

## HUNTSVILLE CITY COUNCIL MINUTES

**Regular Meeting - December 16, 2021 - 5:30 p.m.**

**City Council Chambers, Municipal Building  
Huntsville, Alabama**

**Members Present:** Mr. John Meredith, President  
Dr. Jennie Robinson  
Mr. Bill Kling  
Mr. Devyn Keith  
Ms. Frances Akridge

**Mayor:** Mr. Tommy Battle  
**City Administrator:** Mr. John Hamilton  
**City Attorney:** Mr. Trey Riley

---

President Meredith called the meeting to order at the time and place noted above. Rev. Jaimie Dingus, Minister with Unitarian Universalist Church of Huntsville, led the invocation; Councilwoman Robinson led the Pledge of Allegiance.

President Meredith stated the next item on the agenda was Approval of Agenda.

President Meredith stated it had been requested by the Legal Department that an item be added to the agenda, an agreement between the City of Huntsville and Airport Properties, LLC.

President Meredith moved to add to the agenda, as item 20.aj under New Business Items for Consideration or Action, a resolution authorizing the mayor to execute a Purchase and Sale Agreement between the City of Huntsville and Airport Properties, LLC, which motion was duly seconded by Councilman Kling.

President Meredith called for a roll-call vote on the above motion, and the following vote resulted:

AYES: Kling, Akridge, Robinson, Keith, Meredith

NAYS: None

President Meredith stated the resolution would be added to the agenda as item 20.aj.

President Meredith stated Councilwoman Akridge had requested that her ordinance to amend Article III, City Council, Section 2.69, Composition and Duties of the Finance Committee, of the Code of Ordinances of the City of Huntsville, Alabama, be added to the agenda.

President Meredith moved to add the above-described ordinance to the agenda as item 21.c under New Business Items for Introduction, which motion was duly seconded by Councilwoman Akridge.

President Meredith called for a roll-call vote on the above motion, and the following vote resulted:

AYES: Kling, Akridge, Robinson, Keith, Meredith

NAYS: None

President Meredith stated the ordinance would be added to the agenda as item 21.c.

President Meredith stated the Finance Department had requested that item 21.a on the agenda, under New Business Items for Introduction, the introduction of an ordinance authorizing issuance of the City's \$7 million General Obligation Warrants, Series 2021, be considered at this meeting, which would require unanimous consent of the Council.

President Meredith asked if there were any other changes or additions to be made to the agenda.

President Meredith moved that the agenda be approved, with the aforementioned additions, which motion was duly seconded by Councilwoman Robinson, and was unanimously approved.

President Meredith stated the next item on the agenda was Approval of

Minutes.

The minutes of the Regular Meeting of the Council on December 2, 2021, were approved as submitted.

President Meredith stated the next item on the agenda was Resolutions for Approval and Presentation.

Councilwoman Akridge read and introduced a resolution honoring Officer Johnny Hollingsworth, in appreciation for 35 years of exemplary service to the Huntsville Police Department and in recognition of his outstanding achievements through the successful implementation of the Crisis Intervention Team, as follows:

(RESOLUTION NO. 21-1237)

Councilwoman Akridge moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling and was unanimously adopted.

President Meredith recognized Councilwoman Akridge for the presentation.

Councilwoman Akridge asked Officer Hollingsworth to come to the podium.

Councilwoman Akridge stated they wanted to recognize Officer Hollingsworth for his many contributions to the City, through 35 years of service. She stated that following several years of patrol duty, Officer Hollingsworth had become a Community Resource Officer, and that in both of those capacities, he had worked to strengthen the respect between the community and the Police Department.

Councilwoman Akridge stated Officer Hollingsworth had become very aware of the statistics that showed that people with a mental illness, as many as one in four persons, were going to have an interaction with the police and would, unfortunately, sometimes end up in jail because people did not know how to ascertain the difference between someone being uncooperative and someone not being able to be cooperative.

