mayor Cost called for committee reports.

Chief Jeremy Littleton presented the police report as follows:



**Montevallo Police Department
City Council Report**

Date:
Monday, April 11, 2016

Patrol Report:

Total Calls:
845

Total Cases:
97

Traffic Accidents:
13

Traffic Stops:
257

Traffic Citations:
168

Total Arrests:
33

Burglaries:
0

Auto Burglaries:
3

Domestics:
11

Assaults:
0

Fraud/Forgery:
3

Thefts/Attempts:
4

Zone Checks:
443

School Patrols:
38

Investigations:

Felony Cases Pending:
5

Misdemeanor Cases Pending:
6

Felony Cases Closed:
2

Misdemeanor Cases Closed:
3

School Resource Report:

Offense Reports:
0

Traffic Accident Reports:
1

Cases Pending:
0

Incident Reports:
7

Arrest Reports:
0

Cases Closed:
1

Additional Comments:

We were very busy last month, but everyone is doing a great job.



**Montevallo Police Department
Code Enforcement Activity Report**

Date:

04/10/2016

Inspection Period

03/14/2016

Inspection Period

04/11/2016

Inoperable Vehicle Inspections:

Inspected:

1

Pending:

3

Closed:

0

Animal Complaint Inspections:

Inspected:

0

Pending:

0

Closed:

0

Abandoned Building Inspections:

Inspected:

0

Pending:

36

Closed:

0

Property Inspections:

Inspected:

6

Pending:

4

Closed:

3

Miscellaneous Complaints:

Inspected:
0

Pending:
0

Closed:
0

Inspected:
7

Total Inspections this Period:
7

Total Inspections Year to Date:
66



**Montevallo Police Department
Code Enforcement Activity Report**

Inspections this Period:
Heritage Trace Overgrown Vacant Lots. The process is restarting to be cut.
380 Parkway Circle complaint of overgrown yard.
Complaint of overgrown yards in Arden Subdivision at 435 Pineview, 460 Parkway Circle, and 185 Parkway Circle.
Trash left streetside at 271 Shoal Creek Circle.
Inoperable Vehicle in the apartment complex on Hedgerow.

Inspections Pending Continued from Last Period:
Salem Road Vehicles will be reinspected for compliance.
Determining violations for hobby farm on Hwy 119 after complaint.
Lien process ongoing for the homes removed by the abatement board.
Debris under carport on Brookhill.
Inoperable Vehicle near Jack's, letter posted on vehicle and mailed to owner.
Home on Moody St. is being repaired and significant clean up of debris.
Home at Valley St and Plowman St - Large amount of cans in yard.

Cases Closed this Period:
All Henke Apt. limbs removed.
Complaint on 380 Parkway - Yard cut before contact.
All debris removed from Holloway Hill.

Other Comments:

Chief Littleton also reported that 2 patrol cars had been received and are scheduled to be outfitted with logos next week. He continued his report by stating that the Police Department, with the assistance of the Calera Swat Team, executed a search warrant on the apartment above the tattoo shop on Middle Street which had a good outcome. Mayor Cost asked Chief if everyone involved was okay. Chief responded by confirming that there were no injuries and the incident did include several arrests and only involved the 2nd floor apartment, not the tattoo shop itself.

Chief Bill Reid reported that last Wednesday there was a structure fire in Wilton that caused a good amount of damage but no injuries. He continued that the 360 class was ongoing and had about 20 – 24 participants. Chief Reid stated that the Fire Department had received over 100 calls in March and would provide a more detailed report at the next Council meeting. Mayor Cost noted that presentations were made on April 4 to fire department volunteers who ran the most calls last year – Kevin Harris and Brad Davis. Mayor Cost thanked Chief Reid and all the volunteers for their good work.

Mayor Cost asked for an update on the storage for the Vallocycle project as the equipment would now be housed at the City Shop. Shane Baugh, Park and Recreation Director, stated that the storage location had been framed and is ready to proceed with moving all equipment to the location.

Mr. Baugh continued his report stating that travel ball games were currently underway and that participating in the new league with area cities has been working out great. He also stated that all valuable materials had been removed from the barns at the Mahler/Shoal Creek Park Property and trails were being cut and defined. Mr. Baugh stated that people are exploring the property although “no trespassing” signs are posted, people are excited about the park and are eager to have the property open to the public. He also credited Clay and the golf course team as compliments on the course continue to be heard. Mr. Baugh noted that the golf course grounds have been weeded and kept up very well. Mr. Baugh stated that the upcoming weekend was full activity to include 7 travel soccer teams and Arts Fest at Orr Park. Council Member Woodham asked how the Inflatable 5K went at the University the past weekend. Mr. Baugh stated that he was unable to attend but had not heard of any issues that occurred. Council Member Gilbert stated that her son participated and enjoyed the event.

Mr. Dwight Dellinger reported that the Montevallo Golf Course had 651 rounds played in the month of March, which was an increase from last year and an increase of 200 rounds from the previous month. Mr. Dellinger stated that he continued to receive compliments on the course and two tournaments had been scheduled for the month including the Chamber Scholarship Tournament on April 21 and a tournament to assist Kelsey’s Place, an organization from Clanton, that assists individuals in finding jobs and has arranged for 97.7 Peach Radio to broadcast live from the tournament.

City Clerk, Herman Lehman, asked the Council to add the bid for golf carts to be discussed and voted on during other business on the Council Meeting agenda.

City Clerk Lehman also asked the Council to add the Recreational Trail Program Grant to the Council Meeting agenda under other business.

Mayor Cost noted that the short and long term budget forecast for the golf course was not ready to present to the Council but would be reviewed at the next Council meeting.

Council Member Nix asked for clarification stating that the new golf cart lease would include warranty on the carts which will assist with the costs associated with maintenance fees; saving money for the City down the road. City Clerk Lehman responded by stating that the carts included in the bid were good quality carts and if anything went wrong with the carts, the company would fix it, which will save money over time. City Clerk Lehman also stated that the lease would be for 4 years with \$1 buyout at the end of the lease.

