

MINUTES

Montevillo City Council Work Session

September 28, 2020

5:30 p.m. at City Hall

Mayor Hollie Cost, Council Member Tiffany Bunt (Arrived at 5:40 p.m.), Council Member Jason Peterson, Council Member Arthur Herbert and Council Member Rusty Nix were in attendance. Council Member Willie Goldsmith attended via Zoom.

Mayor Cost opened the work session at 5:30 p.m.

Chief Littleton presented his report:

Montevillo Police Department Stats

	January-20	February-20	March-20	April-20	May-20	June-20	July-20	August-20	September-20	October-20	November-20	December-20	Total
Total Reports	98	75	76	63	99	67	68	58	79				683
Criminal Cases	40	22	22	30	44	35	40	35	45				313
Non-Criminal	11	15	18	6	15	12	14	10	15				89
Traffic Accidents	13	15	9	8	12	12	9	8	7				93
Traffic Citations	150	140	68	16	101	67	95	127	134				898
DUI Arrests	3	9	2	2	3	5	1	3	1				29
Public Intox Arr	0	1	1	2	2	3	1	4	3				17
Alias Arrests	13	3	8	1	5	2	1	6	7				47
Juvenile Arrests	2	0	0	0	0	0	0	0	0				2
Misd Arrests	3	7	5	0	12	2	3	8	13				53
Felony Arrests	1	0	1	5	8	4	3	2	7				31
Drug Related	5	2	2	7	9	3	6	6	8				48
Total Arrest	25	23	19	17	39	19	15	37	40				234
Auto Thefts	0	0	1	2	1	0	0	0	1				5
Burglaries	1	3	2	0	2	1	1	0	0				10
Auto Recoveries	0	0	1	1	0	0	0	0	0				2
Auto Burglaries	4	1	0	0	0	1	0	0	1				7
Criminal Mischief	4	2	4	5	0	2	4	1	9				31
DV Related	64	7	9	12	11	5	12	8	1				65
Assaults	6	4	4	3	3	2	9	2	5				40
Fraud/Forgery	0	2	1	1	0	1	2	1	0				8
Harass / Rack	4	0	6	2	8	4	4	2	2				32
Misc. Offenses	25	10	18	7	1	23	20	11	20				135
Robberies	0	1	0	0	0	0	0	0	0				1
Thefts / Attempts	8	12	4	4	4	2	0	4	7				45
Suicide Attempts	0	0	0	1	0	0	0	0	0				1
Suicides	0	0	0	0	0	0	0	0	0				0
Deaths	0	0	0	0	1	0	0	0	0				1

Karen Kiker
9:10 AM
9/27/2020

Council Member Goldsmith told Chief Littleton and his officers to keep up the good work.

Chief Brad Davis presented the Fire Department report. He informed the council they responded to 115 calls so far in September, including 9 fires, 73 EMS, 2 hazardous conditions, 15 lift assists and 7 false alarms. They also conducted 12 fire inspections.

Council Member Herbert said ValloCycle met recently. They have several new members in their group. They are planning two group rides in October.

The Arbor Board has been busy lately. They approved several landscape plans. They have also submitted their 2020 Tree City Application.

Olivia Barone, Sustainability Coordinator, reminded everyone that the County's Free Dump Day is October 3. She encouraged everyone to take their items to the Shelby County Landfill on that day. So far, we've recycled 40 tons since January. We've also recycled 5,200 lbs. of items with American Thrift Store in August, 5,000 lbs. so far in September and 21,000 lbs. since May.

Council Member Herbert informed the council that the Animal Health & Wellness Forum went well. They received a lot of positive feedback. They hope to have recommended amendments to our Animal Control Ordinance very soon.

Park & Recreation Director Shane Baugh said his crew has been busy with tournaments lately. Our number of fall tournaments doubled this year. Last Saturday was the biggest crowd he's ever seen at the park. Basketball starts tomorrow. Football is still ongoing. He also mentioned he has been investigating the possibility of adding tubing at Shoal Creek Park. We have a chance of being added to the Cahaba Blue Way map.

Mayor Cost noted Mr. Baugh met with Brian Rushing at the park to discuss that project.

Dwight Dellinger reported that rounds at the golf course during September were up about 100 over last year. However, our rounds year-to-date are still around 750 behind the same time last year. He also informed the council we received another 36 replacement batteries for our carts today. He said he met Mike Hill with the new course management company. He said he was very impressed with the plans they have for the golf course.

The City Clerk informed the Council that the University has asked us to agree to extend the Golf Course Lease agreement until the end of October. They hope to have the transition completed before that date.

Council Member Nix noted that even though the course operation is not fully included in next year's budget, we should receive about the same amount in revenue as operating it for that additional month will cost us. As such, it will pay for itself.

Council Member Nix also noted there was no Planning Commission meeting in September.

(Council Member Bunt arrived at 5:40 p.m.) Council Member Bunt encouraged everyone to check out the Boys & Girls Club's new sign.

Parnell Memorial Library Director Savannah Kitchens presented her report:

The library is continuing curbside service.

We are working to expand our check out kit options, in addition to our family literacy kits and board games.

Drive In Stories with Mr. Mac are going well and are every Saturday at 9:15, rain or shine.

I'd like to encourage everyone to checkout our virtual storytimes on Facebook; Ms. Jennifer posts every Wednesday morning, and we'll continue to post new bilingual storytimes with El Gallo every other month or so.

MJCC Junior Mayor Olivia Gilbert reported their organization is still working on a Halloween Midnight Movie, as well as other upcoming events.