Councilwoman Akridge stated Officer Hollingsworth had spoken to the Chief and said he had recognized this issue, and he had discovered there was a grant

through the Department of Justice, and he had obtained that grant, to launch the Crisis Intervention Team (CIT) training, so that officers could discern the needs of the people they were called to assist and be more able to obtain the appropriate services for, particularly, people suffering from mental illness.

Councilwoman Akridge stated Officer Hollingsworth was one of the first two CIT coordinators trained in Huntsville by CIT International and had then served as a lead instructor in Huntsville since the CIT curriculum was implemented. She stated this had also been expanded to both Madison County and Madison City before also expanding to Tuscaloosa and Mobile.

Councilwoman Akridge stated Officer Hollingsworth was the first Chairman of the Madison County CIT Steering Committee, and he had stepped into the role as Chairman of the North Alabama Mental Health Coalition.

Councilwoman Akridge asked Mr. Mac Yates to join them on the podium, noting that this was a tremendous partnership, that Mr. Yates was one of the founders of the Mental Health Coalition.

Councilwoman Akridge stated that together, Officer Hollingsworth and Mr. Yates had changed the course of communication with people who were in the service of people with mental illness. She stated that, in fact, they had even come up with an effort called "One Day at a Time," where when they found there was someone who needed special attention, they provided that one at a time, with all the professionals included in that coalition.

Councilwoman Akridge stated to Officer Hollingsworth that his accomplishments were hard to measure, but the impact of his efforts would be appreciated for many years to come, and the strength of his character and his level of commitment to this cause was a guide to all of them. She stated that as he retired, the legacy he was leaving at the Police Department was one of honor, dedication, and

success. She stated it was resolved that the City Council and the Mayor of the City of Huntsville were honoring him for his loyal service to the community and congratulating him on his retirement, acknowledging with gratitude the many accomplishments achieved during his distinguished career.

Councilwoman Akridge made a presentation to Officer Hollingsworth.

Officer Hollingsworth stated this had not been a one-person deal, that there were many people who had been involved, and several of them were in the audience at this time, as well as there were many who were not present. He thanked the mental health community for embracing him, and he stated they still had a lot of work to do.

Mr. Yates stated Officer Hollingsworth had always been present for them, and he stated they wanted to thank the Police Department and Chief McMurray for their support during all these times of helping to provide access to treatment for mental illness. He stated that while Officer Hollingsworth was doing all this work for crisis intervention and getting all these people trained and getting things done, he was also showing up for all their organization's meetings and helping them, being a partner. He stated Officer Hollingsworth had a knack for collaboration and cooperation between all the stakeholders of mental health in the county, that so many friendships had been made and so many people had helped each other out because Officer Hollingsworth had been constant.

Mr. Yates stated he had an award to present to Officer Hollingsworth for outstanding leadership, noting he felt very strongly about that. He stated that it said, "To Officer Johnny Hollingsworth for outstanding leadership and accomplishing the bringing together of our community for the improvement of the mentally ill."

Mr. Yates made the presentation to Officer Hollingsworth.

Councilwoman Akridge recognized Chief McMurray.

Chief McMurray stated there would be a big announcement coming out, that there would be news media releases on it soon. He stated Officer Hollingsworth had actually started this back in 2014, and in 2015, he had made Chief, and they had continued to work on this; and in 2017, Officer Hollingsworth had put in for a national grant and had won it. He stated that only four cities in the United States were getting this CIT training brought to them, and Huntsville was one of them, and they had brought this to Huntsville.

