

**CITY OF LEEDS, ALABAMA
JOINT MEETING OF LEEDS CITY COUNCIL
AND LEEDS BOARD OF EDUCATION
AND CALLED COUNCIL MEETING
NOVEMBER 18, 2013**

The City Council and the Board of Education of the City of Leeds, Alabama met for a Joint Meeting on Monday, November 18, 2013 at 6:00 p.m. at the Leeds Middle School Library, 1771 Whitmire Street, Leeds, Alabama 35094.

1. CALL COUNCIL TO ORDER: The Mayor called the meeting to order at 6:01PM with Councilmembers Johnny Dutton, Devoris Roscha Ragland, Eric Turner, Craig Wadsworth and Kenneth Washington present.

2. INVOCATION AND PLEDGE:The Invocation was led by Pastor Wren.

JOINT MEETING: Superintendent John Moore called the Board of Education to order at 6:02 PM. with Board members Chad Anderson, Scott Sisk, Kathy Dutton, Tamara Graham and Phillip Hyche present. The entire group was asked to move to the Middle School Lunchroom for a presentation by the drama department.

Mr. Gary Allen, GMC addressed the meeting with the status of the Primary School Construction Project.

Discussion followed:

Councilmember Washington asked the width of the parkway leading to the school.

Mr. Doug Neil, Daniel Corporation, responded from the audience that the width of the parkway is planned at either 22 or 24 ft.

Councilmember Washington asked about the powerlines that cross within 250' proximity of the school. **Mr. Allen** responded that there has been no study conducted to date and they could conduct an engineering study if the schools requested such a study. **Councilmember Washington** voiced his concern about the health ramifications for small children.

Mr. Allen described the site, its topography, and how the proposed structure would be situated on the site.

Supt. Moore spoke of the layout of the classrooms and how Pre Kindergarten classrooms fit into the proposed facility.

Mr. Allen also discussed the goals and aesthetics of the facility and how it will fit in with the "natural" setting of the site.

Mr. Allen spoke of the proposed budget to date; soft costs, loose furniture, playgrounds and technology has been added. **Councilmember Washington** asked about the budget which is currently \$600,000 over the proposed budget. **Councilmember Washington** voiced concerns that the proposed budget to date is \$600,000 over and the city has only 13 million dollars to pay for this facility and adjustments need to be made now. **Mr. Allen** stated that what is currently inflating the cost is the 3% amount needed for contingencies of site unknowns. It also includes furniture and playground equipment. **Mr. Allen** spoke of the project time line stating the expected completion date will be June of 2015.

Mayor David Miller stated that the City has \$13 million to build the school and that is what is going to be used.

Mayor Miller spoke of the City's trip to New York to determine the improved credit rating from Standard & Poore's to an AA rating. The Mayor announced that the City sold \$8 million in bonds today at 4.3 points and the savings from the city's rating and discounted rate is \$2 million savings over the life of the debt.

Education Board Member Kathy Dutton suggested allowing all teachers that would be using this facility to have input concerning the facility.

There being no further discussion for the joint session, Mayor David Miller opened the Called Council Meeting at 6:21PM.

3. **REVIEW AND APPROVE COUNCIL MINUTES:** minutes of the November 4, 2013, Council meeting were reviewed. Motion to approve minutes as presented by Councilmember Turner, with a second by Councilmember Ragland. The motion passed with all present voting yes.

4. **OLD BUSINESS:**

- a) **Ordinance 2013-10-10 Authorizing Warrants.** Motion to table Ordinance 2013-10-10 by Councilmember Washington with a second by Councilmember Dutton; motion to table passed with all present voting yes.

5. **COUNCIL COMMITTEE REPORTS:**

- a) **Finance Chairperson, Eric Turner:** No Report.
- b) **Public Safety Committee, Devoris Roscha Ragland:** No Report.
- c) **Parks and Recreation Committee, Craig Wadsworth:** No Report.

6. **NEW BUSINESS:**

a) **Barber Motorsports:** Mr. Don Erwin, Barber Motorsports, address the Board of Education and the City Council regarding Barber's position about development in the City of Leeds. Erwin stated that Barber is not opposed to development, and is not against the retail or residential development. Mr. Erwin also stated that Barber has no concern regarding any contractual arrangements created between the Board of Education, Daniel Corporation and United States Steel. However, Erwin did speak to the fact that the Barber facility was at its location first and development arrived some time later; their concern is that potential homeowners will oppose racing. Barber is concerned about the future of racing as it is today and changes which would be detrimental to the Park. Erwin commented about a race track in Connecticut that was closed on Sundays due to objections about the noise and that would be financially devastating to Barber Motorsports Park. Erwin advised that if track traffic and noise would be a concern, the issue should be addressed now.