Council Member Nix also asked Mr. Baugh if it would be possible to open the other side of the creek with a bridge at the Shoal Creek property. Mayor Cost stated that the development of the trails and park were in stage 1 which included only one side of the creek and when additional funding was secured, such as the RTP grant, the other side of the creek would be included. City Clerk Lehman stated that, if necessary, \$20,000 in matching funds could be supplied from the capital reserve account. Council Member Nix asked Council Member Woodham about the likelihood that MDCD would assist in covering expenses. Council Member Woodham stated that there was a high possibility that MDCD could contribute and that they were already working on parking issues at the property as well as taking down the barns. She continued that the RTP grant would allow for the building of bathroom facilities and she believed the city had a good shot at receiving the grant funds. Council Member Nix asked if the house was on septic or sewer. Council Member Woodham stated that it was septic and the County was contemplating tying into the sewer or possibly using compostable toilets was discussed. The decision would await recommendations from experts.

Council Member Nix stated that the Planning and Zoning Board would meet on April 21 at 6:00 pm.

City Clerk Lehman stated that the Historical Commission is presenting a project scope for an archeological survey at the Mahler property to receive bids for services. He stated that it was his understanding that Janice Seaman had spoken with Council Member Nix about the issue. Council Member Nix agreed. Mr. Lehman stated that the matching funds were supplied through in-kind services on the previous grant but it was not enough and cash had to be paid, and there may be a need for additional matching funds for this project. Mayor Cost asked for clarification on the purpose of the survey. Council Member Nix stated that the Historical Commission had \$15,000 left from the grant which can be used, however, additional funding may be needed for an in-depth study for the original land layout including the location of slave quarters, burial grounds, green houses, etc. The purpose would be to map out the layout of all areas of the land when it was being used as a plantation. City Clerk Lehman stated that the request was

for the Council to approve seeking bids for the survey and the Commission will have to return to the Council with the bid results for approval before moving forward. He continued that it should be expected that additional funds may be attached to the project that are not currently budgeted. It was presented as follows:

A. INTRODUCTION

The City of Montevallo has received grant funding to hire a qualified professional archaeologist to conduct Phase 1b Archaeological Investigations for the proposed Shoal Creek Park property (formerly, the Mahler Property) in Shelby County, Alabama. The project expands on an earlier Phase 1 archaeological survey previously conducted at the tract (see Thompson et al. 2015), with the specific intent of locating former historic structures and/or intact cultural features located within the park development area. The goal of this project is to help guide the future development of park to avoid archaeologically sensitive areas and/or to define areas that require further testing to determine National Register of Historic Places (NRHP) eligibility. The Phase 1B archaeological survey will follow the guidelines of the Alabama Historical Commission.

B. PROJECT TEAM REQUIREMENTS & QUALIFICATIONS

Competitive Procurement of a Qualified Professional Archaeologist

The City of Montevallo will hire a professional archaeologist in accordance with the federal competitive procurement requirements of this grant agreement. The qualifications of the archaeologist shall meet the following Professional Qualification Guidelines for this project. The Secretary of Interior's Professional Qualification Standards (Historic Preservation) as defined by the National Park Service for archaeologists are as follows:

The minimal professional qualifications in archaeology are a graduate degree in archaeology, anthropology, or a closely related field, plus:

1. At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management.
2. At least four months of supervised field and analytic experience in general North American archaeology; and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archaeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archaeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period. Documentation (in the form of official graduate transcripts and/or a curriculum vitae) should be submitted to the State.

Schedule and Scope of Work

Task 1: Develop Historical Context of the Shoal Creek Property

The contractor will develop an in-depth historical context of the proposed Shoal Creek Park Property (formerly, the Mahler Property, and also known as 'Perry Hall'). The historic context should be focused on relocating former structures and/or cultural features on the property. Previous research has indicated the possibility of slave quarters that stood until the early twentieth century; as well as 'large barns for work animals and storage of machinery and produce;' a dam and millrace on Shoal Creek with an associated saw mill, cotton gin, and woodworking shop, and horse-powered mills for processing syrup and sugar (De Shazo 1973). It should also be noted that an early church, the 'Shoal Creek Baptist Church', was formerly located in the vicinity of Perry Hall and Shoal Creek (Lovett 2014). The historic context will include a review of all previous historical research conducted by and for the City of Montevallo, including the study in 2015 by David Schneider, as well as any other relevant published and unpublished sources of information (e.g., Government Land Office Records, Shelby County tax records, plats, aerial photographs, family diaries, genealogical resources, internet resources etc.), as well as interviews with local informants and previous property owners/residents.

It should be noted that the historic context is not intended to be a general cultural history of the region. **The Consultant should not include "boiler-plate" descriptions of the environment, prehistoric cultural sequence, or historical chronology unless they directly contribute to an interpretation of the research design or survey results.** Rather, the specific goal of the historic context is to guide the subsequent archaeological field investigations at the property (see below).

Task 2: Conduct Phase 1b Archeological Field Investigations

Contractor will conduct Phase 1b archaeological field investigations with the specific goal of relocating former structures and/or cultural features associated with the historic occupations of the Shoal Creek Park Property, otherwise known as Perry Hall plantation. These investigations should be informed by the previous Phase 1a Archaeological Survey conducted under contract

for the City of Montevallo (see Thompson et al. 2015), and specifically guided by the Historic Context developed as part of Task 1. It is highly recommended that the contractor consult with the Alabama Historical Commission (AHC) prior to commencement of the Phase 1B field investigations.

As noted previously, there is potential for former slave quarters, barns, outbuildings (e.g., smokehouse, kitchen, privies), wells/cisterns, intact remnants of landscaping, as well as a dam and mill race, and a former church to be located within the Proposed Shoal Creek Park boundaries. The Phase 1b Archaeological investigations should be specifically tailored to locate the potential types of features/former structures suggested by the historical context. However, given the high potential for intact cultural features near the standing plantation house, it is anticipated that the field investigations will minimally include remote sensing (e.g., Ground Penetrating Radar and/or Resistivity) of the yard area immediately surrounding Perry Hall. It should be noted that a metal detector survey may also prove useful in relocating nail clouds surrounding former structures that do not typically have a dense surrounding artifact scatters (see Wettstaed 2012). It should be noted that it is not typically necessary (nor desirable) to excavate all metal detector 'hits' during a metal detector survey; however, a reasonable effort should be made to determine if the hits are architectural in nature.

During the field investigations, artifacts should be collected according to a defined sampling strategy.

All artifacts must be bagged and labeled by separate provenience.