Chief McMurray stated that their stakeholders had come together, and he asked a few of the stakeholders in the audience to join them on the podium. He recognized Alabama State Representative Rex Reynolds, noting that he was a former Chief of Police in Huntsville; and Jeremy Blair. He stated that WellStone was one of the major stakeholders, and that HEMSI was there, of course, and they had put in for this, and since then the Huntsville Police Department was the first department in the state of Alabama to become a member of CIT International. He stated that their standards went above anything recommended at the state level, that they were actually nationally certified. He stated that when Officer Hollingsworth had applied for that recently, it turned out that there were, like, four levels of achievement, and the Huntsville Police Department had achieved the third level, which was the gold standard. He stated there was only one level higher, and the CIT International people said it was amazing how a first-year entry, a city the size of Huntsville, achieved a gold standard that normally took more than 10 years for a city to achieve. He stated to Officer Hollingsworth that that put them in a whole new place. He stated he had a whole book he had given to the Council, but he would not go over all that, that it was too much reading, but it would be available for the media.

Chief McMurray stated to Officer Hollingsworth that he was going to ask him to come back and do a little part-time work and get the new community outreach

program started.

Chief McMurray made a presentation to Officer Hollingsworth, stating that it should be in his office and not the Chief's, that he had been a big stakeholder.

Chief McMurray stated they could not have done this without the support of their stakeholder partners, and he thanked all of them who were in attendance at the meeting. He stated they had doubled the CIT training for every police officer in the state of Alabama because of what they had done. He stated there was a great effort going on in Huntsville, and it was affecting the entire state.

President Meredith stated the next item on the agenda was Announcements and Presentations.

President Meredith stated that the Regular City Council meetings would go back to being held on the second and fourth Thursdays of the month, starting in January. He stated that, therefore, the next Regular Council Meeting would be on January 13, 2022.

President Meredith stated they would also begin a new monthly series in January, called "The Presidential Forum," and that would be on the first Tuesday of the month and would cover topics more in-depth that were related to the city and would be of use to citizens. He stated that the first meeting was scheduled for Tuesday, January 4, at 4 p.m., and it would be held in the City Council Chambers and would be open to the public, as well as it would be livestreamed.

President Meredith stated they would now have a presentation from the Huntsville Police Citizens Advisory Council on their Quarterly Report.

Mr. Jonathan Rossow appeared before the Council, stating he was the newly elected Chair of the Huntsville Police Citizens Advisory Council, the HPCAC.

Mr. Rossow introduced members of the Huntsville Police Citizens Advisory Council who were in attendance at the meeting and recognized those who were not

able to be present at this time.

Mr. Rossow stated that under the revised HPCAC Ordinance No. 21-564, approved by the Council on July 22, 2021, one of their new tasks was to provide a quarterly summary of activities to the City Council in a regularly scheduled public meeting. He stated that at this time he would be making the first Quarterly Report.

Mr. Rossow stated that the CAC was a very diverse committee of 13 citizens, with one common passion: they wanted the best Police Department and public safety for every citizen in the city of Huntsville. He stated that appointments to the CAC had changed, with the Mayor now providing three appointments and each Council member providing two appointments.

Mr. Rossow stated their overall vision was that they were a bridge connecting the police and the community, and to that end, their mission was to promote trust between the community and the Huntsville Police Department, through education and thoughtful dialogue that would derive continuous improvement for public safety for all citizens.

Mr. Rossow stated this was a unique and challenging charge, that it recognized their core task of being connected with and listening to their fellow citizens, as well as having a positive relationship with the Police Department, so they could develop a deeper understanding of the policies, the practices, and the procedures, basically the-how and the-why the police did what they did for public safety.

Mr. Rossow stated that to that end, their focus for the next year, on the CAC, was going to be consistency, communication, and clarity. He stated they would be consistent with their public meeting schedule and communication with their fellow citizens, that they would communicate frequently, through public meetings, the media, social media, and the City website. He continued that more importantly, each member of the committee who was in attendance at this meeting, as well as those



who were not in attendance at the meeting, were encouraged to engage with community organizations throughout the city. He stated that as he had already mentioned, they were a diverse team of citizens, that they came from all different backgrounds, and they had connections into many other civic associations. He stated that all these connections presented opportunities for them to listen and to develop a better understanding of public safety needs and the issues in the community.

