

CITY OF HOOVER
CITY COUNCIL
WORK SESSION
MINUTES
MARCH 12, 2020

The City Council of the City of Hoover met in a regular work session on this date at 5:00 PM, in the Hoover Senior Center, 400 Municipal Dr., Hoover, Alabama following publication and posting pursuant to Alabama Law. Council President Gene Smith called the meeting to order.

Members Present: Gene Smith, Council President
John Greene, Council Pro-Tem
Curt Posey, Council Member
John Lyda, Council Member*
Casey Middlebrooks, Council Member
*Left at 6:05 p.m.

Members Absent: Derick Murphy, Council Member
Mike Shaw, Council Member

Other Officials Present: Mayor Frank V. Brocato
Phillip Corley, City Attorney
April Danielson, City Attorney
Rod Evans, City Attorney
Jehad Al-Dakka, Executive Officer, Police Department
Clay Bentley, Fire Chief
Jason Cope, Technology Director
Wendy Dickerson, City Clerk
Mike Lewis, Human Resources Director
Frank Lopez, Revenue and Taxation Director
Melinda Lopez, PhD, Chief Financial & Information Officer
Mac Martin, City Planner
Dustin Moore, Fleet Manager
Ben Powell, City Treasurer
Chris Reeves, Assistant City Engineer
Allan Rice, City Administrator
Nick Derzis, Police Chief
Greg Knighton, Economic Developer
Ellen Madden-Williams, Assistant to the Mayor
Erin Colbaugh, Director of Events
Melanie Posey, Public Information Officer
Jim Wyatt, Chief Operations Officer

Marty Gilbert, Acting Director of Building Inspections
Tina Bolt, Finance Director
Tynette Lynch, Director of Aldridge Gardens

Mr. Lyda stated that he knows that the Council and the Mayor are watching the events unfold worldwide and the impact that it is having on the global and national economy. He does not think that there is any doubt that it will have an impact on the local economy. He asked for his colleagues to carefully consider their financial path going forward. They have a budget that they approved in September for this fiscal year, but that does not mean that the money must be spent. He stated that they will hear a presentation on an unbudgeted expenditure. It is his understanding that the Mayor will have a proposal in early April for a \$1-million expenditure in this fiscal year that is budgeted. It is his recommendation that they carefully consider any new spending, perhaps, consider no new spending, and to carefully consider what is budgeted before they agree to spend anything else, because they simply do not know what kind of impact this is going to have on the local economy.

The Mayor stated that they are all aware of the coronavirus, which has become a world-wide event. It is going to have an effect on the City of Hoover. They have been receiving updates from the Alabama Department of Public Health, the Jefferson County Health Department, the Hoover Fire Department director, Adam Robinette, and the Public Safety Responders. They have a plan based on that guidance and are taking action, which includes: communicating with their employees on precautions to take in the work place, enhanced cleaning at all of the facilities, modifications to 911 call taking procedures to identify potential risks, ensuring adequate inventory of related medical equipment, preparation of other health measures that may become necessary, and ensuring their ability to continue the work of the City in the event of local coronavirus cases. Their first and foremost duty is to protect the public and to ensure that their health and welfare is addressed. They have also been assessing the financial impact that this will have on the nation, the state of Alabama, and their City. Their financial leadership team is developing a plan to protect Hoover's financial security. In terms of public health and financial health they will act in the best interest of their citizens and businesses. They will undertake the measures that are necessary as events unfold. They will keep the Council and the public fully informed throughout this process and will make the Council aware of related updates on a regular basis. They will accommodate to the public through their website and social media and traditional media. They do not want to create a panic in their City. They want to lead by example. They have gone through difficult events in their history. This is a little different, but they are going to plan for it like they do everything else. They will take the necessary actions that are imperative to keep the City safe regarding health and financial wellbeing.

Mr. Greene stated that on a positive note, their City is in a much better position than other cities that depend on tourism, airlines, and cruises, because that is not a major part of their budget.

The Mayor stated that the major part of their budget is retail. They will be watching that, and they watch it very closely.

Mr. Greene agreed that they need to. He stated that they do not have an airport or a seaport, so they are not a major tourist destination.

The Mayor stated that they do have a lot of tourism and they do rely on it. They want to make sure that they are out in front of it. The good thing about it is that the budget is balanced, and they have a great reserve. They added a half-million dollars to their reserve this year as well as last year. They are going to handle this situation like they have handled other crisis in their City.

Mr. Posey stated that he works for healthcare providers and they have been advised that the next 2-3 weeks are going to be the biggest impact because of travel. On the tourism side, he wants to get an update from SFM on what is leaving and what is coming and what they might lose so that they can better prepare for the summer months.