Survey recording must meet minimum professional standards. Daily field notes must be kept by the testing team, and they must record all survey activities and observations. Each subsurface test must be designated with a distinguishing field number and its location accurately plotted. Given the goals of the field investigations, the use of a sub-meter Global Positioning System (GPS) is preferred for providing precise location coordinates. The soil strata found in each subsurface test must be described in field notes in terms of thickness, depth from surface, and soil type, along with descriptions of kinds and quantities of artifacts found (if any) and the maximum depth of recovery for artifacts.

Standing structures at the Perry Hall house complex have been documented by a separate architectural survey (see ???), and are not part of this work. However, the remains of any former structures (if any) located during the field investigations should be placed in an archaeological context as they relate to the standing architectural resources. Structures found to be associated with subsurface archaeological deposits must be assigned a state site number.

Required field photographs include: representative views of different types of terrain and ground cover located in the Phase 1b survey area(s), and views of each archaeological site and/or cultural resource encountered during the survey.

Each shovel test, auger test, and or test unit excavation must be refilled upon completion of this survey project.

Any recovered artifact must be handled in accordance with AHC Administrative Code, Chapter 460-X-9 (ARCHAEOLOGICAL INVESTIGATIONS).

Task 3: Provide Cultural Resource Assessment Report to follow these Standards:

~~Can probably cut&paste from previous solicitation...~~

REFERENCES CITED:

De Shazo, Thomas E.

1973 History of the Sion Jacob Perry Family in Shelby County, Alabama.
<http://www.rootsweb.ancestry.com/~alshelby/PerryFamily1.pdf>

Lovett, Forrest Blake

2014 From Perry Hall to Shoal Creek Farm: A Brief History of One of Montevallo's Oldest Homesteads. Prepared for the City of Montevallo.

Wettstaed, James R.

2012 The Utility of Metal Detectors in Delineating and Defining Archaeological Sites. In, Proceedings of the Advanced Metal Detecting for the Archaeologist Conference, Helen, Georgia. Terry Powis (Ed.), Kennesaw State University, Kennesaw, Georgia.

Allie Williams, Director of Parnell Library provided the following report:

PARNELL MEMORIAL LIBRARY
MONTHLY REPORT
MARCH 2016

CIRCULATION: 1824 items charged
(Decreased by 50% but up 18% from Feb)

COMPUTER USE: 659 users
(Decreased by 4%)

STORYTIME/5: 61

MOVIES/5: 164 people attended
(Increased by 4%)

OTHER KIDS' PROGRAMS/4: 83

ESOL/4: ~48

WEBSITE VISITS SINCE 3/28/16: 1827

DEPOSITS:

3/7/16	\$261.61
3/16/16	\$235.55
3/29/16	\$330.60
3/31/16	\$147.98
3/31/16	\$177.70
	\$1153.44

-
- Star Wars: The Force Awakens tomorrow night (4/12) at 6 pm
 - Tutoring program for children over until fall
 - Lego Club, Friday, April 22nd
 - Children's Theatre Workshop Auditions, April 26th at 3:30 p.m.
 - Chess Club, Saturday, April 30th

Council Member Gilbert reported that the University of Montevallo hosted the Big Event over the past weekend in which 717 volunteers worked at 45 job sites around town. She continued that Montevallo High School is involved in testing this month with 10th graders taking the ASPIRE test April 11 – 14 and 11th graders taking the ACT on April 19. The softball team is participating in the Regional tournament April 12 – 14. Council Member Gilbert also noted that Miranda Martin from Montevallo Middle School won first place for her project in the Math and Computer Science Fair held recently at UAB. Council Member Gilbert concluded her report by noting the Junior City Council had elected a new president, Grace Stermer who has established meetings to be held in the Council Chambers on the 2nd Monday and 4th Thursday of each month at 3:30 pm through mid-July.

Mayor Cost stated that the Montevallo Arts Council would be hosting Arts Fest in Orr Park on Saturday, April 16 from 10:00 – 5:00 pm.

Council Member Woodham reported on behalf of the Finance Committee. She stated that the two bills to be noted were \$1200 for legal services and \$3400 for cleaning services noting that all bills were within budget. She continued that at the last Finance Committee the golf carts had been discussed and the committee reviewed all financial reports. Council Member Woodham asked City Clerk Lehman to ensure that Council Members receive a copy of the financial report and that the report included all good news. City Clerk Lehman agreed to send the information and stated the report indicates an increase in sales tax and business license revenue.

Council Member Woodham stated that the Chamber of Commerce held the Electronic Recycling event on April 9 and had the annual golf tournament scheduled for later in the month. She also stated that the MVP Committee was fervently working on the Main Street Application for submission in May.

Mayor Cost proceeded to discuss the items under new business on the agenda. She begin by discussing the property in Aldrich that is under consideration to be accepted as a donation to the City. The Mayor explained that the property is contiguous to property already owned by the City and could be used for a future park site. She continued that the property did house a structure that would need to be removed, either burned as a training exercise for the Fire Department or to have Kirk Hamby and his crew take it down. The Mayor noted that the Council was being asked to approve and accept the property as a donation. She stated that although she would like to see a park placed on the property, it would take time to determine funds and proper use. She suggested possibly having the property as a Big Event site to have 700 volunteers to assist in building park features. The property details were presented as follows:

March 8, 2016

3893 Highway 10
Montevallo, Al. 35115
205-665-7407

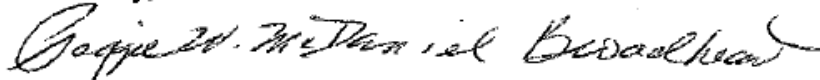
City Council of Montevallo
277 Park Road
Montevallo, Al. 35115

TO: MONTEVALLO CITY COUNCIL

Betty and I would like to donate our Aldrich property joining the City of Montevallo property. The discription of the property is attached.

Thank you in advance for your consideration.