Mr. Rossow stated that when they communicated, they would communicate with clarity. He continued that clarity also required knowledge, and this required working with the Chief and the HPD staff on a recurring education program, as well as spending time with HPD officers through activities such as the police ride-along program. He stated that this program was not anything unique to the CAC, that this was something that was available for all citizens to participate in.

Mr. Rossow stated that the CAC had been an advocate for all the improvements the City and the HPD had been making with respect to the behavioral health response, such as the expanded Crisis Intervention training. He continued it had been a wonderful presentation to Officer Hollingsworth, and he had certainly been instrumental in making this happen for the city, and the CAC looked forward to continuing to move that forward.

Mr. Rossow stated it should also be noted there had been the implementation of two co-responder teams, which paired a CIT-trained officer with a mental health professional. He stated that, as he understood from the Chief, this was something they had active at this time in the community.

Mr. Rossow stated that the CAC would continue to advocate and assist where needed, that as Officer Hollingsworth had said, they had more work to do.

Mr. Rossow stated they had held two executive meetings in November, with the first one being to elect the new CAC officers and to review their new ordinance

with Mr. Trey Riley, the City Attorney. He stated the second meeting was to discuss their vision, mission, goals, and way forward, to accomplish everything that had been put in the ordinance, and much more. He stated they had other things they wanted to do in addition to that.

Mr. Rossow stated the CAC officers had next met with Chief McMurray and Captain Ware to discuss their plan for moving forward with HPD, and he stated they greatly appreciated the Chief and the HPD staff for their support on this. He stated they had also met with Kelly Schrimsher and the City's Communication Department, to establish their administrative connection with the City, which they would need to support their public engagement, that, again, communication and consistency was going to be a necessary part of this, and they would be absolutely vital to that plan. He stated they had received fantastic support from Ms. Schrimsher and her staff, and he thanked her for that.

Mr. Rossow stated they had established their public meeting schedule, with the first meeting to be held in District 1, on Tuesday, January 11, at 5:30 p.m. to 7:30 p.m., at the North Huntsville Public Library. He stated that details for this meeting, and all others, were posted on the City web page, under the "Community Resources" tab, as well as on their Facebook page. He stated their meetings would be on Tuesdays, and they would be from 5:30 to 7:30 p.m. He stated these would be posted, that they would be getting the word out.

Mr. Rossow stated there had been a change in their public meetings, noting that the intent was to promote thoughtful dialogue on public safety, relevant to each district across the community. He stated that in order to do this, their meeting locations would rotate in the districts. He stated the meetings would be structured to focus on one or two specific topics and would be a combination of presentations and small group discussions. He stated that how they determined what topics to discuss

would be informed by their outreach with the community, as well as with engagement with persons on the dais and the Police Chief. He stated that in doing this, they were aspiring to deliver on their mission of promoting trust and continuous improvement for public safety for all citizens. He stated he would encourage his fellow citizens who had an interest in this to participate in these public meetings, where they would talk about topics that were of interest and persons could engage with members of the CAC, noting that they had open ears and were ready to listen.

Mr. Rossow stated most of the membership had recently completed Use of Force Training, and he thanked all the people involved with the Police Department who had assisted in making this happen so quickly. He stated this was their top priority to complete before the new year, and it was good for all their new members as well as their multi-term members who wanted a refresher. He stated this was required for CAC members to sit on Incident Review Boards, and that as of this training, 10 out of the 13 members of the CAC were fully prepared to participate in Incident Review Boards should they need to do so.

Mr. Rossow stated he would take any questions at this time.

President Meredith asked if there were any questions for Mr. Rossow.

Councilwoman Robinson asked Mr. Rossow if he had a list of locations, dates, and times as to when the other meetings would be held after the one at the North Huntsville Library.

Mr. Rossow stated they had a yearly calendar, that they had the dates established, and they would always be held on Tuesdays, from 5:30 to 7:30 p.m., but they were still working on the locations, that this had been charged to individual reps on the CAC. He stated that he expected the District 3 reps would be getting with Councilwoman Robinson to get her input for location, as well as what kinds of things would be meaningful in her district that she would want to be addressed.

