

**MEETING OF THE CITY COUNCIL OF
THE CITY OF HOMEWOOD, ALABAMA**

August 28, 2017

The City Council of the City of Homewood, Alabama convened in Regular Session on Monday, August 28, 2017 at City Hall at 6:00 p.m.

President Limbaugh asked Mr. Jeff Underwood and Mr. Rick Batson to address the Council for a presentation regarding Green Space in Homewood.

Mr. Rick Batson, a resident of Hallman Hill, addressed the Council and presented a slide depicting Homewood with gray areas representing Downtown and green areas representing residential sections. Mr. Batson stated that the gray downtown area was surrounded by the green residential area and he felt that they allowed development to occur without proper balancing with green space. Mr. Batson added that Downtown was important to everyone regardless of what ward they lived in because it was where they lived, ate, did business, and celebrated and they all recognized that the city brought them a tremendous amount of income from the tax base. Mr. Batson further added that they felt that they needed a catalyst to get some green areas going and needed to enhance Downtown with a park, more green space, sidewalks, and signage that would make Homewood even more unique.

Mr. Batson presented studies that supported the initiative and stated that if they questioned if it would work, they could look at Downtown Birmingham at Railroad Park and the economic development there and in West Homewood where Patriot Park was being redone and property values were going up. Mr. Batson presented a video regarding their proposal for turning the current police department property to a green space once the police department relocated to their new facility at Bagby Drive.

Mr. Jeff Underwood addressed the Council and stated that this was an opportunity to leave a legacy and would be a challenge that the citizens, elected officials, and business community could tackle. Mr. Underwood further stated that every day the council made very important decisions and they as citizens asked them to consider in that decision making process quality of life as well as economic issues and public safety. Mr. Underwood added that they believed the Homewood Green Initiative could easily and comfortably address all of those factors and this was a transformative time where they could make a difference. Mr. Underwood further added that they knew there was nothing wrong with Downtown because it was vibrant and businesses were moving in and more businesses wanted to come in so some people would ask why they would want to change

anything or take a site that could be for a couple of more businesses but once they were on top it was a lot harder to stay on top than it was to get there so these days standing still was not the best strategy to stay on top so he asked that they thought bigger and thought transformative.

Mr. Underwood stated that all they were asking at this point in the process was to be thoughtful and let the planning process work and let the citizens speak and provide influence on what they wanted Downtown Homewood to look like. Mr. Underwood further stated that even though the Green Space Initiative was for all of Downtown the disposition of the jail property was a key part in that whole initiative but the good news was that the planning and citizen input process was already underway. Mr. Underwood added that a plan had been identified through this process that would both purchase this property for a pocket park at the appraised value and establish a way to fund on an ongoing basis the Green Space development and maintenance. Mr. Underwood further added that it could be handled because they understood the economic aspect of this conversation and they were ready to have a meeting when the city was ready to discuss the further details of this plan.

President Limbaugh stated that the Council appreciated the presentation and being a resident of Hallman Hill, he and his wife would love to look out the window at a pocket park as opposed to an aged jail and police headquarters. President Limbaugh further stated that part of the process that was in place was the steering committee for the Master Plan Development of Downtown Homewood and their engagement in that would be important and then they would spend time with city government and they looked forward to doing that.

The invocation was given by Councilor Walter Jones, after which the Pledge of Allegiance was given.

The meeting was called to order by President Limbaugh at 6:14 p.m.

Upon Roll Call, the following were present: Andy Gwaltney, Britt Thames, Andrew Wolverton, Patrick McClusky, Walter Jones, Barry Smith, Alex Wyatt, Jennifer Andress, and Bruce Limbaugh, constituting a quorum of Council members. Also present were: Mike Kendrick, City Attorney; Melody Salter, City Clerk; J.J. Bischoff, Chief of Staff; and Mayor Scott McBrayer. Absent: Mike Higginbotham and Peter Wright.

At this time, President Limbaugh stated that the reading of the Minutes of the Council Meeting of August 14, 2017 would be carried over to the September 11, 2017 Council Meeting.

President Limbaugh asked if the Council had any recommendations or appointments to be made regarding board vacancies.

