



MINUTES OF THE CITY COUNCIL WORK SESSION

Council Chambers | 1953 Municipal Way

Alabaster, AL

August 13, 2020

CALL TO ORDER

6:01 PM

ROLL CALL

Sophie Martin, Rick Ellis, Stacy Rakestraw, Greg Farrell, Russell Bedsole, Scott Brakefield, Kerri Pate

PRESENT

Council Member - Ward 1 Sophie Martin

Council Member - Ward 2 Rick Ellis

Council Member - Ward 3 Stacy Rakestraw

Council Member - Ward 4 Greg Farrell

Council Member - Ward 7 Kerri Pate

ABSENT

Council Member - Ward 5 Russell Bedsole

Council Member - Ward 6 Scott Brakefield

AGENDA ITEMS:

1. Public Building Authority Discussion

Jason Grubbs and Rod Kanter presented documentation reflecting the City's Constitutional Debt Limit, which can be no more than 20% of the City's net assets. The City is currently not near their debt limit, but in the future the City may have additional capital projects that could approach it. A Public Building Authority (PBA) is often used as a tool for funding larger projects within a municipality. A PBA is formed by 3 registered voters who own property within the City of Alabaster petitioning the City Council to start a PBA. Once approved by the Council, the PBA is filed with the Judge of Probate and the entity is formed. A PBA would consist of 3 directors who are not City officials or employees of the City. Council will discuss at an upcoming work session.

2. FY2021 Budget Presentation

Finance Director John Haggard presented the Council with the proposed 2021 Fiscal Year Budget. Council reviewed Combined Statement of Revenues, Expenditures, and Changes in Fund Balance with City Council. Also, information from each department was presented with expected capital expenditures.

3. Park Needs Assessment

City Administrator Brian Binzer shared the Parks Needs Assessment that was prepared by Barge Design Solutions. He reviewed findings and recommendations discovered through the assessment.

4. Addendum Number 02 - Barge Design Solutions, Inc

Chris Grace with Barge Design Solutions discussed an addendum to the original Professional Services Agreement dated May 20, 2019, between City of Alabaster and Barge Design Solutions, Inc. related to the Veterans Park Project. The proposal included the following:

Civil Engineering Design Lump Sum	\$17,860
Landscape Architecture Design Lump Sum	\$3,000
Electrical Engineering Design Lump Sum	\$2,500
Construction Administration Lump Sum	<u>\$42,600</u>
TOTAL Lump Sum	\$65,960

Council added item to Monday's agenda.

5. Time-Lapse Camera Solution | APD Construction

IT Director discussed quotes for a time-lapse camera solution related to the new Police Station building project.

Ox Blue \$ 249.00 \$ 359.00 16 months =	\$9,728.00
EarthCam \$ 3,694.00 \$ 425.00 16 months =	\$10,494.00

Council will consider during an upcoming meeting.

6. Rezone Certain Camp Branch Estates Properties from MR to Agriculture District (AKA Fogle Lake)

Council reviewed the Planning and Zoning Commission's recommendation to rezone certain Camp Branch Estates properties from MR to Agriculture District. These properties, also known as the Lake Fogle Properties, were originally annexed in 2015. They are currently zoned Municipal Reserve. The request is to rezone these 30 +/- properties to Agriculture District. These properties are currently zoned for agriculture with Shelby County and the Planning Commission recommends the AG zoning.

7. Annexation and Zoning of Property, Estate District - 100 Meadow Creek Lane

Council reviewed the Planning and Zoning Commission's recommendation to annex 100 Meadow Creek Lane and zone as Estate District with understanding that the property does not have adequate access for sanitation services. This is a Baptist Children's Home and the Council will set a public hearing during Monday night's Regular Council Meeting.

8. Rezone Lot 12 Retail Development Owned by Western REI, LLC from B-4 to B-3

Council reviewed the Planning and Zoning Commission's recommendation to rezone Lot 12 Retail Development at Kent Farms Commercial Complex 229 Kent Stone Blvd., owned by Western REI, LLC from B-4, General Business District to B-3, Community Business District. Council will set a public hearing during Monday night's Regular Council Meeting.

UPCOMING AGENDA ITEMS FOR MONDAY'S REGULAR COUNCIL MEETING:

****Setting a Public Hearing - Affirming Recommendation of Fire Marshal to Abate Weeds at Three Properties**

Setting a public hearing to declare the weeds located at 2092 Butler Road, 1557 Napoleon Drive, and 148 Grand View Ln, Alabaster, Alabama a public nuisance and order them to be abated.

***Ordinance 20-104 An Ordinance to Pre-Zone Property of Western REI LLC to PRD-1**

Public Hearing to Pre-Zone property owned by Western REI LLC, as Owner of land being known as Parcel 23 8 28 0 000 012.004 to Planned Residential District. Property is located across CR-17 from Crossrail Drive.

***Ordinance 20-105 An Ordinance to Rezone Property of Joshua Harris from R-4 to Agriculture District**

Public Hearing as requested by Joshua Harris, Owner of land being known as Parcel 13-8-34-3-002-001.000, to rezone said property from R-4 to Agriculture District. Property is located near the corner of CR-17 and 1st Ave W, near Arrow Dr.

COUNCIL DISCUSSION

Council Member Rick Ellis asked about the joint project budgeted with the Alabaster School System for the fields project. John Haggard stated that this project is budgeted but the school has not moved forward yet.


Council Member Sophie Martin asked when the new signage was coming in for Weatherly Club Drive. Brian Binzer will ask Mark Harris the status on these signs.

Brian Binzer stated that next week would be an opportunity to do a ground breaking for the Police Station. Perhaps 4:00 next Wednesday.


Fred Hawkins reported that ALDOT stated that the Hwy 119 Project is moving forward with ROW acquisition. The Abby Wooley Park project is going well and progressing on schedule. The bathrooms are almost complete.

ADJOURNMENT

Council Member Kerri Pate made a motion to adjourn which was seconded by Council Member Stacy Rakestraw. The meeting adjourned at 8:22 PM



J. Mark Frey, City Clerk



Scott Brakefield, Council President