The Mayor stated that they will make those numbers available to them as they get them. They are getting a few now and they are getting calls from different events across the City. It is an unusual event, but it has an end, just like everything else. They will work to answer the call properly, just like they always do.

Mr. Smith stated that he hopes that the Administration and the Council work together through the issues to come.

The Mayor stated that that is their intention and has been the way that they have operated for the last 3 years. They will continue to do that and that is the only way that they will get through this. It is going to be a team effort and they have a good team. He looks forward to it.

World Games

Mr. Smith asked the Mayor if he had guests present.

The Mayor stated yes. They have the world games coming to the City of Birmingham and the Hoover Metropolitan area. They have had the opportunity to be one of the major venues at the Hoover MET and to host the Women's Softball. It is going to be a premier event. He thinks that it will probably be the best-attended event of all the events that they have. They are excited that the world games are looking at their facilities. They know the type of operation that they have. They know the types of events that they put on and what a great job they do. He knows that this will increase tourism in their area. Their restaurants, hotels, and retail vendors will flourish. They are a big player in the metro area and this is a big event coming to the metro area. They need to be leaders and join in with Birmingham, Jefferson County, the state of Alabama, and the corporate members that have joined in to make sure that this is a success. He stated that tonight he has Mr. Sellers, CEO of the World Games and Mr. Holland, representative from Bruno's event team. Mr. Holland does so many things with their city including the Golf Tournament and the SEC tournament. Mr. Sellers is a former Hoover Resident and he is excited to hear what he has to say about the World Games and how they can be a part of that

Mr. Sellers stated that with everything that is going on in the U.S. today, the good thing is that the World Game is almost a year and a half away. He thinks that during their presentation, they will see that the Women's Softball has the opportunity to be the most well attended event outside of

the opening and closing ceremonies. There will be 5 days of competition with about 100,000 guests. He stated that roughly 2/3 of the revenue comes from sales tax. He thinks that they might find in this presentation that the revenue is far out way in the expenses.

Mr. Sellers showed them a video.

Mr. Sellers stated that when he was offered the job to work with the World Games, that he did not know the size and scope that it has for the state of Alabama. This will be the largest multi-sport global event in the southeast since the 1996 Olympics. Three years ago, it was in Poland and they had over 100-million viewers on global television. The same production partner that produces the Olympics, ISB, will be the production quality and partner that they will see in Hoover, Alabama for the Women's Softball and other events throughout the 10-day period. They are full partners of the Olympics. That means that all of the sports that are here will either be Olympic sports one day or some of them are in the same category. Some of them are invitationals to the Olympic sports and are still World Game competitions. The president of the IOC is the hope of amateur sports and will be in Alabama for the opening ceremonies for the World Games in 2021. It has been around for 40 years. It started in 1981 in Santa Clara, California. They will be celebrating the 40th Anniversary for the first time it has been back in the U.S. since then. They beat Peru and Russia. When it leaves here, it will go to Chengdu, China, a small community of about 16 million in the metropolitan area. He stated that the 10 days and the opening ceremony will be at Legion Field. While many of the venues are in the Birmingham proper area, they are also able to showcase on global television through Barber Motor Sports track, which is a fantastic, world-class facility. They will showcase UAB as the medical capital in the south. They will also be able to showcase Oak Mountain for the water sports, which will include both wake boarding and water ski jumping. He stated that hopefully they will be able to showcase Hoover, Alabama as the world-class community that it is. It is the first time in history that it would have both adaptive sports and able-body sports. They have been working very closely with the Lakeshore Foundation. Wheelchair Polo is going to be a part of it, and they are hoping to add another sport to it as well. Three years ago, the Olympics Channel was just getting started. They have negotiated a deal with Peter Diamond and NBC Sports and the Olympic Channel to carry a minimum of 10 hours of live coverage. He has a high level of confidence that if U.S. Women's team, which is the largest and best in the world is playing Japan, which is one of the premier teams in the world, in Hoover, Alabama. That will be one of the live covered events on NBC Sports, domestically across the U.S. He stated that there are a lot of sports and is almost Part X Games. There are traditional sports like softball, martial arts, and dance sports. There are new sports like drone racing, canopy piloting. They are also working with Red Mountain on a concert series and they will have A-list acts performing over the 10 days. They are viewing this as a once in a life-time experience to put the Birmingham-Hoover Metropolitan area on a global stage, which they have not done in a long time. As far as event sites, they have the Hoover MET as a potential site, pending the Council's guidance and approval. All of the preview events scheduled will start to showcase the World Games. Fistball is one of the largest sports in Germany. It is huge fast-paced 21st Century volleyball event that will be held at the Birmingham Southern. September 5th will be the Power Lifting World Championships at the BJCC. Finally, one night only kickboxing will include 8 U.S. fighters versus the world at the Boutwell. He mentioned that they have had great support from the city, county, and state. They would like to add the Hoover MET as one of their supporters. He