Sincerely,



Peggie W. McDaniel Broadhead



Betty D. McDaniel Scott Ray

Attachments: Copy of Deeds
Map of property
Copy of paid property tax

(\$.55 Federal Stamps Cancelled on this Deed) #1904

DEED

Value not over \$500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to the undersigned grantors, D.A. Thomas and W.C. Scott, as Trustees, under a deed of Trust recorded on September 23, 1943 in Deed Book Volume 117, page 274, in the office of the Probate Judge of Shelby County, Alabama, in hand paid by Harry McDaniel and wife, Edith McDaniel, the receipt whereof is acknowledged, we the said L.A. Thomas and W.C. Scott, Trustees, as aforesaid, do grant, bargain, sell, and convey, unto the said grantees the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 in Block 2, containing 1.27 acres, more or less, according to Thomas' addition to the Town of Aldrich, map of which was recorded in the office of the Probate Judge of Shelby County, Alabama, on February 23, 1944 in Map Book No. 3, and being also known as Dwelling House No. 13 of the former Monte-vallo Coal Mining Company, at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also water pipes as now situated. Outside electric wiring and underground pipes are not included. If water and electricity are now available to said premises, the undersigned will use their good offices to keep such services available but assume no obligation in that regard.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, WE have executed this deed on this 17 day of September, 1945.

D.A. Thomas, As Trustee

W.C. Scott, As Trustee

Form 1-1-27

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

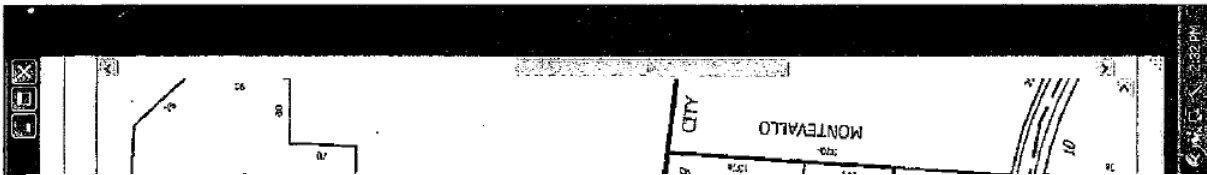
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and the love and affection for my daughters and other valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

EDITH MCDANIEL, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto



an undivided one-half interest in Lot 1 in Block 2, according to Thomas' Addition to the Town of Aldrich, Alabama, a map of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and being also known as Dwelling House No. 13 of the Former Montevallo Coal Mining Company at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also water pipes as now situated, containing 1.27 acres more or less.

It is hereby intended to convey the remainder interest that the Grantor has in and to the undivided interest of the aforesaid described property, and it is intended to convey a remainder interest in fee simple and to reserve a life estate in and to said interest in said property.

It is intended to reserve all said right, title, and control as long as the Grantor shall live.

/subject to the estate for life

TO HAVE AND TO HOLD to the said grantees ~~and their~~ their heirs and assigns ~~perpetually~~ of the Grantor, Edith McDaniel, an unmarried woman And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of June, 19 64.

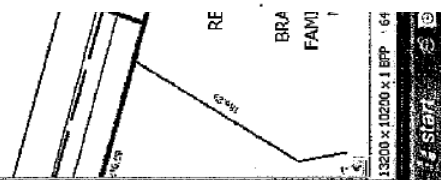
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/11/64
RECORDED 2
& \$ 30
PO. 11
JUDGE OF PROBATE

(SEAL) Mrs. Edith McDaniel (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

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Mayor Cost then discussed the Main Street Program Application. City Clerk Lehman explained that the Council was familiar with the Main Street program and that the MVP Committee had been working on the application materials. Main Street is an economic development program that will focus on our downtown area. City Clerk Lehman stated that Ms. Sarah Hogan will serve as the executive director if the City is selected as a designated community. He explained that the request was to indicate good will and support for the program and allow MVP to move forward with the application. Mr. Lehman explained that the City had committed \$60,000 towards the project, in which all funds were already budgeted and included Sarah's salary, funds distributed to MVP, and line items for marketing. The budget for the program does include public and private funds and the committee anticipates financial assistance or in-kind services from the County, local businesses and membership dues. The proposed resolution and certificate of funding will accompany the application. The documents were presented as follows:

Resolution No. 04112016-202

A RESOLUTION AUTHORIZING PARTICIPATION
IN THE MAIN STREET ALABAMA PROGRAM

WHEREAS, The Main Street Alabama Program has been established to assist cities to develop a public/private effort to revitalize their commercial, downtown and neighborhood areas, and

WHEREAS, the City of Montevallo agrees to participate in the Main Street Alabama Program,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTEVALLO AS FOLLOWS:

SECTION 1: That the City of Montevallo applies for selection to participate in the Main Street Alabama Program with the specific goal of revitalizing the central business district within the context of the preservation and rehabilitation of its historic buildings.

SECTION 2: That the City of Montevallo will support the goals of this local program if so selected.

SECTION 3: That the City guarantees that a Main Street Project Manager with a travel and operating budget will be employed.

SECTION 4: That the City is hereby designated to submit the application.

ADOPTED THIS 11th DAY OF APRIL, 2016

MAYOR

ATTEST:

CITY CLERK

CERTIFICATION OF FUNDING

I hereby certify that on this date of April 11, 2016 the City of Montevallo has \$60,869 in-hand and \$60,869 pledged for year one (July 1, 2016 - June 31, 2017) as a Designated Main Street Community and that these funds are allocated exclusively for the operation of the Main Street Program.

Signature of duly authorized representative of the applicant

Hollie C. Cost, Mayor

Typed named and title of duly authorized representative of the applicant

Date

MUST BE NOTARIZED

Mayor Cost noted that pursuing the Main Street designation was exciting and would assist in moving Main Street forward and becoming more energetic. Council Member Nix asked how many years the City would be held to being a part of the program. City Clerk Lehman explained that it would be for at least 5 years and then continue on after that point and he believed the city will see a positive impact from this program.

Mayor Cost adjourned the Work Session at 5:59 pm.

MINUTES

Montevallo City Council Meeting

April 11, 2016

6:00 p.m. at City Hall

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

Pledge of Allegiance – Mayor Cost asked Parker Hamby, Junior at Montevallo High School to lead the Pledge of Allegiance.

Meeting Call to Order,

Mayor Cost called the meeting to order at 6:00 p.m. and welcomed all those in attendance.

Approval and/or corrections of the minutes – 3/28/16

Council Member Nix made a motion to approve the minutes of the March 28, 2016 meeting as presented. Council Member Goldsmith seconded the motion. Council Members Woodham, Gilbert, Peterson, Goldsmith, and Peterson voted AYE. Mayor Cost abstained as she was not present at the meeting. THE MOTION WAS APPROVED.

Student Recognitions / Awards

Mayor Cost called for Student Recognitions and asked Ms. Sarah Hogan if any students were present. Ms. Hogan explained that the Montevallo Elementary School elected not to recognize any students due to the school currently administering State standardized testing.