IMPACT Director Sarah Hogan presented her report:

- Olivia Gilbert, Junior Mayor, reports that the Junior City Council is now taking recommendations for movies to consider for a Halloween Drive-In event. If you would like to submit a suggestion, please contact a member of the Junior City Council. The MJCC is also currently working on a social norms campaign at the High School.
- Impact will hold a virtual coalition meeting next Tuesday, October 6 at 9:00 am. If you are interested in joining us to reduce youth substance use in Montevallo, please email me at impactmontevallo@gmail.com or shogan@cityofmontevallo.com and I'll make sure to add you to our distribution list.
- Last week, I virtually attended the final week of the National Coalition Academy. Ms. Zina Cartwell with Central Alabama Wellness joined me. We worked on creating a sustainability plan for the coalition. This plan will be submitted along with five other products created during the Academy experience to CADCA, Community Anti-Drug Coalitions of America to be considered for graduation. The graduation ceremony will be held virtually in February during the National Leadership Forum.
- I would like to thank Chief Littleton and our School Resource Officers, Holloway & Wilhite for the outstanding partnership with Impact. One initiative we've started is creating videos each month on a different topic that relates to prevention of drug use. In September, we featured Suicide Prevention. Check out the video on our Facebook page @ImpactMontevallo.
- We are busy planning for a multitude of October events including Red Ribbon Week and National Prescription Drug Take Back Day.

Steve Gilbert, Director of the Montevallo Chamber of Commerce, presented his report:



Montevallo Chamber of Commerce Activity Report 2nd Quarter 2020

April 2020 Activities

- **Wednesday April 1st: Held Chamber Board of Directors Monthly Meeting. Report on Membership March 2020: 16 Renewals: New Members: 1 Monthly Financial Reports presented. Chamber Golf Tournament at Montevallo Golf Club Postponed indefinitely.**
- **April 2nd: Attended Mayor's Economic Sustainability Task Force virtual meeting as representative of the Chamber. Gave report on upcoming Chamber events and weekly activities.**
- **April 3rd: Attended virtual meeting "What Your Business Needs to Know about the CARES Act" Information on applying for Federal PPP and EIDL Loans.**
- **April 3rd: Attended virtual meeting of Shelby County Tourism Committee, discussion of the effects of COVID-19 on local tourism.**
- **April 13th: MDCO Meeting reported on Chamber activities for March 2020. Virtual Meeting**
- **April 13th: City Council Meeting gave report on Chamber activities and Chamber's planning for operating during Covid-19 outbreak. Chamber has suspended all public meeting, luncheons and the annual golf tournament.**
- **April 16th: attended Mayor's Economic Sustainability Task Force virtual meeting. Discussion on current situation of business operation by Chamber members.**
- **April 16th: Attended "Working from Home Seminar" A virtual meeting on the changes in the workforce and its impact on productivity.**
- **April 17th: Attended SBA Seminar Updates on latest PPP and Disaster Loan information on applications and potential loan forgiveness requirement.**
- **April 21st: Tinglewood Festival Meeting. Discussions on having a virtual event and Fund raiser to be held In January of 2021.**
- **April 23rd: Attended Mayor's Economic Sustainability Task Force virtual meeting as representative of the Chamber. Gave report on upcoming Chamber events and weekly activities. Discussion on impact of closing on our restaurants and retail businesses.**
- **April 23rd: Attended Virtual Webinar from SBA regarding proper documentation for PPP Loan forgiveness. Distributed information packet to local businesses that have received PPP Loans.**
- **April 23rd: Attended Virtual Town hall Meeting with Congressman Gary Palmer. "A Washington Update", information on the latest U.S. House resolutions, COVID-19 Update. SBA Loan Funding.**

- April 24th: Compiled, printed and facilitated the distribution of The Chamber Chatter. Delivery of 1,250 copies. (No School Delivery, limited business location open) Supervised Chamber volunteer crew of 5 to sort and deliver newsletter.
- April 28th: E-Commerce Webinar Topic: Changing to a more robust online presence for your business during the Pandemic.
- April 28th: Reopening Main Street Businesses. Hosted by Main Street Alabama. Topic gearing up for business reopening with social distancing requirements. How to drive sales and maintain social distancing.
- April 30th: attended Mayor's Economic Sustainability Task Force virtual meeting. Discussion on current situation of business operation by Chamber members.

May 2020 Activities

- May 6th Monthly Chamber Board Meeting. Report on Renewals April 2020: 2 New Members: 1 Financial reports presented. Budget Reviewed. Discussion of Farmers Market operations during COVID -19. PPP Loan discussion on accounting process of funds for loan forgiveness.
- May 7th: Economic Sustainability Task Force Meeting Discussion on latest impact on local Businesses and Business Loans via SBA.
- May 7th : Birmingham Business Alliance Webinar "Accessing Whether, Where and When to Reopen for Business"
- May 11th: Attended MDCD Meeting gave report on Chamber Activities.
- May 11th: Attended City Council Meeting. Gave oral report on Chamber activities. Promotion of Farmers Market opening in June. Requested council approval to waive requirement for business license for market vendors.
- May 12th: Chamber of Commerce Association of Alabama Webinar: "Member Emails for Chambers". Information on establishing better and more informative emails to your Chamber Membership.
- May 14th: Montevallo Main Street Board Meeting. Review of committee work plans.
- May 14th: Economic Sustainability Task Force Meeting. Roundtable Discussion of the latest economic conditions in the City. Upcoming changes to COVID 19 Social Distancing Guidelines.
- May 15th: Final Planning session for Farmer's Market. Discussion on implementing safety guidelines for market vendors and customers. Inventory taken of tents and tables for market use.
- May 18th: PPP Webinar on loan forgiveness, regulations and filing instructions.
- May 19th: Meeting with Mayor Cost and Herman Lehman to discuss Chamber activities and present report on the 1st Qtr of 2020.
- May 20th: Webinar from Main Street Alabama: "Retail Sales during COVID 19" The changing market conditions and the need for increased online sales.