President Meredith recognized Councilman Keith.

Councilman Keith stated he wanted to thank all the members of the HPCAC. He stated a lot of this was going to be interaction with the public, and he asked Mr. Rossow if the HPCAC had a presence on social media and if they potentially saw the impact of this. He asked if there would be livestreams, if that was something that was going to be worked on in 2022.

Mr. Rossow stated they had been discussing that with Ms. Schrimsher and the Communication team. He stated they had a Facebook page, and they had used that in the past. He stated he did not know if they would be doing livestreams, but perhaps that was something they needed to take into consideration. He stated their primary use of social media was to pass the information as broadly and widely and in as many different venues as possible, that that was part of their plan.

Councilman Keith stated he would encourage creating conversation, whether that would be to post questions or input to polls, and the list would go on. He stated he would personally promote Facebook, so persons who could not attend a meeting could have interaction as well.

Mr. Rossow stated that, of course, when they were meeting in a Council member's district, they were invited to attend, that they would want them to participate, and, likewise, if a Council member was going to have a town hall in their district and would like a member of the HPCAC to come out and talk about certain topics, they would be more than happy to do so, that that was part of their communication plan.

Councilwoman Robinson stated that in the past, they had not had good community engagement at these meetings, and she would really challenge the community in this regard. She stated that HPCAC was making every effort to reach out, and it was up to the community to participate, and she hoped they would.

President Meredith thanked Mr. Rossow for the presentation.

President Meredith stated the next item on the agenda was Matters With Outside Legal Representation.

President Meredith stated that item 8.b was a resolution authorizing the City of Huntsville to join the State of Alabama and other local governments as participants in the Endo settlement.

President Meredith recognized Mr. Riley.

Mr. Riley stated that as they had discussed, they were going to ask for the Council to go into executive session for this discussion. He stated that the procedure for this was outlined in 36-25A-7 of the Code of Alabama, noting that this was part of the Open Meetings Act, and it allowed, in certain precise circumstances, for an executive session to occur. He stated the particular one they were talking about at this time was Section (a) (3), which was to discuss with their attorney the legal ramifications of and legal options for pending litigation.

Mr. Riley stated there were four basic qualifications: first of all, that the body calling the executive session had to have a quorum, and they had to convene a meeting, which, of course, had occurred. He continued that, secondly, the majority of the members of the governmental body must adopt, by recorded vote, a motion calling for the executive session. He stated he would ask the Council to do that momentarily, but before they did that vote, they would need an oral declaration from an attorney licensed to practice law in the state of Alabama.

Mr. Riley stated that as their City Attorney and as an attorney licensed to practice law in the state of Alabama, he would confirm that item 8.b on the agenda, which they had discussed, entitled "Resolution authorizing the City of Huntsville to join the State of Alabama and other local governments as participants in the Endo settlement," was, in fact, covered by Section 36-25 A-7 (a)(3), in that the Council

needed to discuss with their attorneys, and with outside counsel, specifically, the legal ramifications and the legal options available for that particular pending litigation.

Mr. Riley stated to President Meredith that at this time he would ask that he request a motion and then a vote on this matter.

President Meredith recognized Councilman Kling.

Councilman Kling stated he wanted to make sure he understood what Mr. Riley had stated. He stated it was his understanding that the Council would not be taking any type of vote in the meeting, that this would be for information purposes, and he asked if that was correct.

Mr. Riley stated there would be no vote taken in executive session, but the Council would be asked to take a vote in general session, after the executive session concluded. He stated that the statute specifically did not allow them to "deliberate," as that term was defined in the Open Meetings Act. He stated this would be an information-gathering situation for the Council, with outside counsel and with the City Attorney, and the Council members would have the opportunity to ask whatever questions they wished. He continued that this was just like clients in private life would consult with their attorney, and they did so privately, and that was what would occur, as an attorney-client situation.