Councilor Andress moved to appoint Mr. Jared Vanderbleek to the Commercial Development Authority At-Large position. Councilor Wyatt seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

Councilor Andress moved to appoint Mr. Nick Kleinhenz to Industrial Development Board At-Large position. Councilor Wyatt seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

At this time, President Limbaugh amended the published Council Agenda to add the following item to the Committee Referral Agenda and the Other New Business Agenda: Item No. 30.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 279 Lakeshore Parkway – Valerie Foster/Greg Cobb/Building, Engineering and Zoning Department.

Councilor McClusky moved for the approval of the Agenda as amended. Councilor Smith seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

CONSENT AGENDA

05.09.16 Request permission to make improvements in the City right-of-way at 1250 Columbiana Road – **Sandie Owens/ Greg Cobb/Building, Engineering and Zoning Department (Tabled 11/14/16)**

Action taken: The Public Works Committee met and Councilor McClusky moved to take this item off of the table and Councilor Gwaltney seconded the motion. The motion carried on a 4-0 vote. Councilor McClusky moved to recommend dropping this item and Councilor Wolverton seconded the motion. The motion carried on a 4-0 vote.

02.08.17 Request for consideration to lease new island on Central Avenue in front of Calibur to Jared Lewis – **Mayor McBrayer**

Action Taken: The Special Issues Committee met and Councilor Higginbotham made a motion to recommend dropping this item. Councilor McClusky seconded the motion. The motion carried on a 5-0 vote.

05.08.17 Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 1 Independence Drive – Kim Doss and Greg Cobb/Building, Engineering and Zoning Department

Action Taken: The Special Issues Committee met and Councilor Higginbotham made a motion to recommend dropping this item. Councilor Andress seconded the motion. The motion carried on a 5-0 vote.

Councilor McClusky moved for the approval of the Consent Agenda. Councilor Gwaltney seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

OLD BUSINESS

The first item on the Agenda under Old Business was Item No. 01.01.16 – Ad Hoc Parking Solutions Committee – Britt Thames.

Councilor Thames stated that the Planning and Development Committee met on August 21, 2017 and voted 3-0 to recommend limiting the SOHO surface parking lot to three hours.

President Limbaugh asked if the Council had any questions or comments regarding the Planning and Development Committee's recommendation. There was no response from the Council.

At this time, Mr. Kendrick presented the first reading of the proposed Ordinance for the Council's consideration:

Ordinance No.

(An Ordinance to limit the SOHO surface parking lot to three hours)

Councilor McClusky moved for the unanimous consent of the proposed Ordinance as read. Councilor Andress seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a roll call vote, the votes were: Yeas: Councilors Gwaltney, Thames, Wolverton, McClusky, Jones, Smith, Wyatt, Address, and Limbaugh.

The motion for unanimous consent carried.

At this time, Mr. Kendrick presented the following Ordinance for the Council's consideration:

Ordinance No. 2666

(An Ordinance to limit the SOHO surface parking lot to three hours)

Councilor Gwaltney moved for the enrollment and adoption and publication according to law of Ordinance No. 2666. Councilor Wolverton seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a roll call vote, the votes were: Yeas: Councilors Gwaltney, Thames, Wolverton, McClusky, Jones, Smith, Wyatt, Address, and Limbaugh.

The motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 12.05.17 – Public Hearing set for November 13, 2017 at 6:00 p.m. for consideration of Petition of Annexation for the property located at 1400 Shades Crest Road – Melba Kane/Jolene Mills/City Clerk (Carried over 8/14/17 for Public Hearing).

President Limbaugh stated that this item would be carried over for the Public Hearing set for November 13, 2017 at 6:00 p.m.

The next item on the Agenda under Old Business was Item No. 03.06.17 – Request for consideration to fund an additional \$11,000.00 to complete Servis First landscaping project – Berkley Squires/Britt Thames.

Councilor Jones asked Councilor Smith to report out Finance items tonight since she chaired the last Finance Committee meeting.

Councilor Smith stated that the Finance Committee met on August 21, 2017 and voted 4-0 to take this item off the table and they also voted 4-0 to recommend funding landscaping plan not to exceed \$7,500.00 from Small Infrastructure.