acknowledged many of their supporters and thanked Mr. Lyda and his company, Blue Cross Blue Shield. Their CEO stepped up early on a big way as one of their foundation partners to do the educational program for the World Games. They could not do it without their company's support. The official partner opportunities include the large corporations all over Alabama and the southeast, not just in Birmingham. Opportunities to associate with the global brand of the World games and associate with Alabama in a big way and showcases Hoover in a special way globally. They are working with Secretary Canfield and the Department of Commerce to activate some exciting economic development opportunities for the nations where they are targeting the largest industrial prospects to bring them in and give them an experience that money cannot buy. If it is the industrial prospect that they are trying to recruit out of Japan, and those ladies are playing in that gold medal round on television, they would love to have those people in and around this community to show case it. He turned it over to his partner Mr. Holland.

Mr. Holland stated that he was very pleased when the internal decision to host Women's Softball in the World Games was given to Hoover, because the initial thoughts were to have it downtown at UAB in its Softball Complex. This will be the most well attended competition within the World Games. There will be 5 days of competition. If the Council approves this partnership, they have already brainstormed some ideas, with their tourism drive, on ways to direct people to Hoover Hotels and Hoover restaurants, who are coming for the Softball event. This is an Olympic sport. It is one of the rare sports that is both in the Olympic Games and in the World Games. As Mr. Sellers mentioned, Japan and the U.S. interchange between the best and the second-best teams in the world on a consistent basis. It is a big economic impact. It is a cost that they are requesting to convert the softball field. He believes that the economic impact of the World Games Softball to Hoover will be roughly equivalent to an SEC Baseball tournament, which is a big economic boost to the community. He thinks that their investment will have a positive ROI. They have an intangible exposure that Hoover will receive by being a part of the World Games on television around the World. He opened the floor for questions.

Mr. Smith asked if there would be a blackout for the local area.

Mr. Holland stated no.

Mr. Sellers stated that as they are working with their television affiliates, they have been working on getting fun things around their time. NBC will locally be a major player in that. He asked Mr. Holland if they would be carrying the opening ceremonies live.

Mr. Holland stated yes.

Mr. Posey stated that it is \$165,000 to convert the field. He asked if they are renting this space or if Hoover is giving them this space.

Mr. Holland stated that it is his understanding that that is just the cost of the field conversion itself.

Mr. Posey asked if there is a rental agreement between World Games and Hoover for the facility.

Mr. Holland stated that there will be a rental agreement, but there will be no charge for rent.

Mr. Posey asked if they would get a percentage of the tickets.

Mr. Holland stated yes. There will be a sponsorship package that comes to Hoover.

Mr. Posey asked if they get a percentage at the gate.

Mr. Holland stated no.

Mr. Posey asked if they would get a percentage at concessions.

Mr. Holland stated that they would get if for parking and concessions.

Mr. Posey asked if they would get a preferred hotel package.

Mr. Holland stated that they would sit down with their tourism director and discuss all of the local hotels to entice all of the fans and families of the participants to stay in Hoover. It makes sense to stay in Hoover due to its proximity to the MET.

He asked if he had rental agreements with other venues.

Mr. Holland stated yes, but Mr. Sellers can speak better to that status.

Mr. Sellers stated that virtually, every venue that they are working with is doing something similar or better. UAB is a foundation partner and a \$1.5 million, all of their facilities. Now they have to get approval from their Board of Trustees. They are still working with them on an MOU. They would be a significant part. The BJCC would do the same thing. Birmingham in counting the cost, they would pay the hard part.

Mr. Posey asked in what part of the arrangement time they would need an answer. He personally would like more time to discuss it with their time.

Mr. Sellers asked Mr. Holland if there is a deadline that they need to get this to the International Softball Federation.

Mr. Sellers stated that at this point, they have a ticket partner that they will be announcing shortly and tickets will go on sale May 15 and will go out the general public one year out on July 15. They want to be able to promote their venues in enough time for the presales of tickets. He stated that around April 15 - April 30 would be a good time to announce all of their venues.

Mr. Smith asked Mr. Rice if it was his recommendation that they try to have it on the first meeting on April's agenda.

Mr. Rice stated that it is to his understanding that they are one of the last venues that is not committed.

Mr. Sellers stated that that is correct.

Mr. Rice stated that they were thinking that they would move it through.

Mr. Sellers stated that there is one other that they are very close to and that is a bowling alley in Trussville.