Mayor Cost then recognized Mr. Blake Ray, agriculture science teacher at Montevallo High School. Mr. Ray explained that he was the Faculty sponsor for FFA, Future Farmers of America and would like to have students speak to the Council regarding the upcoming Farm Day. Montevallo High School students Kate Frederick and Madison Childress stood and addressed the Council asking for approval of Friday, April 22 and Saturday, April 23 to be designated as Farm Day in the City of Montevallo. Ms. Frederick and Ms. Childress also requested approval for street closures to host the annual Farm Day Tractor Parade on Saturday, April 23. The students continued by thanking the City for its continued support of the FFA program.

Council Member Nix asked whether they also need to waive any fees associated the event. Debby Raymond, Business Revenue Director suggested that it be included in the motion.

Council Member Nix made a motion to declare April 22 and April 23 as Farm Day and allow street closures for duration of the Tractor Parade on April 23 and that all vendor fees be waived in conjunction with the event. Council Member Gilbert seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

Opportunities for citizens to speak to the Council

Mayor Cost then asked if any citizens would like to address the Council and no response was given. She reminded the audience that another opportunity for citizens to speak would occur at the end of the meeting.

Committee Reports and Consideration of Bills:

- **Public Health & Safety** (Police, Fire, Code Enforcement, Housing Abatement)–

Discussed earlier during the work session.

- **Sustainability** (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives) –

Discussed earlier during the work session.

- **Recreation, Preservation and Community Development** (Parks & recreation, Golf Course, Youth Athletics, Trails, Historical Commission, Planning & Zoning, Annexations) –

Discussed earlier during the work session.

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

Discussed earlier during the work session.

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

Discussed earlier during the work session.

Council Member Woodham made a motion to approve all bills as presented. Council Member Peterson seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

Consent Agenda - None

New Business

- **Acceptance of Property Donation from Peggie Broadhead & Betty Ray**

Council Member Woodham asked what the maintenance on the property would be. Mayor Cost explained that at this time there would be none. She continued that if the structure was removed the property could be cut and grow up naturally until a decision about the park was finalized. Council Member Nix suggested that for next year's Arbor Day pine trees could be planted on the property. Mayor Cost agreed that trees are needed but would need to consider a timeline for a park project. City Clerk Lehman stated that pine trees would grow quickly and could be worth money if cut down in ten years. Mayor Cost stated that a plan for the property would need to be developed.

Council Member Nix made a motion to accept the property donation as described. Council Member Goldsmith seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

Mayor Cost asked Ms. Hogan to send a thank you note to the property owners and asked City Clerk Lehman to begin the process of transfer with the attorneys.

- **Main Street Program Resolution**

Council Member Peterson made a motion to approve the Main Street Program Resolution and Certificate of Funding as presented. Council Member Woodham seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

- **IDB Lease Ordinance**

City Clerk Lehman explained that the Ordinance would allow the City to enter into a 10 year lease agreement with two additional terms for 5 years for use of property at the Shoal Creek Park property. The Industrial Development Board, IDB, would pay the City \$500 a month for use of the property for aquaponics. Council Member Woodham asked where the property in question was

located in relation to the trail. City Clerk Lehman explained that the proposed area was located on top of the hill. Shane Baugh stated the area was on the clear spot on top of the mound and would not interfere with trail development. Council Member Woodham inquired about the expenses being struck out in the lease document. City Clerk Lehman stated that the lease did not agree to pay anything but indicates that IDB or the landlord could sublease the property. Mayor Cost stated that the lease was not clear on what was obligated by the parties. Council Member Woodham noted that it needs to clearly state in writing what each party is responsible for and what expenses would be covered. Mayor Cost suggested that all parties be called to meet at the next Finance Committee to discuss; the meeting should include Janice Seaman, Chair of the IDB and Incredible Farms regarding the aquaponics. City Clerk Lehman suggested that all terms should be defined and decided with sublease and presented to the City Council at its next meeting.

The ordinance was presented as follows:

ORDINANCE # _____

AN ORDINANCE TO LEASE MUNICIPAL PROPERTY NOT NEEDED FOR PUBLIC OR MUNICIPAL PURPOSES

WHEREAS, the City Council of the City of Montevallo, Alabama, has determined that the real property owned by the City located along Alabama Highway 119 in the NW¼ of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, is not currently needed for public or municipal purposes, and

WHEREAS, the Council has further determined that it is in the best interest of the public and the City of Montevallo, Alabama, to lease said real property on the terms set out herein,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, AS FOLLOWS:

Section 1. It is hereby established and declared that the following described real property of the City of Montevallo, Alabama, is not currently needed for public or municipal purposes, to-wit:

Approximately 5 acres of real property located in the NW¼ of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, lying southeast of Alabama Highway No. 119 and northeast of Shoal Creek, the east line of which is approximately 90 feet west of the east line of said ¼ section, in a rectangular shape running 534 feet north and south and 408 feet east and west; also an easement leading from Highway No. 119 to the property at a location chosen by the City.

Section 2. The City of Montevallo, Alabama, having received an offer from the Industrial Development Board of the City of Montevallo to lease that real property described in Section 1 above, for the purpose of subleasing the property for an aquaponics farm or similar use, it is hereby declared to be in the best interest of the public and the City of Montevallo, Alabama, to lease said real property to the Industrial Development Board of the City of Montevallo under the terms and conditions set forth in the Lease Agreement attached to this ordinance and incorporated herein.

Section 3. Pursuant to the authority granted by § 11-47-21 and § 11-63-2, Code of Alabama 1975, as amended, the Mayor of the City of Montevallo, Alabama, is hereby authorized directed to execute said lease agreement in the name of the City of Montevallo, Alabama.

Section 4. This Ordinance shall become effective immediately upon its adoption and publication or posting as required by law.

ADOPTED AND APPROVED THIS THE ____ DAY OF _____, 2016.

Mayor

Attest:

City Clerk

o **Authorize Mayor to finalize IDB Lease – Aquaponics**

Discussed in conjunction with preceding ordinance and will be delayed into the next Council meeting after further clarification is obtained.

The lease was presented as follows:

LEASE AGREEMENT

Lease agreement made this ____ day of _____, 2016, between the City of Montevallo, Alabama (“City”) and the Industrial Development Board of the City of Montevallo (“Board”).