President Limbaugh asked if the Council had any questions or comments regarding the Finance Committee's recommendation. There was no response from the Council.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration:

Resolution No. 17-132

(A Resolution to fund an additional \$7,500 to complete Servis First landscaping project)

Councilor Smith then moved for the adoption and enrollment of Resolution No. 17-132.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 18.07.17 – Public Hearing set for September 11, 2017 at 6:00 p.m. for request to add 800 sq. ft. minimum back to Sec. A of the NPD – Andy Gwaltney and Britt Thames (Carried over 8/14/17 for Public Hearing).

President Limbaugh stated that this item would be carried over for the Public Hearing set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Old Business was Item No. 01.08.17 – Request for consideration to declare miscellaneous furniture and equipment from the Park Board surplus – Berkley Squires/Park Board.

Councilor Smith stated that the Finance Committee met on August 21, 2017 and voted 4-0 to recommend approval.

President Limbaugh asked if the Council had any questions or comments regarding the Finance Committee's recommendation. There was no response from the Council.

At this time, Mr. Kendrick presented the first reading of the proposed Ordinance for the Council's consideration:

Ordinance No.

(An Ordinance to declare miscellaneous furniture and equipment from the Park Board surplus)

Councilor McClusky moved for the unanimous consent of the proposed Ordinance as read. Councilor Smith seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a roll call vote, the votes were: Yeas: Councilors Gwaltney, Thames, Wolverton, McClusky, Jones, Smith, Wyatt, Andress, and Limbaugh.

The motion for unanimous consent carried.

At this time, Mr. Kendrick presented the following Ordinance for the Council's consideration:

Ordinance No. 2667

(An Ordinance to declare miscellaneous furniture and equipment from the Park Board surplus)

Councilor Andress moved for the enrollment and adoption and publication according to law of Ordinance No. 2667. Councilor McClusky seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a roll call vote, the votes were: Yeas: Councilors Gwaltney, Thames, Wolverton, McClusky, Jones, Smith, Wyatt, Andress, and Limbaugh.

The motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 03.08.17 – Request for permission to work in the City right-of-way at 3 Ventura Avenue – Randy Hambley/Greg Cobb/Building, Engineering and Zoning Department.

Councilor Smith stated that the Special Issues Committee met on August 21, 2017 and voted 5-0 to recommend approval if moved west toward Highway 31 in State right-of-way away from 5 Ventura Avenue.

President Limbaugh asked if the Council had any questions or comments regarding the Special Issues Committee's recommendation. There was no response from the Council.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration:

Resolution No. 17-133

(A Resolution approving work in the city right-of-way at 3 Ventura Avenue)

Councilor Smith then moved for the adoption and enrollment of Resolution No. 17-133.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 04.08.17 – Public Hearing set for August 28, 2017 at 6:00 p.m. for consideration of a front yard wall variance at 120 West Glenwood Drive – Megan McGarity and Vanessa McGrath/ Building, Engineering and Zoning Department.

Councilor Smith stated that the Special Issues Committee met on August 21, 2017 and voted 5-0 to send this item back to the full Council without recommendation pending the Public Hearing.

President Limbaugh declared the Public Hearing opened.

President Limbaugh asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item.

Ms. Vanessa McGrath addressed the Council, provided the Council with copies of a survey, and stated that the wall was located seven feet off of the front property line.

Councilor Thames stated that he knew the wall had been in place for a while and there was note made on her permit application that a wall would have to be approved. Councilor Thames asked when the permit was pulled.

Ms. McGrath replied that she did not know the date.

Councilor Smith asked if the permit was pulled before the construction of the wall.

Ms. McGrath replied no.

Councilor Smith asked to verify that the permit was only pulled after so that was the reason the Code Enforcement employees did not know to go out there and check the work site but that did not happen because the permit had not been pulled and no variance was requested.

Ms. McGrath replied yes.

Councilor Thames asked what other work was requested under that permit.

Ms. McGrath replied that she did renovations within the home.

Councilor Thames asked if a permit was pulled prior to those renovations.

Ms. McGrath replied that it was pulled during the renovations but after the wall was started.