Mr. Greene asked if he had an estimate on how many fans would attend Hoovers part.

Mr. Sellers stated yes. They are looking at 5 days and 100,000 fans, all in.

Mr. Greene asked if that is at the Hoover Met.

Mr. Sellers stated that that is correct.

Mr. Greene stated that that is not what he initially heard. It was not near that number, but he had not talked to him. He asked if he thinks over 100,000 will attend.

Mr. Sellers stated about 500,000 and about half of a million total.

Mr. Greene stated that he is talking about Hoover only. Their citizens would like to know. He asked what the percentage at the gate would be.

Mr. Sellers stated that there is no percentage at the gate, but there will be for parking and concessions.

Mr. Greene asked what percentage of the parking they would get.

Mr. Sellers stated that the Hoover MET would get all of the percentage on the parking and concessions. He stated that it would be hard to put a number to this and the dollars and cents would add up. The thing that is hard to add up is the opportunity to put this great City on an international stage, which does not come around often on global television.

Mr. Smith stated that he thinks that that is one of the questions that some of them have been thinking about but have not been able to get answered. He asked what types of advertisement opportunities would there be throughout the game. He asked if the City website would be available to be seen from the back of the batter's box.

Mr. Sellers stated that the camera opportunities are definitely something that they want to work with the City on. They want to make sure that there is appropriate visibility for the City of Hoover in camera.

Mr. Holland stated that they are able to give the City of Hoover more exposure in camera during the World Games than they can during the SEC Baseball tournament.

Dr. Middlebrooks stated to Mr. Sellers that he mentioned some opportunities to bring some A-list performers to the area. He asked if there would be an opportunity for Hoover to host one of those performers at the MET one night or if that was already set.

Mr. Sellers stated that they are considering hosting all three concerts on the UAB Green because that is part of their in kind to them. It is a ticketed, but free event of over 30,000.

Dr. Middlebrooks asked if there will be no will be no performers at the MET.

Mr. Sellers stated that they have not had that discussion yet to date, but it can be certainly something that they discuss and explore. Their partner on that would be Red Mountain Entertainment and he has not had that discussion with them, because they have been focused on Women's Softball for Hoover.

Dr. Middlebrooks stated that the way he sees this proposal is how good of a regional partner they want to be in this. He stated that he does not see the City recouping the return of investment needed for this investment from a budgeting standpoint. It could possibly be a big boost to their hotels, restaurants, and retail owners. Like Mr. Lyda eluded to earlier regarding the COVID-19 scare, some of these businesses could see those losses recouped during this time. He does not see the City itself having a good return of investment. The field conversion, overtime, and safety are going to cost the City money. At the same time, how good of a regional partner do they want to be?

Mr. Sellers stated that he does not know what the estimate would be on parking. If they chose to charge for that, it would be direct revenue for the City. Outside of that, there would be a significant tax opportunity of people staying in their community and spending dollars in their community.

Dr. Middlebrooks stated that they are already drawing a large number to the area that would seek out to stay in Hoover anyway.

Mr. Sellers stated that they could promote the hotels for this event. He stated that he agrees to the question of how great of a partner does Birmingham want to be with the corporate community, Blue Cross, Alabama Power, Protective, Regions and many other city and state partners that are with them. That is something that they have to debate with everything else that they are looking at.

Mr. Green asked if the games would be over a five-day period.

Mr. Sellers stated yes.

Mr. Greene asked if he knows how many games would be played over those five days.

Mr. Sellers stated that it will be about four each day except for the championship day. It would be around 20 games.

Mr. Holland stated that the overall World Games expenses would be \$55 billion, even with the contributions that they are getting from other communities for their facilities. The cost of housing the athletes, putting them up, transferring them, paying for the sanctioning fees, paying for the international television, and Swiss Timing adds up to \$5 billion. It will be broadcasted in more than 100 countries around the world.

Mr. Smith asked if there were any further questions from the Council. He stated that as being a business owner and having purchased advertising, if they get the exposure that they would hope and anticipate, the cost would be nowhere near the value.

Mr. Holland stated that a couple of things that they discussed was that, if appropriate, “Welcome to Hoover, Home of the 2020 Softball” signs. They could use that catch phrase on their website. They can use the World Games logo appropriately and as they see fit. There is a lot of cross-branding copromotion and during the game itself during the games, international television, and domestic television. He stated that the value will be tremendous. He stated that there is a comfort of going to the Hoover MET. They have had SEC Baseball tournaments there consecutively since 1996. He stated that this a perfect fit for the World Games in Softball.

Mr. Greene stated that they continue to talk about the things that it may bring. He asked if they have any data on how the World Games have previously impacted other city’s budget and economy. He also stated that he wanted to know which cities were impacted as well.