- **May 21st Mayor's Economic Sustainability Task Force Meeting.** Virtual Meeting with members of Shelby Chamber, 58Inc. University of Montevallo and the MDCD.
- **May 25th: Compiled, printed and facilitated the distribution of The Chamber Chatter.** Delivery of 1,250 copies. Limited distribution due to COVID 19 restrictions at some businesses. Supervised Chamber volunteer crew of 5 to sort and deliver newsletter. (No School Delivery)

June 2020 Activities

- **June 1st: Conducted first Farmer's Market for 2020 season 3 to 6 PM.** Market Corporate Sponsors are Alfa Insurance Shaun Payne Agent, Dr. Bobby Shunnarah, Huddle House Montevallo and the Type Shop. 14 Vendors
- **June 3rd: Monthly Chamber Board Meeting.** Report on Renewals May: 3 New Members: 0 Financial Reports presented. Discussions regarding Farmer's Market. Changes voted on to allow credit card processing via Quickbooks, to streamline invoicing and payments received. Will allow members to pay by credit card directly from invoices. Improve cash flow.
- **June 4th: Participated in Virtual Meetings on Mayor's Economic Sustainability Task Force.**
- **June 8th: Farmer's Market canceled due to rain.**
- **June 11th: Montevallo Main Street Board Meeting.** Attended virtual meeting gave report on Chamber activities and recent updates to PPP Loan applications and Loan forgiveness for loan recipients.
- **June 11th: Participated in Virtual Meetings on Mayor's Economic Sustainability Task Force.**
- **June 14th: Attended MDCD Meeting.** Gave oral report on Chamber activities including the operations of the Farmer's Market.
- **June 15th: Conducted Farmer's Market. 12 Vendors in Attendance.** Shelby County Census workers at market to help residents take the Census. Fund raiser conducted by Montevallo High School Band Booster. (bottled water sales)
- **June 18th: Participated in Virtual Meetings on Mayor's Economic Sustainability Task Force.**
- **June 22nd: Conducted Farmer's Market. 9 Vendors in Attendance.** Shelby County Census workers at market to help residents take the Census. Fund raiser conducted by Montevallo High School Band Booster. (bottled water sales)
- **June 22nd: Attended City Council Meeting via Facebook Live.**
- **June 25th: Participated in Virtual Meetings on Mayor's Economic Sustainability Task Force.**
- **June 26th: Compiled, printed and facilitated the distribution of The Chamber Chatter.** Delivery of 1,250 copies. Distribution is via 150 business locations. (No School Delivery) Supervised Chamber volunteer crew of 5 to sort and deliver newsletter.
- **June 28th: Conducted Farmer's Market. 12 Vendors in Attendance.** Shelby County Census workers at market to help residents take the Census. Fund raiser conducted by Montevallo High School Band Booster. (bottled water sales)

Mr. Gilbert reminded everyone that the Chamber Chatter is available now. He also reminded everyone of the ribbon cutting on October 20th, as well as a virtual candidate forum for the vacant House District 49 seat. They also extended their deadline for the small business award nominations.

Courtney Bennett, Director of Montevallo Main Street, introduced Mary Helmer Wirth, State Coordinator for Alabama Main Street, who will be presenting the city with some awards later in the meeting. She then updated the council on some changes in the district. We will soon have an additional six new Veteran Banners being installed, bringing our total number to 83. She also updated the council on the repainting of the Pendleton Fire Hydrant Trail, which included 26

hydrants painted by local artists. She noted, as well, that the Small Business Award nomination deadline has been extended to October 7.

The City Clerk reminded everyone of the upcoming Finance Committee meeting on Wednesday at 4:30.

Mayor Cost presented the council with a draft of the Citizen Sidewalk Brochure and asked them to review it and let her know if they see any errors or have any suggestions for corrections.



CITIZEN'S Sidewalk

A project supporting the health and well-being of those who work, play and stay in our unconventional oasis.

Take advantage of these features of our town and others while you are working, playing or staying with us.

- **Montevillo Fire and Rescue** - stop by our volunteer operated station if you need a blood pressure check or just want to meet our outstanding first responders.
- **Downtown Dining** - after you are finished with your walk, frequent one of our quaint dining establishments for a healthy bite to eat!
- **Bicentennial Park** - developed in commemoration of our city's bicentennial, this small pocket park features "Big Red" our iconic downtown clock.
- **Owl's Cove Park** - adjacent to the University of Montevillo's Department of Behavioral and Social Sciences, this quaint pocket park features a historic mural as well as a bioswale and bike repair station. This is the perfect place to spread out a blanket for a snack with your companions.
- **Orr Park** - whether you are in the mood to catch some youth sports or soak in the arts, this is the place for you. Orr Park is nationally recognized for carvings that gaze back into your eyes.
- **Dailey Park** - This neighborhood park features a pavilion and playground equipment in close proximity to our middle school. The perfect respite as you walk toward our HWY 25 business district.
- **Parks Trail** - This 2.6 mile award-winning park trail seamlessly connects Orr Park to Stephens Park with many scenic vistas along beautiful Shoal Creek.
- **Grady Parker Senior Center** - with an adjacent playground, our senior center complex accommodates people of all ages.
- **University Track and Field** - This state-of-the-art track and field with rubberized surface is a welcome asset to the community at large. If you hit it on the right day, you might even catch a game of University Lacrosse or peer across the field to capture a university baseball experience.




The Citizens' Sidewalk is a one-mile section of the city that links a variety of prominent inclusive health community features, such as accessible sidewalks, our fire department, our local senior center, a walking track and multiple parks.