RECITALS

City owns a tract of real estate located along Alabama Highway 119 in the NW¼ of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama. Board desires to lease approximately 5 acres of the City’s tract lying east of Alabama Highway 119 for the purpose of subleasing the 5 acres for the purpose of an aquaponics farm or similar use. In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

SECTION ONE. PROPERTY AND TERM

A. City leases to Board approximately 5 acres of real property of City located in Shelby County, Alabama, described as follows and as shown on the attached sketch:

Located in the NW¼ of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, lying southeast of Alabama Highway No. 119 and northeast of Shoal Creek, the east line of which is approximately 90 feet west of the east line of said ¼ section, in a rectangular shape running 534 feet north and south and 408 feet east and west; also an easement leading from Highway No. 119 to the property at a location chosen by the City.

B. This lease shall commence on the 1st day of _____, 2016, and shall be for a term of ten (10) years, or until terminated as provided in this lease agreement, on the terms and conditions set forth in this agreement. The lease term may be renewed for up to two additional terms of five (5) years each, provided the Board delivers written notice of renewal to the City at least thirty (30) days prior to the termination of the original or any extended term.

SECTION TWO. RENTAL

Board shall pay to City rent in the amount of \$500 per month commencing on the 1st day of _____, 2015, payable during the entire term of this lease agreement, at 541 Main Street, Montevallo, AL 35115, or to any other place that City may designate.

SECTION THREE. USE OF LAND

Board shall sublease the premises for an aquaponics farm or similar use. If work on improvements for such use is not commenced within 120 days of the execution of this lease, City may in its sole discretion terminate this lease. If the sublessee abandons the premises at any time during the lease term, City in its sole discretion may terminate this lease.

SECTION FOUR. OWNERSHIP OF IMPROVEMENTS

At the termination of this lease, any improvements constructed on the premises shall remain on the premises and shall be the property of City, excepting the greenhouse structures which are semi-permanent and all equipment.

SECTION FIVE. LABOR AND MATERIALS

~~Board shall fully pay for all materials joined or affixed to the premises pursuant to this lease and pay in full all persons who perform labor on the premises, and will not permit or suffer any mechanics' liens or material suppliers' liens of any kind or nature to be enforced against the premises for any work done or materials furnished on the premises at Board's instance or request.~~

SECTION SIX. INDEMNIFICATION

Board shall indemnify City from and against any and all liability, cost, and expense (including attorney's fees) for loss of or damage to property, and for injuries to or deaths of persons arising directly or indirectly from the use of the premises by Board, unless caused solely and intentionally by City or City's agents or employees. Board assumes all risk and liabilities, whether or not covered by insurance, for loss, damage, injury or death in any manner arising out of or incident to Board's use of the leased premises, whether such loss or damage is to the property of Board or Board's agents or employees or the property of others, and whether such injury or death is to or of Board or Board's agents or employees or to third parties.

SECTION SEVEN. RIGHT OF ENTRY

City or City's agents or employees shall have free access to the leased premises at all reasonable times for the purpose of examining, protecting, or inspecting the condition of such property or in order to exercise any right or power reserved to City under this lease agreement. Except that entry into any structure must be by permission and escort by the sublessee, Incredible Health Farms, due to safety and sanitation concerns.

SECTION EIGHT. TERMINATION FOR BREACH

Upon breach of any of the provisions of this lease by one party, the other party may terminate this lease by giving 30 days' written notice to the party in breach.

SECTION NINE. ASSIGNMENT OR SUBLEASE

This lease agreement shall inure to the benefit and be binding upon the successors and assigns of the parties; provided, however, Board may sublease the premises for the purpose set out above. Board may not sublease the premises for any other purpose, or assign this lease, without the prior, express, and written consent of City; and if Board does sublease the premises or part of the premises or assign this lease agreement, such sublease or assignment shall be void unless City has given prior, express, and written consent.

SECTION TEN. ATTORNEY'S FEES

If either City or Board shall bring suit to compel performance of or to recover for breach of any covenant, agreement, or condition contained in this lease agreement, the prevailing party shall be entitled to recover from the other party costs and reasonable attorney's fees.

SECTION ELEVEN. SURRENDER OF PREMISES

Board shall, at the termination of this lease agreement, vacate the leased premises, leaving them in the same condition they were in at the time of Board's entry on such premises under this agreement, except for reasonable use and wear, acts of God, or damage by causes beyond the control of Board, and improvements, and upon vacating shall leave the leased premises free and clear of all rubbish and debris, except that there shall be structures, roads and utilities remaining.

SECTION TWELVE. NO WAIVER

The failure of either party to this agreement to insist upon the performance of any of the terms and conditions of this agreement, or the waiver of any breach of any of the terms and conditions of this agreement, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

SECTION THIRTEEN. GOVERNING LAW

This agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Alabama.

SECTION FOURTEEN. EFFECT OF PARTIAL INVALIDITY

The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

SECTION FIFTEEN. ENTIRE AGREEMENT

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

SECTION SIXTEEN. MODIFICATION OF AGREEMENT

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

SECTION SEVENTEEN. PARAGRAPH HEADINGS

The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

SECTION EIGHTEEN. COUNTERPARTS

This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

Each party to this agreement has caused it to be executed on the date indicated below.

City of Montevallo, Alabama

The Industrial Development Board of the City of Montevallo

by _____
as its Mayor date

by _____
as its Chairperson date

- **Parental Alienation Proclamation**

The Proclamation was presented as follows:

PROCLAMATION

WHEREAS: Strong family relationships constitute the foundation of our community; and

WHEREAS: Alienating behaviors are frequently seen in high-conflict divorces, separations and asymmetrical custody arrangements but can occur in intact marriages; and

WHEREAS: Parental alienation is a term used to describe any number of behaviors and attitudes on the part of one parent or both parents designed to interfere, damage or destroy the relationship a child has with their other parent. It's a form of abuse that causes emotional trauma to children; and

WHEREAS: Parental alienation deprives children of their right to freely love and be loved by both parents, their extended family, and robs children of their sense of security; and

WHEREAS: Mental health professionals agree that the negative effects of parental can follow a child into adulthood with tragic consequences; and

WHEREAS: The recently published Diagnostic and Statistical Manual of Mental Disorders (DSM – 5) made several references to the dysfunctional family dynamic of alienation to be a form of psychological child abuse; and

WHEREAS: Approximately 40,000 children in the State of Alabama were subjected to child custody determination in 2013; and

WHEREAS: Parental Alienation Prevention Week is intended to increase the knowledge and understanding of this problem to help Alabamians, institutions, the legal and mental health community, and leaders to better identify and combat such abusive behavior to children; and

WHEREAS: God so loved us, we also ought to love one another; love does not harm to its neighbor; therefore Children should be able to freely express the meaning of F.A.M.I.L.Y.;

Father **A**nd **M**other, **I** **L**ove **Y**ou; and

WHEREAS: In honor of Parental Alienation Prevention Week, come and show your support by taking 10 minutes out of your day at noon, on Monday, April 25, to blow soap “Bubbles for Love”. Each bubble we blow will represent the love our children have and should be allowed to share with both their parents.