Mr. Sellers stated yes. The Convention of Business Bureau has done an economic impact on concert within the University of Alabama for these World Games.

Mr. Greene stated that he was referring to the historical aspect.

Mr. Sellers stated that there are economic impact reviews of previous World Games. Some are better than others, but he believes that they have information on Poland and Cali, Columbia. He stated that they would pull together whatever they have.

Mr. Greene stated that it would be great if he could get that to the Council. It would be beneficial if they could look at the impact of a city that is similar to Hoover after the World Games.

Mr. Smith stated that they would have one proclamation on Monday evening on Safe Place Week. He stated that they would also have a couple of employee recognitions.

Consent Agenda

PAYMENT OF BILLS

RESOLUTION NUMBER 6215-20

A RESOLUTION APPROVING AN ALCOHOL LICENSE, ELLIS FUEL AND FOOD, INC. D/B/A GALLERIA SHELL, MICHAEL WARREN ELLIS, EXECUTIVE(S).

Mr. Smith read the summary of the Resolution. He asked if there were any questions from the Council.

There were no questions from the Council.

RESOLUTION NUMBER 6214-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH WILLO PRODUCTS COMPANY, INC.

Mr. Smith read the summary of the Resolution.

Mr. Smith asked if there were any questions for Chief Derzis.

There were no questions from the Council.

RESOLUTION NUMBER 6219-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MANAGEMENT AGREEMENT FOR THE HOOVER-RANDLE HOME AND GARDENS WITH EDMOND H. RANDLE, JR. AND BARBARA G. RANDLE.

Mr. Smith read the summary of the Resolution.

Mr. Rice stated that as they approach the closing of that particular transaction it is important to have stability there, in terms of Revenue. He stated that they could only imagine brides and mothers of brides, and people throwing baby showers wanting to know that if they book an event now, that that event will still take place, even after it comes under City leadership. They need to keep the Randall rules and their LLC in place for temporary management while they formulate their position. In order for them to operate within the public property, they have to have an agreement in place. This is essentially a pass through to generate the revenue from their business ventures that will satisfy the management agreement for this agreement. Not taking any money out of the City Treasury to pay them additionally for what they will generate. It makes it legal for them to operate from the moment following closing until this agreement comes in a maximum of 120 days. He does not think that it will take that long, but he wanted to have plenty of time to have a plan in place.

Mr. Smith asked Ms. Lynch if she anticipates raising money to help operate the Randal House like she has with Aldridge Gardens.

Ms. Lynch stated that they have mentioned it but have not had a formal conversation about it. She thinks that it would help to do that.

Mr. Smith asked if the City anticipates bringing a staff person on as a City Employee.

Ms. Lynch stated not that she knows of.

Mr. Smith asked if that would be one of her responsibilities.

Mr. Rice stated that it is going to be their recommendation that they add one staff position, which, of course, they will have HR processing to go through. He stated that he does not think that they can run it with the employees that they currently have. They do think that they need one person who is experienced and can impact the private market. As a public facility, she will be able to pierce that threshold and make it profitable.

Mr. Smith asked if there were any further questions from the Council.

Mr. Greene stated to Mr. Rice that the agreement states that it is valid for 120 days and will automatically renew in 30 days if not returned by either party. He asked if they could be up to 5 months.

Mr. Corley stated that it could continue on a month to month basis if needed. The last sentence of that section states that the agreement may be terminated by either party on 30 days' notice. The idea is to follow in closing to make that transition as quickly as possible.

Mr. Greene asked if it is for 120 days.

Mr. Corley stated that that is correct.

Mr. Greene stated that there is some confusion when he says that it could be less than that.

Mr. Rice stated that it is 120 unless they cancel it. They can cancel it prior to the 120 days.

Mr. Greene stated that the agreement states that the City will pay the manager a management fee.

Mr. Rice stated that that is correct. It will be generated based on the Revenue that they derive.

Mr. Greene asked what the management fee is.

Mr. Rice stated that it depends on how much they make. He stated that they are not committing an amount from City funds that will go to the LLC. They will go out and conduct business as usual. All of that money has to come to them at that point and they will have to remit what it cost them to operate, which includes salaries, utilities, and everything that it cost for them to operate that facility. It is not a dollar for certain. They go out and earn their money.

Mr. Greene asked if it is a pass through of those expenses that do not exceed the revenues.

Mr. Rice stated that that is correct.

Mr. Greene asked who would pay for the utilities.

Mr. Rice stated that by this period it would be paid by this management fee. It is part of their operations. If they terminate this agreement it would come out on the City's books as an expense.

Mr. Greene asked if all of the profits belong to the City during that time.

Mr. Rice stated yes.