The Mayor indicated to Mr. Erwin that the City recognizes that the Motorsports Park was there first and the City supports the activities conducted at the park.

Councilmember Washington thanked Mr. Erwin for appearing before the Council and the Board of Education and shared his own concerns about the noise from the Motorpark and its effect on the school facility.

Mr. Erwin requested that the Council pass a resolution reflecting these points discussed. The Mayor directed the City Attorney to draft a resolution regard Barber Motorsports Park and the City's support for same.

b) **Amendment to the Funding Amendment:** Mayor David Miller explained the amendments contained in the Supplemental Development Agreement, specifically to the changes that occur within the amendment regarding the agreed funding changes due to the recent re-assessment of the property at The Shops at Grand River which adversely affects the City Revenue and Leeds Board of Education. The Mayor spoke of the complex issues that were becoming evident and the original cost estimate which the ATRIP Grant funding was based on for the Rex Lake Road widening project was not going cover the expenses. The Mayor also informed the Council that the City currently was not going to have funds to pay for the agreed ATRIP match on the 4.9 million granted and the anticipated full cost of utility and unforeseen grading

at Zeigler Road. Motion to approve the Amendment to the Funding Agreement by Councilmember Dutton and a second by Councilmember Turner. Councilmember Washington asked about the postponement of the Rex Lake Road project and when that project could be moved forward; the Mayor responded that it would be the City's call. Attorney Brunson stated that there has been dialogue with ALDOT about keeping the lines of communication open to revisit this project sometime in the future. Councilmember Washington voiced concern of the City being held hostage in the future and asked for reassurance that the City is protected from this concern. Attorney Brunson indicated that the protection is stated in the agreement. The motion passed with all voting yes.

c) Resolution 2013-11-07 Regarding a Public Hearing on a Zoning Matter.

Motion to suspend the rules to add Resolution 2013-11-07 regarding a zoning matter to the agenda by Councilmember Washington, seconded by Councilmember Ragland; the motion passed with all voting yes to add the item to the agenda.

Motion by Councilmember Turner to approve Resolution 2013-11-07 with a second by Councilmember Wadsworth; motion passed with all present voting yes.

7. PUBLIC COMMENT:

Stan Burrell, 1839 Lane Drive, addressed the need for basketball facilities to be made available for players ages 5,6,7 through 8. He stated that the Civic Center goals are appropriate for the older players, ages 9 through 12. Councilmember Turner asked what the cost would be to install the Goals at the Civic Center. Mayor asked Mr. Burrell if all he is seeking is a place for the Children a place to play. Superintendent Moore spoke that currently there are so many programs and so many kids with overlapping programs using the schools facilities which makes it very difficult accommodating all the requests received.

Mayor Miller addressed the cost of the goals and his opinion that between the Board of Education and the City, the goals could be purchased for the Jerry Oxford facility.

Councilmember Washington stated that when the Schools changed to a local administration, it was the understanding that the schools would be more community-friendly. He stated that he thought the gyms should be available on Saturday's.

Melva Gunner, 7601 Alabama Avenue, stated her objection as a taxpayer to the decision to deny the school children use of the facility in order to protect the floors. Gunner spoke of hiring someone to keep the schools clean.

Tim Jennings, 1086 Crest Road, stated that he also is a taxpayer and appreciates the Board of Education's efforts to keep the floors and facilities in good condition. He asked that they maintain this position and to dismiss users that "trash" the facility. Jennings commented on needed priority changes because the current Council was elected on the commitment of building a library and a new city hall located downtown which has been delayed due to the needs of the schools.

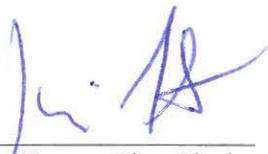
Phillip Hyche, member of the Board of Education, commented about the Leeds Youth Sports teams and outside teams cleaning up the fields after use. Hyche also spoke about the accountability of the Leeds Youth Sports to help maintain the use of facilities as there is a lot of cash taken it at games through concessions and parking. Mr. Hyche added that most neighboring communities use the 90% rule (90% of the team must be residents in order to use the facilities of the city).

ADJOURNMENT: Motion to adjourn by Councilmember Dutton with a second by Councilmember Turner. The City Council meeting adjourned at 8:01PM.



David Miller, Mayor

ATTEST:



Kevin Fouts, City Clerk

The Board of Education continued their Meeting.