President Meredith moved that the Council convene an executive session for the purpose of discussion with the City Attorney and outside legal advisors concerning this legal matter, pursuant to the opinion stated by Mr. Riley, the City Attorney, and pursuant to Alabama State Code, Section 36-25A-7(a)(3), the pertinent portion of which was "to discuss with the attorney the legal ramifications of and legal options regarding pending legislation."

Said motion was duly seconded by Councilwoman Robinson.

President Meredith called for a roll-call vote on the above motion, and the following vote resulted:

AYES: Akridge, Robinson, Kling, Keith, Meredith

NAYS: None

President Meredith stated the Council would convene an Executive Session, and it should last approximately 15 to 30 minutes, and they would reconvene the Regular Meeting once they returned to the Chambers.

President Meredith stated that at this time it was 6:02 p.m.

(Council moves into Executive Session.)

(The Council members have returned to the Council Chambers.)

President Meredith stated it was 6:32 p.m. He stated that no action had been taken during the Executive Session, and that all Council members were now present in the Council Chambers.

President Meredith stated that because the State Code would not allow a vote to be taken in Executive session, the Chair would at this time move for the Council to come out of Executive Session.

Said motion was duly seconded by Councilman Kling.

President Meredith called for the vote on the above motion, and it was unanimously approved.

President Meredith stated that the Executive Session was adjourned, and the Regular Council Meeting was reconvened.

Councilwoman Robinson read and introduced a resolution authorizing the City of Huntsville to join the State of Alabama and other local governments as participants in the Endo settlement, as follows:

(RESOLUTION NO. 21-1238)

Councilwoman Robinson moved for approval of the foregoing resolution,

which motion was duly seconded by Councilman Kling and was unanimously adopted.

President Meredith stated the next item on the agenda was Public Hearings to be Held.

President Meredith stated it was the time and place in the meeting for a public hearing on the zoning of 152.96 acres of land lying on the south side of Nick Davis Road and west of Sanderson Road to Residence 1-B District and Residence 2 District, which hearing was set at the November 4, 2021, Regular Council Meeting.

President Meredith recognized Mr. Thomas Nunez, Manager of Planning Services.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated this property was located on the south side of Nick Davis Road and west of Sanderson Road. He stated that the petitioner was seeking to zone this property Residence 1-B District and Residence 2 District, and it was approximately 152.96 acres.

President Meredith asked if there was anyone from the public who would like to address the Council on this particular matter.

Dr. Chris Brown, 103 Highwood Court, appeared before the Council, stating that this was 152 acres pretty much at the doorstep of Limestone Prison, and they were rezoning for more population. He stated that Limestone was sitting at about 40 percent of planned staffing and more than 100 percent of planned occupancy, just as a point of interest for anyone who might be going to live right beside it.

Dr. Brown stated the question, of course, was that they were again adding a lot of housing at this location, and he asked how they would effectively provide City services to all those people, and how they would get from what would be a neighborhood there to the rest of the city, to do business and to work, noting they



would have to go down the same roads that they had already heard, in District 5 town halls, they had no power to improve because of the old multi-jurisdictional problems they often ran into. He asked, for example, what they were going to do about Old Railroad Bed Road, which these persons would have to drive down in order to get to Highway 72 to get into town or to get to Capshaw. He asked what they were going to do about policing that neighborhood, and he asked where those kids were going to go to school, et cetera, et cetera, how were they going to effectively provide service to that area, and to all the other areas they continued to annex and to rezone at every meeting.

Mr. Russell Stanners, 1908 Melbourne Avenue, appeared before the Council, stating he wanted to follow up on what Dr. Brown had said, noting he said this pretty much every time they did a huge expansion of the city. He stated he understood the principle in mind of not losing the revenue to other entities, but at some point they would have to figure out where the balance was. He stated that even if they did not use the roads, and they took people off the streets, and they tried to figure out how to use buses, if they would ever even go there, they might could alleviate some of those things, but that was part of the problem, the lack of services, which they could not even maintain within the core of the city, and then they were going to try to look to extend these out past that.