Mr. Smith asked if there were any further questions from the Council.

Mr. Posey asked stated that the Arts Council is ready to move operations to the Randall House. He asked if this would allow for them to bring the ordinance to do that or if they would need to wait until they close.

Mr. Rice stated that he thinks that there is a provision in there that says that it will be available for City use. He thinks that they can work under that and start to have meeting and functions there.

There were no further questions from the Council.

RESOLUTION NUMBER 6222-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INVESTMENT GRADE AUDIT FOR ENERGY SERVICES AGREEMENT WITH ALABAMA POWER.

Mr. Smith read the summary of the Resolution.

Mr. Rice stated that this is just the next step in the process. He stated that they might recall in all of the briefings of the potential vendors, they mentioned that they had preliminary audits, which have been performed. Now it is time for an actual investment audit, which is what they paid for. It is time to allow the selected vendor to go forth with that process so that they can move into construction and eventually move into their monthly savings.

Mr. Smith asked what the dollar value of the agreement is.

Mr. Rice stated that it is 0.095 cents per square foot. All of the square footage is listed in Attachment A. He stated that he would get him a dollar amount prior to Monday night.

Dr. Lopez stated that it is less than \$100,000.

Mr. Smith asked what the time frame is.

Mr. Smith asked if there were any further questions from the Council.

There were no further questions from the Council.

Regular Agenda

RESOLUTION NUMBER 6217-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EXECUTE AGREEMENTS WITH LIVE DESIGN GROUP AND THEATREDNA.

Mr. Smith read the summary of the Resolution.

Mr. Posey stated that a while back they asked for \$15,000 for this study, which the Council granted. They are now asking for an additional funds to round out the rest of this first study and add on another module that the Arts Council was calling Part 2. All the costs associated with running this facility is something that they need to get done now so that they have all of that data together before they go talk to someone about it.

Mr. Rice stated that the Council will see this in the next agenda. The first item is facility design, which is specifically the theatrical design. The second agreement with Cost Plus is a \$9,500 cost study, which will give them cost of construction estimates. If they do the first agreement, they know what they want to build. If they do both they know exactly how much they should expect to spend and to build it. It is a total of \$34,500. The \$15,000 that Mr. Posey mentioned and the 19,500 this contains in the upcoming budget amendment. It is an essential part of the redevelopment of their downtown corridor. They have to have this data to go forward to have any conversation with partners.

Mr. Smith asked if with this conversation they have already included Resolution 6218-20.

Mr. Posey stated yes.

Mr. Smith asked if there were any further questions from the Council.

Dr. Middlebrooks asked if there would also be site studies for potential sites.

Mr. Rice stated yes. That will be part of the work that Live Design Group does. They have indicated that they will have a few sites. Within this price point there will probably be some limitations on the number of sights that they can ask them to evaluate.

Dr. Middlebrooks asked if the Council will be involved in choosing those sites.

Mr. Rice stated that they will take all take all input from the Council.

Mr. Posey stated that in talking with TheaterDNA and Live Design, they are going to meet with the Arts Council as well as people in the community to get the right answers.

Mr. Smith asked if there were any further questions from the Council.

There were no further questions from the Council.

RESOLUTION NUMBER 6218-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EXECUTE AN AGREEMENT WITH COST+PLUS.

Mr. Smith read the summary of the Resolution. He stated to Ms. Bolt that they are going to have inclusions for the Birmingham-Jefferson Transit Authority. He believes that it will be \$5,000. He asked what it accomplishes.

Ms. Bolt stated that it was for the agreement in the accounts previously approved. It was originally budgeted for \$68,000, but they need an additional \$5,000.

Mr. Smith asked if they need \$73,000.

Ms. Bolt stated yes.

Mr. Lyda stated that he knows Mr. Posey put a lot of time into that. He asked Ms. Bolt how they get the extra \$5,000.

Ms. Bolt stated that all she knows is that it was in the agreement.

RESOLUTION NUMBER 6216-20

**A RESOLUTION AMENDING THE BUDGET FOR THE FISCAL
YEAR ENDING SEPTEMBER 30, 2020.**

Mr. Smith read the summary of the Resolution.

A representative from the Hoover Library stated that it is a position change from someone who did book shelving to someone who could help at the desks and with programming. It allows them to do more for the Children's department. The costs would come out of the programming for the Children's Program budget.

Mr. Smith asked if this was a permanent adjustment year round.

The representative stated that the position itself is just a 10-week summer position, but they would like for it to be a permanent yearly upgrade.

Mr. Smith asked if it would be 10 weeks every year.

The representative stated yes.

Mr. Smith said next, there were mobile cameras for the Police Department.