Ms. Megan McGarity of 120 West Glenwood Drive addressed the Council and stated that the retaining wall was recommended by her builder to avoid further erosion of the land from the steep hill in her front yard and the wall was within her property. Ms. McGarity further stated that the retaining walls were within the left and right side and were within twelve inches of the grass and she did include a petition that many of her neighbors signed not opposing the retaining wall. Ms. McGarity added that she bought her home in April of 2016 and had never done renovations of a house before so she did not realize that when she was replacing the rotting siding in the front that she needed to pull a permit but once she learned she needed to pull a permit she did do that. Ms. McGarity further added that the retaining wall had been started because the workers did everything really fast and she did do work in the inside of the house but replacing the rotting siding, windows, and front door and the retaining wall were all done at the same time and then once that was completed she did the full landscaping of the front yard.

President Limbaugh stated that he understood ignorance was certainly something that could transpire but asked if her contractor had done work in Homewood before.

Ms. McGarity replied yes but she relied on him and the retaining wall was already up once the permits were pulled.

President Limbaugh stated that this was not handled properly and that was frustrating to them as a Council because city resources were expended to dot the "I's" and cross the "T's" in the way that they should be.

Councilor Smith stated what worried her was the precedent they were setting for people going forward because the process that was in place worked so when someone did not go by the rules and they said okay, she was not sure of the precedent that was setting for people down the road who were just going to do what they wanted to do. Councilor Smith further stated that any contractor who worked in Homewood should know that before they started work, they would have to pull a permit and that helped code enforcement know if something was being done that was not allowed so they could shut down work sites if needed.

Councilor Jones stated that he would not be in support of this as it was built. Councilor Jones further stated that there was one in his ward that was built and they were still working on getting a fence down so he was not voting on any others moving forward until they started taking care of the others.

Ms. McGarity stated that on the right and the left side it did fulfill the requirements of the retaining wall and since there was a gate with a rail she could

continue it up to meet the point and if it came in at the middle it would not have looked aesthetically pleasing.

President Limbaugh stated that he did not want to cause someone to spend money if they did not have to but these rules were put in place for a purpose and her contractor at the very least should have realized that.

Ms. Melanie Geer at 304 St. Charles Street addressed the Council and stated that from what she saw she could put some bushes up and that would cover the wall quickly and they really would not be able to tell in another year that there was even a wall there and it would do the job of retaining the land if that was the reason the wall was built.

President Limbaugh asked if there was anyone else in the audience who wished to speak in favor of, or in opposition to, this item. There was no response from the audience.

President Limbaugh declared the Public Hearing closed.

President Limbaugh asked if the Council had any questions or comments regarding this item.

Councilor Wyatt stated that he agreed with Councilor Smith and his concerns were less about the wall and more about the process because some of these things had been brought forward and he thought the Council could have taken into consideration but he did feel that they had to follow the processes or there was no point in having them in the first place.

President Limbaugh stated that the last thing the Council wanted to enact was ordinances that were not going to be followed.

Councilor Smith moved for approval. Councilor Gwaltney seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion failed on a vote of 0-9.

The next item on the Agenda under Old Business was Item No. 05.08.17 – Public Hearing set for August 28, 2017 at 6:00 p.m. for consideration of a variance to the sign ordinance at 1 Independence Drive – Kim Doss and Greg Cobb/Building, Engineering and Zoning Department.

Councilor Smith stated that the Special Issues Committee met on August 21, 2017 and recommended dropping this item, but Public Hearing was already scheduled.

President Limbaugh declared the Public Hearing opened.

President Limbaugh asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item. There was no response from the audience.

President Limbaugh declared the Public Hearing closed.

President Limbaugh asked if the Council had any questions or comments regarding this item. There was no response from the Council.

Councilor Jones moved to drop this Item. Councilor McClusky seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 06.08.17 – Public Hearing set for September 11, 2017 at 6:00 p.m. for consideration of the zoning application of Homewood Place, LLC to rezone 2713, 2725, 2727, 2739 and 2717 18th Street South and 2728 Mamie L. Foster/Parcel ID Nos. 28-00-07-3-014-006.000, 28-00-07-3-014-007.000, 28-00-07-3-014-008.000, 28-00-07-3-014-009.000, 28-00-07-3-014-013.000, and 28-00-07-3-014-012.000 from C-4 (Central Business District) and C-4b (High Rise Office/Commercial District to MXD (Mixed Use District) for the purpose of permitting the construction of a joint Hotel and Retail development (Note: This request was considered by the Homewood Planning Commission at its meeting of August 1, 2017 resulting in a favorable recommendation by a vote of 5-0-1) – Vanessa McGrath, Sr Planner.