Mr. Stanners stated that was a possible answer to the question of the roads, if they would extend their ability to create mass transit so that they could have that balance to where one could live outside of town, or outside the core of the city, and access the city but do it in an effective way. He stated he knew plenty of people who had tried to use mass transit within the city, and it was not effective, that it was not effective whatsoever, that such persons could not even be present at this meeting if they wanted to speak on this matter, and now they were going to be extending all the

way out to the other end of what was essentially the city's boundaries, which were already massive as it was. He asked how they were going to balance these out.

Mr. Stanners stated that it seemed like a Ponzi scheme, that they were trying to bring in new money to pay for old problems instead of just looking at the infrastructure they had and trying to solve it economically that way. He stated that fundamentally, on paper, he got it, but in practicality, it did not seem effective to their dollars and their people.

Ms. Joy Johnson, West Arbor Drive, appeared before the Council, asking what was at this location at this time. She stated that people had a tendency to think that humans were the most important species on the planet. She asked what was living at that location at this time, and she asked if this land would be better served by not building infrastructure out there but to let the humans live in town, to build up and not out. She stated they could put a good habitat out there, noting they were growing a forest out near the airport. She asked if this land might be better served being turned into green space, for other species.

President Meredith asked if there was anyone else from the public who would like to address the Council on this particular matter.

President Meredith stated that the public hearing was closed.

Mr. Nunez stated, to answer some of the questions that had been brought forward, that within this area there was a growth pattern, definitely, overall, through the MPO. He stated that Old Railroad Bed Road had been funded to look at and examine expansion in this particular area of West Huntsville. He stated they were constantly making improvements on that particular development.

Mr. Nunez stated this 150 acres, overall, would take approximately 10 to 15 years, if not longer, to develop, for the proposed single-family development within the area. He stated there was a mix of single-family and single-family, attached, so

there were town homes to be proposed in this area. He stated that a substantial amount of this land was already protected by its floodway, so it would remain in its natural state. He continued that at this time, some of the property was used for farming, and all of the land was privately owned.

Councilwoman Robinson moved for approval of Ordinance No. 21-1100, zoning 152.96 acres of land lying on the south side of Nick Davis Road and west of Sanderson Road to Residence 1-B District and Residence 2 District, which ordinance was introduced at the November 4, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1100)

Said motion was duly seconded by President Meredith.

President Meredith asked if there was any discussion.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge asked Mr. Nunez to explain the basics of property rights and how private property owners decided how they wanted to use their land. She asked what kinds of constraints they had when someone who was a farmer at this time wanted to use it for their family's benefit or sell it, et cetera.

Mr. Nunez stated that when it came to those private investments, the City had no control directly over how those entities wanted to sell that particular land. He stated there were things in place at this time, within the design, that brought parks to the neighborhood, for the community's use overall. He continued that they had no particular requirements that would restrict people from developing their land. He stated they kind of got into entitlement issues when they restricted land for particular uses the government had overall.

Mr. Nunez stated that a private investor could sell their land for a particular intent. He stated they would not deem that this land would be appropriate for industrial uses, so this was planned based off of what had already been established.

He stated this was primarily for residential.

Councilwoman Akridge stated she had had a seminar with Claudia Anderson, and they had gone through the Constitutional rights they all had as property owners, that they were very much respected in this state, and they were bound to uphold those Constitutional rights. She continued that a government's compromise to not impinge on those rights was called "zoning." She stated this gave the government some ability to think about the rest of the residents. She stated they could not say to that farmer, "Thou shalt keep your farm and go away." She stated they wanted to use their land, and the Council was to simply decide on the type of zoning the government would offer to guide the use of what that property owner wanted to do.

President Meredith recognized Councilwoman Robinson.

Councilwoman Robinson inquired as to the location of this property to the Limestone Correctional Institute.