Mr. Smith said next was replacement of a totaled vehicle.

Ms. Bolt stated that the additional funds are \$22,000 and the risk portion is \$11,737.

Mr. Smith mentioned the library generator.

Ms. Bolt stated that this is a change order for a previous construction project. It is an additional \$2,500.

Mr. Smith mentioned the Fine Arts study.

Mr. Smith mentioned Police Reserve positions going from temporary to regular part-time. He asked Chief Derzis if they will still be Reserved.

Chief Derzis stated that they will still be Reserved.

Mr. Smith mentioned Shade structures for the Playground at the Hoover MET.

Mr. Smith asked what the cost of the adjustment is.

Ms. Bolt stated that they just had revenue come in from donations, so this is offset.

Mr. Smith mentioned new netting at the Hoover MET.

Ms. Bolt stated that the total cost for this is about \$45,000. They originally budgeted \$37.5 in addition to the \$7500.

Mr. Smith mentioned LED streetlights along Stadium Trace Parkway past Flemming Road. He asked Ms. Bolt for the dollar value.

Ms. Bolt stated that they are moving money between two projects. There is no additional funds, but it is around \$50,000.

Mr. Smith asked why they are not adding this to the Alabama Power project and have it paid through their savings.

Mr. Rice stated that that may be a distinct possibility. This was in motion prior to a decision being made. They are going forward with a LED conversion of the existing lights on Stadium Trace, so this is the next step where development has occurred. They will have the discussion to see if it can be included in the ESCOE. He stated that they will know that by Monday.

Dr. Middlebrooks asked for an explanation on how a selection process goes on adding streetlights to some streets and not others. The Bluff Park community has always discussed adding streetlights to Alford Avenue, but the City has always said that they so not do streetlights.

Mr. Rice stated that they do not do streetlights on a city-wide basis because it would become unsustainable. He thinks that it is because they have facilities on Stadium Trace on why they have traditionally provided that in that area.

Dr. Middlebrooks asked if there are any past Flemming Road.

Mr. Rice stated no.

Mr. Smith asked if this would take it past Flemming.

Mr. Rice stated that this should take them past Flemming.

Mr. Smith asked if there are any front doors or driveways that front the road by the time it stops.

Mr. Rice stated that he thinks that they are in close proximity but the driveway do not connect.

Mr. Smith stated that they can see where the City has provided funding on some roads, there typically are some areas that do not have residential properties facing them. They could also identify other roads in the City as an artery and make them available for something like that in next year's budget.

Dr. Middlebrooks stated that since they already have sidewalks there it will benefit the safety.

Mr. Rice stated that that may also be an element of the ESCOE.

Dr. Middlebrooks asked if there were opportunities to have solar panels added to it.

Mr. Rice stated that he would defer to people with more engineering experience.

Mr. Smith mentioned storm water fees. He asked Ms. Bolt if there has been an increase in the storm water and the fees.

Ms. Bolt stated yes and they are adding that with additional revenue, so there are no additional funds.

ORDINANCE NUMBER 20-2476

AN ORDINANCE AUTHORIZING THE LEASE OF REAL PROPERTY OF THE CITY OF HOOVER, AL FOR PUBLIC PURPOSES TO THE PARK AND RECREATION BOARD OF THE CITY OF HOOVER.

Mr. Smith read the summary of the Ordinance

Mr. Rice explained the Ordinance.

Mr. Smith asked if there were any questions for Mr. Rice.

There were no questions from the Council.

RESOLUTION NUMBER 6196-20

PUBLIC HEARING - A RESOLUTION GRANTING CONDITIONAL USE APPROVAL FOR ADDITION TO EXISTING SHOPPING CENTER FOR THE PROPERTY LOCATED AT 2142-2146 TYLER ROAD, HOOVER, ALABAMA.

Mr. Smith read the summary of the Resolution.

Mr. Martin stated that this is the Village Bluff Park, the addition of the Piggly Wiggly building to their site plan. They do not have any additional information since the last meeting.

Mr. Smith asked if this was to add the additional site for the pharmacy.

Mr. Martin stated yes, and that it includes the grocery store.

Mr. Smith asked if there were any questions from the Council.

There were no questions from the Council.

ORDINANCE NUMBER 20-2475

PUBLIC HEARING - AN ORDINANCE TO REZONE PROPERTY LOCATED AT 2429 SAVOY STREET, 2441 SAVOY STREET, AND 648 KLEINS DRIVE FROM HOOVER R-1 TO HOOVER R-1 WITH CONDITIONS, 621 KLEINS DRIVE FROM HOOVER A-1 TO HOOVER E-2 WITH CONDITIONS, 631 KLEINS DRIVE FROM HOOVER E-2 TO HOOVER E-2 WITH CONDITIONS AND 644 KLEINS DRIVE FROM HOOVER A-1 TO HOOVER R-1 WITH CONDITIONS, CK ENTERPRISES, LLC (LANCE KITCHENS), REPRESENTING.