President Limbaugh stated that this item would be carried over for the Public Hearing set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Old Business was item No. 07.08.17 – Request for consideration of the final development plan submitted by Homewood Place, LLC for 2713, 2725, 2727, 2739 and 2717 18th Street South and 2728 Mamie L. Foster/Parcel ID Nos. 28-00-07-3-014-006.000, 28-00-07-3-014-007.000, 28-00-07-3-014-008.000, 28-00-07-3-014-009.000, 28-00-07-3-014-013.000, and 28-00-07-3-014-012.000 for new proposed Mixed Use Development for a hotel and retail components (Note: This request was considered by the Homewood Planning Commission at its meeting of August 1, 2017 resulting in a favorable recommendation by a vote of 5-0-1) – Vanessa McGrath, Sr. Planner.

President Limbaugh stated that this item would be carried over for the rezoning Public Hearing set above.

The next item on the Agenda under Old Business was Item No. 09.08.17 – Request to consider funding an optional one-time lump-sum to City of Homewood retirees per Code of Alabama Section 1975, Sections 36-27-6, 36-27-7, and 36-27-7.1.

Councilor Smith stated that the Finance Committee met on August 21, 2017 and heard from retiree Bob Copus as well as other retirees and voted 4-0 for consideration and referral to the Budget Hearings for the Fiscal Year 2017-2018 budget.

President Limbaugh stated that this item would be referred to the Budget Hearings.

COMMITTEE REFERRAL AGENDA

- 14.08.17** Request to amend the FY17-18 Budgets – Melody Salter, Finance Director – **Finance Committee**
- 15.08.17** Request to consider funding employee bonuses from projected FY 16-17 General Fund surpluses to be paid in November, 2017 – Mayor McBrayer – **Finance Committee**
- 16.08.17** Request to consider transfer to Capital Projects fund from General Fund projected FY 16-17 surplus – Mayor McBrayer and Melody Salter, Finance Director – **Finance Committee**
- 17.08.17** Request for consideration of sidewalk plans to present to ALDOT for the Marriott on Lakeshore project– Jennifer Andress – **Public Works Committee**
- 18.08.17** Request for consideration of an ABC – 160 – Special Retail (More Than 30 Days) license for 1918 Catering LLC d/b/a 1918 Catering located at 197 Vulcan Road – Melody Salter, City Clerk – **Public Safety Committee**
- 19.08.17** Request for consideration of changing the construction working hours defined in Section 5.9.1: Regulations concerning the issuance of building and construction permits – Andy Gwaltney – **Planning and Development Committee**
- 20.08.17** Request for re-consideration to accept dedication of road at Edgewood Place – Eric Rogers/Vanessa McGrath/Building, Engineering and Zoning Department – **Special Issues Committee**

- 21.08.17** Request for consideration for an off-street parking pad adjacent to the public street at 910 Saulter Road – Wes Fraser/Wyatt Pugh/Building, Engineering and Zoning Department – **Special Issues Committee**
- 22.08.17** Request for consideration to work in the city right-of-way at 104 Ventura Avenue – Daniel McCurry, Father Nature Landscaping/Wyatt Pugh/Building, Engineering and Zoning Department – **Special Issues Committee**
- 23.08.17** **Request to set a Public Hearing and referral to the Special Issues Committee** for consideration of a variance to the fence ordinance at 112 Hollywood Blvd – Christopher Allison/Greg Cobb/Building, Engineering and Zoning Department – **Special Issues Committee**
- 24.08.17** **Request to set a Public Hearing and referral to the Special Issues Committee** for consideration of a variance to the sign ordinance at 824 Green Springs Hwy – Bob Foreman/Greg Cobb/Building, Engineering and Zoning Department – **Special Issues Committee**
- 25.08.17** **Request to set a Public Hearing and referral to the Special Issues Committee** for consideration of a variance to the sign ordinance at 428 Green Springs Hwy – Meighan Ellis/Greg Cobb/Building, Engineering and Zoning Department – **Special Issues Committee**
- 26.08.17** **Request to set a Public Hearing and referral to the Special Issues Committee** for consideration of a variance to the sign ordinance at 22 Green Springs Hwy – Brenda Daniel/Greg Cobb/Building, Engineering and Zoning Department – **Special Issues Committee**
- 27.08.17** **Request to set a Public Hearing and referral to the Special Issues Committee** for consideration of a variance to the sign ordinance at 1920 19th Street South – Andrea Snyder/Greg Cobb/Building, Engineering and Zoning Department – **Special Issues Committee**
- 30.08.17** Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 279 Lakeshore Parkway – Valerie Foster/Greg Cobb/Building, Engineering and Zoning Department – **Special Issues Committee**

