

**CITY OF LEEDS, ALABAMA
TOWN HALL MEETING
NOVEMBER 6, 2014**

The City Council of the City of Leeds, Alabama met for a Town Hall Meeting on Monday, November 06, 2014 at 5:30 p.m. at the Leeds Civic Center Meeting Room, 1000 Park Drive, Leeds, Alabama 35094.

1. **CALL TO ORDER:** Mayor David Miller called the meeting to order at 5:31PM with Councilmembers Johnny Dutton, Eric Turner, and Kenneth Washington present. Councilmember Devoris Roscha Ragland arrived during the meeting. Councilmember Craig Wadsworth was absent.
2. **INVOCATION AND PLEDGE:** The Invocation was led by Councilmember Turner.
3. **Mayor David Miller:**
The Mayor explained the background of the Primary School:project and the details of the Rex Lake road site where a new proposed subdivision was being developed.

An agreement drawn between the City of Leeds and the Developers contained the responsibilities of each party. Mayor Miller explained that one of the developing partners pulled out of the agreement, causing the default of the time frame to develop the property and build the school.

The City of Leeds granted time extensions to the developers but ultimately the City had to withdraw from the agreement.

Mayor Miller stated that the City doing its part to fund the construction, including asking Standards and Poor and were given an improved credit rating as well as a AA bond rating. The City also took advantage of a tax rule to obtain tax free bond issue by breaking the 13 million into two components saving the city approximately one million dollars in interest payments.

Various alternate sites for the facility were described by the Mayor.

1. The City could stay with the Grand River agreement
The Mayor reported that the developer could not guarantee when the homes would be built. If that were the case, there would be concerns a) about security of a facility in the middle of the woods and b) the city's \$1.3 million for infrastructure.
2. The land adjacent to the Middle-school which is owned by the Board of Education
A negative aspect of this option was the plan to rebuild a ball-field and surrounding support facilities and demolish the Jerry Oxford gym which had recent upgrades and is currently in use by the LYS (Leeds Youth System) basketball team. Access to this site was also a concern.
3. The old Terry Walker Golf course
The site contains 106 acres, but Ziegler Road traffic could be problematic. The City would have to purchase the site for \$1.6 million, and require a sewer agreement with the neighboring subdivision. This site would also not meet the 2016 opening date.
4. Leeds Plaza Site
This property is not owned by the City and has a tax valuation of \$900,000. It is also a prime business site. There would be the cost of demolition of the old building with asbestos issues, eviction of the two businesses in the property and relocation of Rusty's BBQ and an Insurance Agency. Also, ALDOT (Alabama Department of Transportation) would raise issues with ingress and egress matters since this site is on State Highway 78 West.
5. Property by Civic Center
This site contains 10.5 acres and is currently the pee-wee football field. The site is flat and requires minimal site preparation. It is in close proximity to the splash pad, utilities are in place close by, and it is a secure location. There are also multiple

ingress and egress locations, thus minimizing co-mingling with cars and buses. The access point via Detroit Street would also allow quicker response times for the fire department to the Russel Heights area of the City. Another access point is via Brian Drive. The negative issue would be taking the Pewee football field out of service. It has been proposed that games could be played at the high school and practices could be at the soccer field at Memorial park or the City could build a field at Moton Park.

Mayor Miller discussed that the basic design for the Rex lake road location will require minimal changes for the proposed new site. The Mayor stated that the school system will still have a capacity problem and will have to build another school sometime in the future but will address that when the time presents its self.

Councilmember Washington asked about the fiber optic cable installation; the Mayor indicated that the cost would be approximately \$100,000 to relocate the line as it did with the high school.

Councilmember Washington comment about the Leeds Plaza site and if the City was going to spend \$13 million, the money should be used to benefit the City. Councilmember Washington described this site as being a valuable business property site. Councilmember Washington stated his pleasure that the council is having the town meeting

Susan Carswell, 2120 Montevallo Road, addressed the use of the 17 acre site next to the High School, which has utilities and would not require demolition of the 100 facilites at the football field. Ms. Carswell would advocate building a new middle school at this site and moving the facilities. Mayor Miller indicated that it would interfere with the future football field location and would not be favorable to place a primary school next to a high school.

Supt. John J. Moore commented that the site was not favorable for another facility to be located at the location.