Mr. Smith read the summary of the Ordinance.

Mr. Martin stated that the presentation that Mr. Kitchens gave at the last meeting did have some new information related to the possibility of donating space for a playground. They were asked by a couple of Council Members questions related to that possibility. Mr. Kitchens was proposing setting aside 9,000 square feet for a playground area. They received questions on whether or not that was a sufficient site for a playground and the impact as far as parking. They met in-house across a couple of departments. He stated that he would not consider 9,000 square feet to be too small for a playground area. He thinks that in the conceptual plan, Mr. Kitchens did show dimensions for an industry standard playground equipment. There were questions on how this would interact with Savoy Street and whether or not there would need to be a guardrail since Savoy is a low speed local street. There were a few things that needed to be emphasized. There would need to be fencing around the playground. On-street parking was shown on Savoy Street. The Engineering Department feels that there are some sight distance issues and do not recommend on-street parking on that street. Any parking would need to be on that side street. They do need a space that would be accessible, the sidewalk is still limited in the greater vicinity. Three parking spaces seems to be a reasonable starting point. The sidewalk would need to connect to the playground as well as parking.

Mr. Smith asked if Mr. Kitchens agreed to the divided road.

Mr. Martin stated that he can go one way or the other. It may actually save him some money by not putting a median on his side street. His understanding is that it would be for decorative purposes. They could put up a sign advertising the neighborhood. He thinks that that may also have an impact on sight distance as well. He does not think that Mr. Kitchens would lose out on not having the median.

Mr. Smith stated that it is his understanding that the area that was identified for the playground may be a catch basin for storm water. He asked if they have a detention pond anywhere else.

Mr. Martin stated that they will have to assign a detention basin for this facility.

Mr. Smith stated that they should make sure that the playground is not the catch basin. He asked if they would bring that grade up so that it is not holding water itself.

Mr. Martin stated that is correct.

Mr. Smith asked if there were any further questions from the Council.

Mr. Posey stated that Mr. Kitchens has made so many changes with this plan. He asked Mr. Martin if he thinks Mr. Kitchens would change it again or if they are looking at the final proposal.

Mr. Martin stated that the final design would change from the concept that they have now. There has been the question on if he will be able to accomplish building 48 homes on the land. He stated that by looking at his concept that he has put forth, he thinks that they can expect a maximum of 48 homes. They do not know if he will hit that mark, given the design criteria that is still out there. It appears that he laid that out based on their minimum standards for zoning.

Mr. Posey asked if this is just a conceptual plan.

Mr. Martin stated yes. He is adding the conceptual plan on top of the conversation that they are having on his rezoning request.

Mr. Posey stated that there seems to be a lot of confusion on what the Council's role is, Planning and Zoning, and Mr. Martin's role is. He thinks that they need to do some education before they get to the public hearing.

Mr. Martin stated that that is correct. Planning and Zoning does allow him some rights on what he can build on the property. There are parcels that does not allow him to build with the consistent intensity across the property. That is what he is looking to rectify.

Mr. Greene asked if that is five more houses.

Mr. Martin stated that that is what he would like.

Mr. Smith asked how many houses he can put on the property. He heard that it is anywhere from 37-43.

Mr. Martin stated that the 43 houses would do away with the big house that sits on Savoy and it would be cut into multiple lots. He thinks that also includes access to South Sherlyn and being able to develop that northern most portion of the property that is already zoned R-1. They have not determined if he can make that connection. If he were able to get access to South Sherlyn and take down the existing old home, it would be 43 homes.

Mr. Smith asked what would stand in the way of him obtaining access.

Mr. Martin stated that right now he knows that there has been some conversation with their legal team about a strip of land that separates the stub of South Sherlyn.

Mr. Smith asked who owns that strip of land.

Mr. Martin stated that it appears that it may have been dedicated as his right-of-way at one time and at another time sold as another part of a track.

Mr. Smith asked Mr. Corley for his opinion.

Mr. Corley stated that he will have to review it before responding.

Mr. Smith asked how many houses he would be able to build without access to South Sherlyn.

Mr. Posey stated that he speculates that it is about 4.

Mr. Smith asked if there were any questions from the Council.

There were no further questions from the Council.

COMMENTS/QUESTIONS

There being no further business, the meeting adjourned at 6:21 p.m.

Gene Smith
Council President

Frank V. Brocato
Mayor

ATTESTED BY:

Wendy Dickerson
City Clerk