Councilor McClusky moved for the approval of the Committee Referral Agenda as amended. Councilor Gwaltney seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

OTHER NEW BUSINESS

The next item on the Agenda under Other New Business was Item No. 23.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the fence ordinance at 112 Hollywood Blvd – Christopher Allison/Greg Cobb/Building, Engineering and Zoning Department.

President Limbaugh stated that the Public Hearing would be set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 24.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 824 Green Springs Hwy – Bob Foreman/Greg Cobb/Building, Engineering and Zoning Department.

President Limbaugh stated that the Public Hearing would be set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 25.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 428 Green Springs Hwy – Meighan Ellis/Greg Cobb/Building, Engineering and Zoning Department.

President Limbaugh stated that the Public Hearing would be set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 26.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of variance to the sign ordinance at 22 Green Springs Hwy – Brenda Daniel/Greg Cobb/Building, Engineering and Zoning Department.

President Limbaugh stated that the Public Hearing would be set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 27.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 1920 19th Street South – Andrea Snyder/Greg Cobb/Building, Engineering and Zoning Department.

President Limbaugh stated that the Public Hearing would be set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Other New Business Agenda was Item No. 28.08.17 – Request for consideration of approval of vouchers for period of August 14, 2017 through August 27, 2017 – City Treasurer/Finance Committee.

Councilor Smith stated that she reviewed the vouchers and recommend approval.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration:

Resolution No. 17-134

(A Resolution approving vouchers for period of August 14, 2017 through August 27, 2017)

Councilor Gwaltney moved for the adoption and enrollment of Resolution No. 17-134. Councilor Wyatt seconded the motion.

President Limbaugh asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item considered under Other New Business, taken out of order before Mayor's budget presentation Item, was Item No. 30.08.17 – Request to set a Public Hearing and referral to the Special Issues Committee for consideration of a variance to the sign ordinance at 279 Lakeshore Parkway – Valerie Foster/Greg Cobb/Building, Engineering and Zoning Department.

President Limbaugh stated that the Public Hearing would be set for September 11, 2017 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 29.08.17 – Presentation of Mayor's Fiscal Year 2017-2018 proposed budgets for General, Capital, Debt Service and Special Revenue Funds – Mayor Scott McBrayer.

Mayor McBrayer addressed the Council beginning at 6:47 p.m. and stated that though this would be a short presentation tonight, it was not indicative of the amount of time that was spent working on the budget. Mayor McBrayer further stated that he wanted to thank Ms. Salter, Mr. Burgett, Mr. Bischoff, and staff for working on this because a lot of hours had been put into it but the general public may watch the presentation and think it took ten minutes, but the real work had already taken place and then they would ask that it go to the Finance Committee so it could be scrutinized further but hopefully Councilor Jones, Chairman of Finance, would be pleased with it and won't have to spend a lot of time on the budget for each line item. Mayor McBrayer added that at the end of the presentation the Council would be given a hard copy so they would have a history of every single line item that they had in the city, a detailed analysis of the

reasons for what they were proposing, and then the final decision would be theirs. Mayor McBrayer further added that he took a lot of pride in the budget and, as Mayor, was probably one of the single most important things that he did, not only because it gave a guideline and set the agenda for the upcoming year but helped in the day to day operation and assessment of where they were in the city.