Walking is one of the simplest forms of weight-bearing exercises and is quite easy to integrate in your daily activities. A walkable community is a community that is accessible to populations of all ability levels. The City of Montevillo proudly features walkable areas within our scenic downtown area as a way to enhance community members' access to inclusive health assets.

While you are here or when you come back, explore a few of our other local gems, not featured on this map:

- **Shoal Creek Park**, just 1.5 miles north of downtown, on Highway 119.
- **University Lake**, 1.2 miles west of downtown, off County Road 10
- **Montevillo Golf Course**, approximately 1.2 miles west of downtown, off CR 10 past University lake.
- **American Village**, about 2 miles north of downtown, on Highway 119
- **Aldrich Coal Mine Museum**, approximately 2 miles west of downtown, off County Road 10

For information about other recreational opportunities, visit us on the web <http://cityofmontevillo.com>

This project is supported by 



The Mayor thanked Jermaine Mitchell and Dee Woodham for all of their assistance with this project.

Mayor Cost noted the proposed 2020-2021 Budget as reviewed and amended by the city council is included in the agenda. She asked if the council had any additional questions about that.

The Mayor also noted the Capital Project Financing bid recommendation is on the agenda. She noted these funds will be used to renovate the Victory Building. The improvements are not tied to or dependent upon any single tenant. However, we must complete the exterior work on the building, tenant or not, if we hope to attract the proposed hotel development to the rear portion of the site.

The City Clerk presented the following recommendation with regard to the financing:

Victory Project Financing Bids:

We've reviewed the attached bids and we recommend going with United Bank. United Bank proposes lending us the funds for the Victory Project at 2.495% over a 21 ½ year period. They have estimated 1 ½ years as the construction period – even though it should not take that long. Once the construction is complete, the loan would turn into a permanent loan amortized over a 20 year period. The interest rate stays the same.

Of course, we can always pay the loan off early, if we are able. We have confirmed with United Bank that there would be no prepayment penalty. We also checked with the lender and they said our bond related legal fees would be capped at \$5,000, and our loan origination fee would also be capped at \$5,000.

At the 2.495% rate, our monthly payments would be approximately \$10,863 per month / \$130,365 per year. The rate quoted by Regions is lower, but they proposed a 15 year amortization period. As such, our monthly payments would be higher with Regions (\$13,602 / month; \$163,224 / year). Because of that, the monthly cost of the Regions loan would be beyond the internal funding we initially set aside for this project. Notably, the origination fee with Regions would only be \$2,050, but the attorney fees, like United Bank, would also be capped at \$5,000. Therefore, we feel that in terms of cash-flow, our most affordable alternative is the 20 year loan offered by United Bank.

As we've discussed before, funding for this project would come in part from the \$95,000 per year we currently expend on the loan we have on the fire truck. With the sale of the cell tower, we will pay off the remaining balance of that loan, freeing up those funds for this or some other use. In addition, we propose paying the difference in the full loan amount using a portion of the State Capital Improvement funds we receive each year. We receive approximately \$65,000 per year from the State. \$50,000 of that amount is included in our proposed budget to cover the additional loan expense. Of course, initially we'd only need \$35,356 of that budgeted amount. After we get a tenant for the Victory Building, that number would go down because we'd use the rent paid by the tenant, whatever that ends up being, to offset an additional amount of our debt service.

At least up front, it would be a stretch for us to attempt to cover the full, monthly cost of a 15 year loan versus a 20 year loan. In addition to the \$95,000 from the fire truck loan, making payments on a 15 year loan would require us to commit 100% of the State Capital Reserve funds we receive each year, limiting our ability to direct the excess funding to other worthy capital projects. Going with the 15 year option would also require us to utilize an additional \$3,224 per year from some other as yet unidentified funding source. Of course, the difference could and will most likely be made up by the rent we receive from a tenant at Victory. However, if we don't have a tenant or they miss paying rent, maxing out our obligation beyond what is currently available to us internally could be risky. As such, we recommend playing it safe by going with the 20 year amortization as proposed by United Bank.

Once the Council approves the project financing, we will instruct Williford-Orman, the project low bidder, to begin their work. We will also finalize a proposed lease from the prospective tenant and bring that back to the Council for consideration as soon as possible. The proposed hotel deal is somewhat related to this project, but does not have a direct bearing on our ability to fund or move forward on this project. Even if the hotel deal never gets finalized, with this loan, the city will have the funding in place to finish the Victory project as originally envisioned. During the construction phase, our architects at Turner Batson will provide oversight and present us with contractor draw requests which we will then send to the lender for payment. After all of the work is completed, as noted previously, the loan will become permanent and the 20 year amortization will begin.

We should be able to use this funding to develop a storm shelter on this site, as well. However, the ultimate location and size of the shelter is left to the ultimate determination of the council. This is not something that must be decided upon immediately – although funding for it would be available.

Therefore, we are requesting that the council approve a motion to authorize the mayor to enter into a loan agreement with United Bank to borrow \$2,050,000 over a 21 ½ year term at 2.495%, with loan origination and attorney fees to be capped at \$5,000 respectively. Funding for this project is to come from funds budgeted in the Regions Capital Reserve, as well as our State Capital Improvement Account. Future revenues generated by a potential lease at the property will be used to offset the amount budgeted from the State Capital Improvement Account. The council further authorizes the mayor to execute an agreement with the construction project low bidder, Williford-Orman, to begin work on this project as soon as this funding is made available. Turner Batson will continue their role as our lead architect and provide construction oversight on the project.

Mayor Cost reminded the council this is something we've been working on in one form or another for many years. It is also something specifically highlighted in our recent Comp Plan. Originally, we wanted the Dailey Park Project to be part of this overall capital improvement plan. However, that part of the plan was dependent upon the sale of a property by the MDCD. That sale has been delayed due to COVID, so we will need to hold off temporarily on that part of the plan. At this point, it is imperative that we make the necessary improvements to the Victory Building so that, among other things, we have the potential to attract a hotel to downtown.