NOW, THEREFORE, we, the Mayor and City Council of the City of Montevallo, do hereby proclaim April 24 through April 30, 2016, as PARENTAL ALIENATION PREVENTION WEEK and April 25, 2016, as PARENTAL ALIENATION AWARENESS “Bubbles of Love” DAY.

Hollie C. Cost, Mayor

Mayor Cost recognized Ms. Cindy Hardin with the Exchange Club of Shelby County who stood and addressed the Council. Ms. Hardin thanked the Council for their support of the proclamation and standing against child abuse. Ms. Hardin stated that in recognition of this form of child abuse and to provide hope to all children, the public is asked to blow bubbles on April 25 at Noon or anytime that day to show support. The event is entitled "Bubbles for Love". Mayor Cost thanked Ms. Hardin for being present and suggested that the Council blow bubbles as its next meeting is scheduled for April 25.

Council Member Nix made a motion to approve the proclamation as presented. Council Member Woodham seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

- **Resolution Authorizing Request for Proposals for Additional Archeological Services at Mahler**

Council Member Nix made a motion to approve the request for proposals for additional archeological services at the Mahler property as presented. Council Member Peterson seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

Old Business

- **Demolition Bid Award - 613 Shelby St.**

The Council discussed that it had not received a recommendation from the Abatement Board to remove the item from the agenda, therefore, it would remain until satisfaction of the issue is confirmed by the Abatement Board.

- **Food Truck Ordinance**

City Clerk Lehman stated this issue was not yet ready for vote as additional changes were being made and would be presented at the next Council meeting.

Board Appointments

Mayor Cost asked Council Members for an update on representatives for the Abatement Board. Council Member Gilbert noted that she had spoken with Karen Pendleton and she has agreed to continue to serve on the Board. City Clerk Lehman stated that there would be additional board appointments presented at the next Council meeting.

Other Business

- **RTP Grant**

Council Member Woodham requested that the Council approve moving forward with applying for the RTP grant which would assist with funds to provide a pavilion, trail head and signage at the Shoal Creek Park property.

Council Member Woodham made a motion to proceed with applying for the RTP grant as discussed. Council Member Nix seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

- **Golf Cart Lease**

The lease and payment information was presented as follows:



Jerry Pate Company
804 28th Street N.
Birmingham, AL 35203
Ph# (800) 700-7001
Fax# (850) 484-8596
www.jerry pate.com



Proposed Order
US Communities
EV2024-02

DATE: March 21, 2014
EXPIRATION DATE: Valid 30 Days

Exclusively For: Montevallo Golf Club
1481 County Road 204
Montevallo, AL 35115
Attn: Herman Lehman

Prepared By: Jake Holbrook ext. 1217

jholbrook@jerry pate.com

Account Executive: Casey Claghorn 205-335-5950 ext.
cclaghorn@jerry pate.com

[Ph#]
[Fax#]
[Customer Acct#]
[Email] lehman@cityofmontevallo.com

Per your request, I am pleased to submit a proposal on the following equipment:

Qty	Model #	Description	Unit Price	Extension
36	105831391	Club Car Precedent i2	\$7,774.00	\$ 4,664.40
		Electric With Excel™ Drive System	\$	-
		Standard Shelf Charger with 9 Ft. Cord (Charger in Car)	\$	-
		Scoff Guards, Molded-In, Set of 2	\$	-
		Sweater Basket	\$	-
		Beige Canopy Kit	\$	-
	103406307	Body Color Cream	\$	-
	102339601	Seat Color Beige	\$	-
	105291703	Strut Mounted Sand Bottle with Handle	\$ 47.00	\$ 28.20
	101808311	Deluxe Info Holder Single Pack	\$ 23.00	\$ 13.80
	105005901	Hinged Windshield	\$ 149.00	\$ 89.40
			\$	-
			\$	-
		MSRP \$7,993 49% Discount Applied	\$ 7,993.00	\$ 4,795.80
		Equipment Subtotal	\$	4,976.80
		with setup and freight	\$	(900.00)
		Jerry Pate Additional Discount	\$	4,076.80
		Subtotal	\$	4,076.80
		Total	\$	146,548.80
			\$	-
			\$	-
	105166801	Deionizer water purification system comes with 1 filter and regulated hose	\$ 464.00	\$ 278.40

Prices Do Not Include Sales Tax or Applicable Documentation Fees

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All proposals and agreements are contingent on availability of product from the manufacturer. Prices are based on costs and conditions existing on date of proposal and are subject to change without notice. Typographical errors are subject to correction.

To accept this proposal, sign here and return: _____ Date: _____

Thank you, we appreciate your business!



Our Mission

The Jerry Pate Company is genuinely committed to support, service and satisfy every customer, building valued loyalty through integrity, professionalism, quality products and quality people.

Value Added Offerings

We are pleased to offer the following to Montevallo Golf Club in consideration of a commitment to purchase Club Car i2 Precedent electric golf cars.

- Monthly scheduled on site fleet inspections by a certified Jerry Pate service technician with full report submitted via email thru the life of the warranty which is 4 years on the batteries
- JPTI will provide a training day for all fleet managers to review vehicle maintenance regimes along with battery charger education as well as our annual training offered at our Birmingham facility
- Cars will be delivered with all accessories installed at the factory with no installation of any kind on club grounds
- Existing cars will be backhauled on the Club Car trucks

Below are additional services provided by the Jerry Pate Company to help eliminate cost and equipment down-time:

- Next day delivery of all in-stock parts- 99.5% fill rate!
- Fulltime phone technical support personnel
- JP-Online, a 24/7/365 tool to help manage your JPC account on-line. With key features that include on-line parts ordering, order tracking, parts pricing/availability, and real time account information you can manage your JPC account from the convenience of your desk

We appreciate the opportunity and are committed to developing programs to further enhance our value to you and your staff.