Mayor McBrayer presented slides and stated that starting with the Fund Balance and Accumulations of Revenues Over Expenditures, the General Fund – Unassigned was over 11 million, the General Fund – Committed, Assigned, and Non-Spendable was noted to include a reserve for Economic Uncertainty of almost 11 million with 1 million in reserve for Risk Management and 1.2 million that was assigned to the Fiscal 16-17 Budget but would not have to be utilized. Mayor McBrayer further stated that there was a little over 6 million in Capital, 4.6 million in Debt Service Fund, 4.2 million reduction due to the purchase of the Mason Corporation Property which was reimbursed by the Bond Proceeds FY16-17, and a little over 4 million in Special Revenue Funds. Mayor McBrayer added that the Operating Results dating back to 2012 they had surpluses every single year leading up to this present year and he had no reason to believe that they would not end the year with a surplus again which was something he expected and demanded. Mayor McBrayer further added that there were also some notes that would show what they would have really ended up with had they not done things like transferring money out for bonuses, transferring money out into Capital Projects so for example, in 2016 they finished with a little over \$400,000.00 and that was after they transferred \$375,000.00 out for bonuses and another \$700,000.00 out to Capital Projects Fund and in 2015 they had almost \$300,000.00 but \$375,000.00 was taken out for bonuses, and 1 million was transferred to Capital.

Mayor McBrayer stated that the Capital Fund was something they needed to work on because it was grossly unfunded so they struggled with that part of the budget and though it was not something that had caused trouble yet, it was something they needed to look at moving forward. Mayor McBrayer further stated that the Cash Balance on hand as of June 30, 2017 was a little over 12 million in General Fund, 7 million in Public Fund Investment, almost 12 million in Debt Service, almost 3 million in Capital, General Obligations had a little over \$105,000.00, judicial and control account showed cash distributed to the General Fund, Board of Education and Debt Service totaling a little over \$160,000.00. Mayor McBrayer added that highlights were the new 1 percent sales tax revenue that was budgeted into the General Fund but part of it was expensed to be transferred to Debt Service Fund in order to pay the increased debt on 2016 Bond issued in March and September of each year. Mayor McBrayer further added that in this particular budget for this year they had Payroll that was budgeted with a 2 percent COLA for employees and Merits and no increase in SEIB premiums without requiring any use of Carry Over Fund Balance, which was something he was really excited about because that

was one of things that concerned Council and himself because even when he proposed the use of Fund Balance, not one time since 2008 have they had to use that, but in 2008 and 2009 they had no use of Fund Balance and in 2012 and 2013 they added a little to it and they ended up with about \$146,000.00 over so he was very pleased to be able to offer a COLA to employees and to continue all the benefits that they had without having to use a Carry Over fund balance to help pay for it.

Mayor McBrayer stated that they would not see in the budget where he proposed a number for employee bonuses but his deal with employees was if they helped him have a surplus he was confident the Council would consider a one-time bonus at the end of the year so they were actually getting ready to start to do that for this fiscal year and it looked like from what he just showed that there would be about \$375,000.00 that could go toward bonuses depending on exactly where they finished this year. Mayor McBrayer further stated that another thing that was really beneficial to the city was the employees participating in the Wellness Screening because it helped with costs so due to employees participating they had been able to keep the best rating of Preferred. Mayor McBrayer added that the total budget of revenue for the upcoming year was a little over 50 million and again he had zero budgeted for Fund Balance in the Total Expenditures. Mayor McBrayer further added that there was a note that for the first time in several years it balanced on its own without needing to use a Carry-Over Fund Balance as a revenue source.

Mayor McBrayer stated that the Capital Projects highlights were to continue funding for the I-65 Diverging Diamond Interchange and they had requested that ALDOT expedite that process so he did not think that project was as far out in the future as they had originally believed it would be. Mayor McBrayer further stated that they would continue funding the West Homewood Park and Pool Construction, New Public Safety Center, and the Board of Education Construction Projects, all budgeted in Fund 26 from the 2016 Bond Proceeds. Mayor McBrayer added that they would continue paving the streets from money that was approved to be transferred to Capital Projects Fund from Debt Services in the amount of \$2.3 million, in addition to \$1 million in new money that he was requesting in his budget to be moved from the Debt Services Fund to Capital Projects Fund for continued paving of "A" streets. Mayor McBrayer further added that would continue funding the Greenway Phase 2 Construction and another project was to move forward with the 18th Street Beautification Project so this year's budget would include the first phases of that which was the engineering section and sidewalks were also budgeted for Capital Projects so he would like to see the Council carry those projects forward.