Montevallo City Council Meeting

September 28, 2020

6:00 p.m. at City Hall

Mayor Hollie Cost, Council Member Tiffany Bunt, Council Member Jason Peterson, Council Member Arthur Herbert, and Council Member Rusty Nix were in attendance. Council Member Willie Goldsmith attended via Zoom.

Pledge of Allegiance

Meeting Call to Order –

The Mayor called the meeting to order at 6:00 p.m.

Approval and/or corrections of the minutes –

Council Member Herbert made a motion to approve the Minutes from September 14, 2020 as corrected. Council Member Bunt seconded. ALL AYES . . . MOTION APPROVED.

Council Member Nix made a motion to approve the Minutes from the September 22, 2020 as presented. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Recognitions / Awards:

Mayor Cost said this is the last meeting for our City Clerk. She thanked him for his efforts.

Courtney Bennett presented Cassie Tate with the Montevallo Main Street Magic Makers Award.

Mary Helmer Wirth complimented the city council for their support of the Montevallo Main Street program. She said our program is an example of success shared with communities throughout our state. She said out of 250 submissions, Main Street Alabama is presenting only 50 awards this year. Montevallo is receiving three of those awards. The first award was presented to Colin Williams for his work on the Montevallo Mural Project. He received the Excellence in Placemaking Award. The second award was presented to the Just Show Up Show. This Excellence in Promotion Award was presented to Maggie Benson for her efforts organizing the event. The event was sponsored by Dr. Shunnarah and a local iHeart radio station, 107 the Q. Over 6,000 people attended that event. The Main Street Hero Award was presented to Mayor Cost.

Mayor Cost thanked everyone who helped to make these things happen, in particular Colin Williams and Maggie Benson.

Ms. Wirth also informed the Council that our city was chosen to be the Shelby County hub for a new program through Alabama Main Street designed to help downtown businesses make it through the COVID crisis. This program should begin before the end of this year.

Mayor Cost then introduced the following proclamation:



Constitution Week Proclamation

September 17-23, 2020

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2020, marks the two hundred and thirty-third anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Hollie C. Cost, by virtue of the authority vested in me as Mayor of the City of Montevallo do hereby proclaim the week of September 17 through 23 as **CONSTITUTION WEEK** and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Montevallo to be affixed this 16th day of September in the year of our Lord two thousand twenty.



Hollie C. Cost, Mayor

Opportunities for citizens to speak to the Council:



Sonya Sword addressed the Council. She noted there is a problem with people not stopping at the stop sign along Creek Street in Indian Highlands.

Chief Littleton said he would pass that along to patrol.


Ms. Swords also asked if we've experienced problems in the parks which warrant installing cameras.

Mayor Cost said we have had repeated issues of vandalism in the parks which we hope this will help eliminate.

Facebook Comments –

 Steve Scrimshire
Assign Conversation ▼      Move to Done

MON 5:47 PM


 Hi, I live in Amersee Lakes on the Moores Spring Rd cul de sac. They appear to have done our western end correctly (thanks, Mr. Herbert and team), tearing it all the way up and rebuilding it. However, when they did the eastern end, they just laid asphalt over the top. Was that what was planned for that end? I assumed the road bed was in just a bad of a shape as the rest.

Thanks for reaching out! I will pass this along to the Council at the appropriate time.

Sent by Maggie Jo Benson [?]

They're working with our engineer doing the work he has assigned. The engineer has done appropriate testing on that area, and assigned the work accordingly. Thank you for reaching out!

Sent by Maggie Jo Benson [?]

 Thanks! And thanks for pronouncing my name correctly. 😊

Not going to lie, I had to practice it before I said it out loud. Let us know if you have any more questions!

Sent by Maggie Jo Benson [?]

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) – Discussed earlier.

Recreation, Preservation and Community Development (Parks & Recreation, Golf Course, Youth Athletics, Trails, Planning & Zoning, Annexations,) –

Education, Arts & Outreach (Schools, UM, Boys & Girls Club, Library, American Village, Sister City Commission, Artwalk, IMPACT) – Discussed earlier.

Finance, Economic Development & Tourism (Finance, MDCCD, IDB, Chamber, Historical Commission, Main Street) – Discussed earlier.

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

Consent Agenda: NONE

New Business:

Purchase of security cameras for the Recycling Center, Shoal Creek Park and Orr Park from Gorrie Regan for \$14,069.07 using funds from the ALDOT project account.



778 Snow Drive
Birmingham, AL 35209

To: City of Montevallo Project Location: 541 Main St
541 Main St
Montevallo, AL 35115 Montevallo, AL 35115
 Attn: Jeremy Littleton
 Phone: (205) 865-1284
 E-mail: jlittleton@cityofmontevallo.com

Date: 8/25/2020 Proposal for: **Camera Additions - City of Montevallo** Submitted by: Joseph Bates
 Phone: (205) 335-7537
 Email: joseph.bates@gorrieregan.com

Qty	Description	Price EA.	Est. Price
	Park Restroom Cameras	\$	\$
2	H4 Lightcatcher 2Mp Outdoor Dome Camera With Built In Storage	1,690.00	3,380.00
2	Single Port Gigabit PoE Injector	65.10	130.20
2	5-PORT Ethernet Switch	27.98	55.96
	Recycling Center		
2	H4 Lightcatcher 2Mp Outdoor Dome Camera With Built In Storage	1,915.20	3,830.40
2	Single Port Gigabit PoE Injector	65.10	130.20
1	5-PORT Ethernet Switch	27.98	27.98
	Shoal Creek Park		
1	H5 Lightcatcher 5MP Outdoor Bullet Camera	1,690.00	1,690.00
1	Single Port Gigabit PoE Injector	65.10	65.10
1	5-PORT Ethernet Switch	27.98	27.98
1	Wire, Install Materials, System Setup	281.25	281.25

Notes:
 Quote is good for 30 days
 Quote does not include tax
 50% deposit required prior to equipment being ordered
 MPV Network Devices provided by the City of Montevallo

We Strive to be your Favorite Vendor!