Official Golf Car of The PGA of America



301 Schubert Drive ● Pensacola ● Florida ● 32504 ● Phone: 850-479-4653 ● Fax: 850-484-8596

Here are the calculated results:

Sales Price:	146,548.80	Rebates:	0.00
Sales Tax%:	0.000	Balloon:	0.00
Fees:	0.00	Interest/Yr%:	3.880
Other Costs:	0.00	Term:	48
		Payment:	2,107.79
Down Payment:	52,975.00	Total Price:	146,548.80
Trade In:	0.00	Loan Amount:	93,573.80
Taxable Trade-In?:	No		

Total Loan Cost:	101,173.73	Principal Paid:	1,805.23
		Payment Paid:	2,107.79
Begin Period:	1	End Balance:	91,768.57
End Period:	1		
Interest Paid:	302.56		

Mayor Cost expressed her appreciation for the hard work by City Clerk Lehman and others to determine the best course of action regarding the golf carts. City Clerk Lehman suggested that a motion be made to authorize the Mayor to enter into a lease with Club Car at a 3.88% finance rate. Council Member Woodham stated that she would like to not have to finance the purchase and avoid paying interest. She then asked if it was possible for the City to pay for the carts in cash and pay themselves back to save the interest amount. City Clerk Lehman explained that money was available in the general fund not the checking account. Council Member Nix asked what amount would be saved over 4 years not paying the interest. City Clerk Lehman explained that it would be a couple of thousand dollars. He continued that the funds could be borrowed and pulled from the reserve account if needed and the City would reimburse that account from the golf course department line. City Clerk Lehman stated the Council would need to understand that if the City got into a bind financially in one account that it would need to be dealt with the assistance of the Council.

Council Member Nix made a motion to purchase the golf carts outright from the General Fund account and to reimburse the account \$25,000 a year from the Golf Course line. Council Member Peterson seconded the motion. ALL AYES. THE MOTION WAS APPROVED.

- **Revitalization Project**

Mayor Cost recognized Mr. Trey Gauntt with Shelby County to update the Council on the issue with Dr. Anderson regarding the temporary construction easement for the revitalization project. Mr. Gauntt noted that he had spoken with ALDOT to discuss all options regarding the area. Mr. Gauntt also had David Willingham, project engineer, and our City Attorney, Bill Justice present to answer any questions about the project. Mr. Gauntt explained that multiple attempts had been made to negotiate the easement issue with Dr. Anderson since last year. He stated that other concerns and issues had been addressed with various businesses on Main Street that have all agreed to work with ALDOT, the County, and the City to move forward with the project. Some of these changes include closing the parking lot in front of UMOM, Doodles Bookstore will lose a parking spot in front, Regions Bank will lose an entrance from Main Street, as will the CVS shopping center. All of these businesses had agreed to the plans with the only outstanding issue being the Anderson parcel. Mr. Gauntt explained that the temporary construction easement was requested for 2/100th of an acre at the Anderson property to address drainage issues, parking and safety issues as well as to incorporate design standards. Mr. Gauntt explained that these changes were being required by ALDOT. David Willingham added that ALDOT requires a clear line of sight for pedestrian safety and that all entrances and parking must be 30 to 50 ft back from the intersections. He continued that many discussions had occurred with ALDOT and they will not budge on the issue which has required many businesses to lose parking spaces surrounding their building which were directly on Main Street. Council Member Nix asked if Bloch Street would now be a one way street only with additional parallel parking. Mr. Gauntt agreed that it is being considered to make Bloch a one-way to provide additional safety at that intersection with parking added, however, the parking could not be designated for Dr. Anderson's business and converting the street to one-way would not be directly associated with this project but could easily be completed at the same time. Mr. Gauntt continued that they have been back and forth with Dr. Anderson and no agreement had been reached. He believes the major issue is the loss of the four parking places that are too close to the highway. Many options were presented during negotiations but to no avail. Mayor Cost was authorized to move toward acquiring the temporary construction easement through condemnation. However, she nor anyone with the County would like to have to proceed in that manner for many reasons, including that the City does not want to

acquire the property in that way, the project will further be delayed, and many additional fees would be applied. Mr. Gauntt explained that the County and ALDOT have one last alternate option to present which includes using only the City right-of-ways and add curb and sod from that point to the road. He noted that the solution would not look good but would avoid condemnation. He clarified that the condemnation route would involve a process of a minimum of three months. If we proceed with the new alternative option, the draining would be altered to stay within the right-of-way, it would not be the optimal solution but would suffice. The sidewalk is also not ADA compliant and would be fixed. Mayor Cost asked if the bricks would be replaced. Mr. Gauntt agreed that the bricks would be saved for Dr. Anderson as originally discussed. Mr. Gauntt noted that the entire project would last a duration of 18 months and it would be ideal not to delay the start of the project any longer and avoid condemnation. He also explained that if Dr. Anderson changed his mind and an agreement was reached regarding the temporary construction easement before the project reached that point of the highway, the plans could be altered back to the original proposed plans. The Council discussed wanting to avoid condemnation and thanked Mr. Gauntt for diligently working to find an alternative option. It was the sense of the Council to move forward the new alternative option as presented by Mr. Gauntt. City Clerk Lehman also recommended to the Council to approve an ordinance at the next meeting to make Bloch Street a one-way only. Mr. Gauntt thanked the Council for their time and stated that with a solution in place, July would most likely be the time frame to begin the project.

Citizen Participation

Mayor Cost asked if anyone would like to address the Council.

Ms. Janice Seaman asked if the Council had any questions regarding the archeological survey or the IDB leases presented on the agenda. Mayor Cost responded that the items were already discussed and City Clerk Lehman will follow up with her to obtain additional information to be resubmitted to the Council.

An announcement was also provided regarding the Ora Lee Jones 5k Walk and Run will be held at Orr Park on May 7 to support scholarships for local students.

Adjourn

Council Member Nix made a motion to adjourn the meeting. Council Member Woodham seconded the motion. ALL AYES. THE MEETING ADJOURNED AT 6:59 pm.

Respectfully submitted by:

Herman Lehman, City Clerk