Mayor McBrayer stated that the way all this worked was that Ms. Salter had outlined that the Department Heads had given them a wish list and they met with Ms.

Salter, Mr. Burgett, and Mr. Bischoff and presented what they believed their department needed and after that, they presented the budget to him and then he reduced it by another 2.3 million so by doing that it got them to the ability to get the 2 percent COLA by unfunding and cutting out some things. Mayor McBrayer further stated that one thing he thought was important was that there were some positions that after retirement that he did not fund again such as Deputy Chief Copus' position which was about \$108,000.00 in salary, but he added to the budget a part time Code Enforcement Officer to help which he believed if they got the right person and added extra emphasis on that part of the city they hopefully they would not see as many issues coming before them as a Council. Mayor McBrayer added that this also included budget summary of all the funds which they would have to review and would be put on the city web site so the total of all funds was just over 128 million. Mayor McBrayer further added that the Board of Education during the 17-18 Budget was budgeted to receive revenues from the City of Homewood as followed, 8.1 million from Sales Tax, 8.3 million from Property Tax.

Mayor McBrayer stated that once the meeting was over they would hand out copies and Councilor Jones could consider when he wanted to start the Budget Hearings of the Council Finance Committee but he noted at the bottom to beware of little expenses because a small leak could sink great ships. Mayor McBrayer further stated that every year he asked and they had always been cooperative but he was going to ask again, because it was a tight budget, that they did not nickel and dime themselves to death because it was okay sometimes to say no and they proved tonight that they could do that and it didn't matter what it was but if it was not budgeted take a long hard look before the approved and started adding on to budgets and though it would happen that things would be added but he would rather it be the exception than the rule. Mayor McBrayer added that he was pleased to be able to present the budget to the Council and he thought he was going to be impressed with it and they would appreciate the amount of work that had gone into it especially from the Finance Department because he would not attempt to this without them. Mayor McBrayer thanked the Council for allowing him to present the budget and looked forward to answering any questions they had during the Finance Committee Meeting and he hoped they could get it handled in a quick manner.

President Limbaugh asked if the Council had any questions or comments for the Mayor. There was no response from the Council. He also reminded the Council before they set committee meetings that next Monday, September 4, 2017 was Labor Day and City Hall will be closed.

Councilor Gwaltney stated that he wanted to highlight that the library had received a couple of things recently such as a Rotary Grant, an LSTA Grant and an Awanis Grant. Councilor Gwaltney further stated that he attended the Back to School Bash at Patriot Park and it was a wonderful event.

Councilor Thames stated that the Planning and Development would meet on September 11, 2017 at 5:45 p.m.

Councilor McClusky stated that the Public Safety Committee would meet on September 11, 2017 at 5:40 p.m. Councilor McClusky further stated that he was happy to see Homewood High School win their first High School Football Game of the season.

Councilor Jones stated that he wanted to thank Mayor McBrayer and Ms. Salter and staff for putting together the budget and handling so much of the work before they even looked at it and that it is a “labor of love”. Councilor Jones further stated that he was putting together some dates for the budget hearings. Councilor Jones added that the Finance Committee would meet on September 11, 2017 at 5:30 p.m.

Councilor Smith stated that the Special Issues Committee would meet on September 11, 2017 at 5:00 p.m. and concurred with Councilor McClusky about the football game and reminded everyone that this week is the Homewood versus Vestavia game.

Councilor McClusky stated that the Public Works Committee would meet on September 11, 2017 at 4:45 p.m.

Councilor Andress stated that she would attend a meeting tomorrow with the Regional Planning Commission for the “Be Active”

Committee where they were looking at the whole area to make connections between sidewalks and trails.

President Limbaugh stated that he wanted to compliment Ms. Salter, Mr. Burgett, Mr. Bischoff, and Mayor McBrayer on all the hard work that was done on the Budget.

There being no further business to come before the Council, the meeting was, on a motion duly made, adjourned at 7:16 p.m.