CONTRACT PAYMENT TERMS (please initial one)

30% PO / 30% with order / 40% on receipt of equipment or release and hold 10% payment completion
 Payment: If this section is initialed, the parties acknowledge that 50% of contract amount is due upon execution of the agreement. The remaining balance will be original billed based on percentage of completion.
 Retain Contract: Attached contract contains for 24 months from the first billing month with no renewals specified. If cancelled prior to contract end, then customer agrees to pay all the remaining months left in the contract. Minimum monthly billing amount specified in the body of the quote.
 Bill Later Deposit: If this section is initialed, the parties acknowledge that a 50% deposit of net invoice amount will be required.
 Third Party Lease: If this section is initialed, the parties acknowledge that applications and materials will be used under a 60A approval lease agreement.

PURCHASE OPTION

Equipment Subtotal	9,580.07
Installation (Labor, Cabling)	4,480.00
Sales Tax Not Included	
Total \$	14,069.07
Deposit Amount \$	

Sales Tax & Shipping, if applicable, will be included in the invoice.
 Invoices not paid within 30 days will be subject to a 5% finance charge.

Signed: _____ Title: _____
 Date: _____ Buyer PO#: _____

Gorrie Regan & Associates, Inc.
 Phone: (205) 871-7289 | Toll Free: (800) 223-3277 | Fax: (205) 888-6868 | http://www.gorrieregan.com

Chief Littleton stressed that these cameras will help us to address vandalism and other issues at these locations. Our officers will be able to monitor these locations from City Hall.

Council Member Nix asked if the related maintenance contract was a yearly fee. The Chief said it is.

The City Clerk noted that this is a two-year contract.

Council Member Nix made as motion to approve the purchase of the cameras from Gorrie Regan for \$14,069.07 using funds from the ALDOT project account. Council Member Herbert seconded. ALL AYES . . . MOTION APPROVED.

Authorize Mayor to enter into a contract with Gorrie Regan to maintain all of our camera systems and door system at City Hall for \$8,060 per year.

GORRIE & REGAN

279 Snow Drive
Birmingham, AL 35209

To: <u>City of Montevallo</u>	Project Location: <u>541 Main St</u>
<u>541 Main St</u>	
<u>Montevallo, AL 35115</u>	<u>Montevallo, AL 35115</u>
Attn: <u>Jeremy Littleton</u>	
Phone: <u>(205) 665-1284</u>	
E-mail: <u>jlittleton@cityofmontevallo.com</u>	
Date: <u>8/25/2020</u>	
Proposal for: <u>Existing Equipment Maintenance Contract</u>	Submitted by: <u>Joseph Bates</u>
	Phone: <u>(205) 335-7537</u>
	Email: <u>joseph.bates@gorriereg.com</u>

Qty	Description
	Maintenance Agreement
	10 Access Control Doors
	16 Camera System
1	Annual Maintenance Contract

We Strive to be your Favorite Vendor!

CONTRACT PAYMENT TERMS (please initial one)

NET 30: 30 days net after 15% of total of equipment or software and final 15% on receipt of invoice.
 Trade Payment: If this section is initialed, the vendor will invoice 10% of invoice amount in the last month of the agreement, the remaining balance will be program billed based on percentage of completion.
 Retain Contract: All equipment contracts for 24 months from the first billing month unless otherwise specified. If customer fails to make payment, then customer agrees to pay all the remaining months left in the contract. More than monthly billing amount specified in the body of the contract.
 Cash Payment: If this section is initialed, the parties acknowledge that a Gorrie Regan AG invoice and agreement will be executed.
 This Party (Vendor) If this section is initialed, the parties acknowledge that applications and agreement will be executed by a GOR approval/issuing agent.
 ALL APPLICABLE FEDERAL AND STATE TAXES WILL BE ADDED TO FINAL INVOICE PERMITTED TO BE KEPT A PURCHASED.

PURCHASE OPTION

Equipment Subtotal 8,060.00
 Installation (Labor, Cabling)
 Sales Tax Not Included
Total \$ 8,060.00
 Deposit Amount \$.
 Even Tax & Shipping if applicable will be included on final invoice.
 Invoices not paid within 30 days will be subject to 1.5% finance charge.

Signed _____
 Date: _____

Title _____
 Buyer PO# _____

Gorrie Regan & Associates, Inc.
 Phone: (205) 821-7395 | Toll Free: (800) 223-3277 | Fax: (205) 868-6489 | <http://www.gorriereg.com>

Council Member Herbert made as motion to authorize Mayor Cost to enter into a contract with Gorrie Regan to maintain all of our camera systems and door system at City Hall for \$8,060 per year. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Old Business:

2020-2021 Budget Resolution as Amended –

Mayor Cost thanked all of our department heads for their work on this budget.