Jerry Croawford asked what affect would this have on him and the neighborhood. The Mayor indcated that nothing has been started yet but a notice will be going out.

Ms. Tracey, 1052 Tracey Avenue; expressed concern about using the side gate. The Mayor responded that there will be an opening. Higher traffic volume would have to be recognized and would necessitate the City installing lights. Mayor indicated that the roadway will be well light up. Another concern voiced was about installing additional fencing and she had indicated that she had been talking with Inspections Superintendent. A 15' buffer zone would be included in the plan. As far as the construction timeline, Mr. Miller announced that a Geo Tech evaluation has been recently conducted and it will take a few days - starting this week. Once that report is in, the architects will produce a final building design and identify the best route with minimal impact on the community. The Mayor did not know the exact start date but indicated it would probably be spring with an anticipated 14 month construction period.

Questions were raised about a projected property tax increase and the Mayor indicated there has been no projected increase of property tax. The Mayor also indicated there will be no increase in property tax and that the money has been secured with a payment plan split between the Board Of Education and City.

Whan asked about how the school site will be zoned, Supt. Moore indicated all city children attend the same school.

Superintendent Moore commented that the student to teacher ratio is anticipated as 1:20 (or 1 teacher for every 20 students) for the primary school.

A gentleman from 1131 Cameron Cove, stated that he is thrilled about building a new school. His concern is about parking and cars coming out at the same time. The Mayor reported that the City has been working withALDOT and is approved to

improve the HWY 78 and President Street intersection.

In closing, Mayor Miller spoke about the Administration's commitment for transparency in city government and his goal of more in the future.

City Attorney Brunson commented that the property values are controlled by the County Tax Assessor and there are no anticipated municipal tax changes.

ADJOURNMENT: motion to adjourn was stated by Councilmember Turner with a second by Councilmember Ragland; the meeting adjourned at 7:12PM.



David Miller, Mayor

ATTEST:



Kevin Fouts, City Clerk

**CITY OF LEEDS, ALABAMA
PUBLIC HEARING
NOVEMBER 17, 2014**

The City Council of the City of Leeds, Alabama met for a Public Hearing on Monday, November 17, 2014 at 5:30 p.m. at the Leeds Civic Center Meeting Room, 1000 Park Drive, Leeds, Alabama 35094.

- 1. CALL TO ORDER:** Mayor David Miller called the meeting to order at 5:40 PM with Councilmembers Johnny Dutton, Eric Turner, and Craig Wadsworth present. Councilmembers Devoris Roscha Ragland and Kenneth Washington were absent.
- 2. INVOCATION AND PLEDGE:** The Invocation was led by Councilmember Turner.
- 3. PUBLIC HEARING ITEM: GRANTING OF PUBLIC FUNDS**
Mayor David Miller discussed the topics of this meeting. The Mayor made note of the omission of the Leeds Arts Council as being an oversight and this oversight will be addressed in the near future.

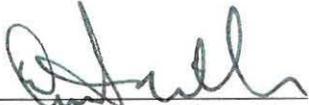
Motion to publish the resolution was made by Councilmember Turner with a second by Councilmember Dutton.

Class Tran	\$4,320.00
Jefferson Blount St Clair MHA	\$1,200.00
Leeds Area Chamber of Commerce	\$14,400.00
Leeds Lions Club	<\$1,000.00
Leeds Redevelopment Authority	\$25,000.00
Leeds Scenic Byway-Folk Festival	\$1,600.00
Leeds Summer Camp	\$3,000.00
Leeds Youth Sports	<\$5,000.00
MAOT-Miss Alabama Outstanding teen	\$ 150.00
Martin Luther King Jr Unity Breakfast	\$1,500.00
Creek Bank Festival – Chamber	\$1,600.00
Leeds Historical Society	\$3,840.00

Ms. Kathye Drake asked about funding for the Leeds Lions Club and Leeds Youth Sports. The Mayor stated that there was no formal request but the notice was for requests of less than \$1,000.00.

With no other discussion, the motion passed with all present voting yes. Mayor Miller commented that since this was a public hearing, this motion would be voted on in the Council Meeting according to legal requirements.

The Mayor closed the public hearing at 5:45 p.m.



David Miller, Mayor

ATTEST:



Kevin Fouts, City Clerk