RESOLUTION NO. 09282020-400

**A RESOLUTION OF THE CITY OF MONTEVALLO, ALABAMA
ADOPTING ITS 2020-2021 FISCAL BUDGETS**

Whereas, Generally Accepted Accounting Principles (GAAP) recommend municipalities approve an annual financial budget;

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

1. The Council hereby adopts the following:

2020-2021 GENERAL FUND BUDGET

REVENUES:	\$5,809,885
Transfer from Court Restitution	<u>32,000</u>
TOTAL REVENUE	\$5,841,885
EXPENDITURES:	
Beautification -	\$ 2,700
Historical Commission -	1,500
City Judge -	22,586
City Prosecutor -	13,527
Mayor's Office -	31,480
Clerk's Office -	81,528
City Council -	23,700
Revenue Officer -	5,000
Elections -	0
Economic Development -	62,614
City Hall – General Operations	834,934
City Shop -	15,600

Police -	1,610,545
IMPACT	133,070
Fire & Rescue -	364,720
Cemetery -	81,970
Building Inspector -	10,000
Fire Inspector -	52,809
Streets & Roads -	595,675
Leaf & Limb -	62,440
Sanitation -	262,494
Animal Control -	7,300
Golf Course -	17,000
Aging Program -	50,285
Parks & Recreation -	292,613
Community Band -	250
Recycling Center	152,553
Mahler Property	1,200
90% of 1 Cent Expense (MDCD)	577,575
10% of 1 Cent Expense	64,175
Fire Truck Lease Repayment	54,654
Library Loan Repayment	70,776
Transfer to Library -	<u>280,205</u>

TOTAL EXPENDITURES \$5,837,478

REVENUES OVER
EXPENDITURES \$ 4,407

4/5 CENT GAS EXCISE TAX FUND

REVENUES	\$ 11,462
EXPENDITURES	<u>11,000</u>
REVENUES OVER EXPENDITURES	\$ 462

2 & 7 CENT GAS EXCISE TAX FUND

REVENUES	\$ 14,805
EXPENDITURES	<u>14,805</u>
REVENUES OVER EXPENDITURES	\$ 0

10 CENT GAS TAX FUND

REVENUES	\$ 33,976
EXPENDITURES	<u>30,000</u>
REVENUES OVER EXPENDITURES	\$ 3,976

COURT

REVENUES	\$ 310,100
EXPENDITURES	<u>308,670</u>
REVENUES OVER EXPENDITURES	\$ 1,430

FORFEITURE FUND

REVENUES	\$ 0
EXPENDITURES	<u>0</u>
REVENUES OVER EXPENDITURES	\$ 0

CAPITAL IMPROVEMENT FUND

REVENUES	\$ 65,000
EXPENDITURES: (Victory Project Financing)	<u>50,000</u>

REVENUES OVER EXPENDITURES	\$ 15,000
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LIBRARY FUND

REVENUES	\$ 280,205
EXPENDITURES	<u>280,205</u>

REVENUES OVER EXPENDITURES	\$ 0
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MONTEVALLO REGIONS CAPITAL RESERVE FUND

REVENUE

Library Debt Payments	\$ 70,776
Fire Truck Lease Payments	54,654
10% of 1 Cent Tax	<u>64,175</u>
TOTAL	\$189,605

EXPENDITURES

City Hall	97,500
Police - Vehicles	46,000

Fire Dept – Capital	15,000
Misc. –	20,500
Street Mower	<u>9,300</u>
TOTAL	\$188,300
UNALLOCATED	\$ 1,305

ADOPTED AND APPROVED THIS 28th DAY OF SEPTEMBER, 2020.

Mayor

ATTEST:

City Clerk

Council Member Nix noted we will need to keep a close eye on our revenues in the coming months to monitor the impact of COVID. If we need to make adjustment to the budget based on an drop in revenue, we can do that as the fiscal year progresses.

Council Member Peterson made a motion to adopt the 2020-2021 Budgets as presented. Council Bunt seconded. ALL AYES . . . MOTION APPROVED.

Acceptance of Capital Project financing bid –

Council Member Nix said he has a hard time justifying this expense, especially given the rental rate proposed by the brewery. He said he thinks it would be cheaper for us just to tear down the Victory Building. He said this loan will saddle the city with debt for 21 ½ years. He suggested it would be better to delay any action on this until the new Council is seated in November.

Mayor Cost said she appreciates his concerns. However, we’ve been working on these projects for many years now. We’ve been trying to attract a hotel to Montevallo for over 10 year – through two administrations. All of these proposed improvements are in line with the wishes expresse4d by the public as part of our Comp, Plan. This is not a decision we need to push off to the next administration.

Council Member Nix said he agrees it fits the Comp Plan. However, that plan is a 5-10 year plan – not a 2 month plan.

Mayor Cost stressed that this did not come together in just two months. It took over 10 years. It would be irresponsible of our to simply drop the ball now, after we've worked so hard to attract a hotel developer and bring all of these pieces together.

Council Member Nix stressed that the proposed rent from the brewery is too low to justify these improvements.

The City Clerk explained that this decision does not obligate the council to accept the lease proposed by the brewery. This is just a first step. The improvements included in this work benefit the building and property as a whole. They are not specific to any one tenant.

Council Member Herbert said a new building isn't always better. This project may cost a bit more than building something new, but it will add more to our downtown and community as a whole if we improve the historic building.

Council Member Peterson said he thinks this project will serve as a catalyst for additional development in our downtown. He said this is something we've been working towards for many years.

Council Member Bunt said that when we purchased the property, we knew we'd need to fix it up one day. She said she'd like to see a brewery in that location. We need to do our part as a city to follow our codes and improve this eyesore.

Council Member Peterson made a motion to authorize the mayor to enter into a loan agreement with United Bank to borrow \$2,050,000 over a 21 ½ year term at 2.495%, with loan origination and attorney fees to be capped at \$5,000 respectively. Funding for this project is to come from funds budgeted in the Regions Capital Reserve, as well as our State Capital Improvement Account. Future revenues generated by a potential lease at the property will be used to offset the amount budgeted from the State Capital Improvement Account. The council further authorizes the mayor to execute an agreement with the construction project low bidder, Williford-Orman, to begin work on this project as soon as this funding is made available. Turner Batson will continue their role as our lead architect and provide construction oversight on the project. Council Member Bunt seconded. Mayor Cost, along with Council Members Peterson, Bunt and Herbert voted AYE. Council Member Nix voted NAY . . . MOTION APPROVED.

Mayor Cost thanked the Council and said we will start working on this as soon as possible. This will be a huge economic driver for our city.

Approval of Updated Employee Handbook –

Mayor Cost noted that a lot of time and effort has gone into the update of our Employee Handbook. She thanked everyone involved.

Council Member Nix said he recalled some discussion regarding the call-out time. He thought we agreed to go from 2 to 4 hours per call.

The City Clerk said he could not recall. However, if the Council wants to make that change, we will include it in the final document.

Council Member Herbert said he thought that would help our employees, so he supports it.

Mayor Cost said we'd need to change section 5.8.4.1 on Page 33 to read 4 hours instead of 2.

We also need to include the amended language regarding the vacation time under 6.3.3 of the proposed Handbook:

*6.3.3. Maximum Annual Leave Accrual. **Beginning December 31, 2022**, annual leave cannot be accumulated in excess of*

- *15 days (120 hours) for employees with less than 7 years of service.*
- *20 days (160 hours) for employees with 7 to 15 years of service*
- *25 days (200 hours) for employees with over 15 years of service.*

All other unused accrued annual leave hours will be forfeited at the end of the calendar year. If an employee is unable to take annual leave because of work conflicts, the Appointing Authority may allow additional accrual based on the circumstances. In addition, from time to time, the City Council may, at its discretion, authorize buy-backs of accrued annual leave.

Council Member Bunt suggested that the next council look at the possibility of allowing accumulated vacation time to be rolled over to sick time as a means of bringing those balances down without costing the city a lot in buybacks.

Council Member Herbert made a motion to approve the proposed Employee Handbook with the change in sections 5.8.4.1 – changing 2 to 4 hours - and 6.3.3. *Maximum Annual Leave Accrual. **Beginning December 31, 2022**, annual leave cannot be accumulated in excess of*

- *15 days (120 hours) for employees with less than 7 years of service.*
- *20 days (160 hours) for employees with 7 to 15 years of service*
- *25 days (200 hours) for employees with over 15 years of service.*

All other unused accrued annual leave hours will be forfeited at the end of the calendar year. If an employee is unable to take annual leave because of work conflicts, the Appointing Authority may allow additional accrual based on the circumstances. In addition, from time to time, the City Council may, at its discretion, authorize buy-backs of accrued annual leave.

Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

(HANDBOOK TO BE ATTACHED TO MINUTES)

Ammersee Lakes Paving Update – Matthew Burgess said Phase II is complete. The Phase I bids will be opened October 20, 2020.

Dailey Park Update – The project is out for bid.

Board Appointments:

Council Member Bunt made a motion to approve the Board Appointment as follows:

- Rachel Jubran – Industrial Development Board – 9.28.2025

Council Member Peterson seconded. Mayor Cost and Council Members Herbert and Peterson voted AYE. Council Members Bunt and Nix ABSTAINED. . . . MOTION APPROVED

Re-appointments:

Council Member Bunt made a motion to approve the reappointments as follows:

- Melinda Nix – Arbor & Beautification Board – 5.1.2023
- Herschel Hale – Arbor & Beautification – 5.1.2023
- Arthur Herbert – ValloCycle – 8.1.2025
- Susan Fulmer – Zoning Board of Adjustments – 7.1.2023

Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Other Business:

Golf Course Lease Extension –

The City Clerk explained the request from UM to extend the lease one month. He said they are finalizing their deal with the new management company and want to ensure a smooth transition. They hope to have this deal in place shortly and start the transition in a couple weeks.

Council Member Herbert made a motion to approve the extension until October 31, 2020. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Field Treatment Quotes:

Mr. Baugh recommended the council approve the low bidder – Martins.

Martin's Lawn Care
 205 Widgeon Circle
 Alabaster, AL 35007

Estimate

Date	Estimate #
9/19/2020	526

Name / Address
City of Montevallo Parks and Rec

			Project
Description	Qty	Rate	Total
Round 1 Pre Emerge January		1,440.00	1,440.00
Round 2 Pre Emerge , Post Emerge and fertilizer March		1,440.00	1,440.00
Round 3 Fertilize 34-0-0 with micros April		1,440.00	1,440.00
Round 4 Fertilize 30-0-0 with micros June		1,440.00	1,440.00
Round 5 Fertilize 21-0-0 Blue Sky August		1,440.00	1,440.00
Round 6 Pre emerge Spectacle with Post Emerge Mid September- October		1,440.00	1,440.00
Round 7 pre emerge spectacle November-December		1,440.00	1,440.00
* 5 Fields Stephens Park * 2 Fields Orr Park			
		Total	\$10,080.00



Council Member Herbert expressed his concerns over using chemicals to treat all of these fields.

Council Member Peterson made a motion to approve the contract with Martin Council Member Nix seconded. Council member Herbert voted NAY. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Mayor Cost informed the Council that October 15th is the City Clerk's last official day with the city. Therefore, we need to appoint an Acting City Clerk to handle those duties during the interim between Mr. Lehman

leaving and the new council appointing their clerk. She recommended Ms. Lisa Terrill, our Assistant City Clerk & Treasurer, be made Acting City Clerk in the absence of Mr. Lehman.

Council Member Bunt made a motion to approve the appointment of Ms. Terrill as Acting City Clerk during that interim. Council Member Herbert seconded. ALL AYES . . . MOTION APPROVED.

Citizen Participation: NONE

There being no further business before the council, Council Member Nix made a motion to adjourn. Council Member Peterson seconded. ALL AYES . . . MEETING ADJOURNED at 7:00 p.m.

Submitted by:

Herman Lehman
City Clerk