Mr. Nunez stated that the Limestone Correctional Institute was approximately a quarter of a mile just north of this particular property. He stated that this had been found to be one of the safer places, because if someone were to break out of the prison, they would not want to be within the vicinity of the actual facility, to be caught again.

Mr. Nunez stated they had talked with enforcement at the correctional facility, and based off their calculation, they had not had anyone to escape from the facility itself. He stated it was deemed to be one of the safer places, and they had established residential areas around the facility "as is."

Mayor Battle stated he would like to remind the Council that these same questions had been asked when Bailey Cove came into the city, that it was a one-lane road and did not even have a connector over to the airport. He stated that when Drake Avenue first came into the city, it was a two-lane road with a big ditch in

between it, and over the years, they had improved it. He continued that when Taylor Lane first came in, it was a two-lane road, just wandering back in a lot of fields, and as it had developed, they had improved it.

Mayor Battle stated this was not an immediate thing, that they would not improve it on the following day, but they would improve it over the years, as they worked through their plan and their development plan, as they worked through it over the years. He stated this was what the MPO did, that it gave them a plan. He continued that that was what the City did, with the 10-year capital plan, that they would gather the plans to improve those properties year after year after year.

President Meredith asked if there was any other discussion.

Councilwoman Akridge asked if this applied to any efforts they had for density, whether it would be on the outskirts of the area or on the internal. She stated that, for example, they had just seen a plan for what she called the "Medical District," near the hospital.

Mr. Nunez stated it was St. Clair.

Councilwoman Akridge stated it would have several stories, and she thanked Mr. Nunez for working with the private sector on encouraging building up rather than out.

Councilwoman Akridge asked Mr. Nunez if he thought this would start right away.

Mr. Nunez stated it would not start right away, as the first phase was approved. He stated this developer had control of property to the south, which was rezoned, with plat restrictions. He stated they had started on a phase south of this location, which would include approximately 200 single-family homes. He stated that phase was approved through the Planning Commission, which allowed the first phase of approximately 98 lots. He stated that as this continued to develop, they

would see further growth, so in the time frame overall, this would take anywhere from 5 to 10 years to develop out completely.

Councilwoman Akridge thanked Mr. Nunez for reminding the public that the Planning Commission saw this first, and before the Planning Commission would see it, staff saw all of it. She stated they had a lot of sets of eyes. She stated it was known that she was concerned, very much concerned, about spreading out their footprint. She stated she had uttered the words "a possible moratorium," but she did not think she could accomplish that, although it was something she had mentioned because she had serious concerns about their ability to pay for these things going forward. She stated she would have conversations about that.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1100, and it was unanimously adopted.

President Meredith stated it was the time and place in the meeting for a public hearing on the zoning of 21.42 acres of land lying on the south side of Hwy 72 East and east of Shields Road to Highway Business C-4 District, which hearing was set at the November 4, 2021, Regular Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated that this property was located on the south side of Highway 72 East and east of Shields Road, and the petitioner was seeking to zone this property Highway Business C-4 District. He stated it was approximately 21.42 acres, and the proposal was for a mixed-use development.

President Meredith asked if there was anyone from the public who would like to address the Council on this particular matter.

Mr. Russell Stanners, 1908 Melbourne Avenue, appeared before the Council.

He stated he did not live far from this area, so he knew when they talked about congestion and things such as that, it would get congested, and there were a lot of fatal accidents in that area because of the high rates of speed people maintained while coming down off of Chapman Mountain, and then all the large tractor-trailers, and all the trucks, and things like that. He continued that they were adding in more places for people to turn off. He stated he was aware there was a sclerotic pace to how things got improved on these roads and things, that he had watched while they had finally gotten I-565 extended, made it a little better. He stated that it just felt like they were going to add back into the same mess they had just kind of, sort of, gotten themselves out of.

Mr. Stanners stated they should not get him wrong, that he understood it, they were closer to town, and good density, but this was his sincere concern here, that he personally had known people who had died in that section of road because of how heinous that traffic could get, with the size of the vehicles and the volume of vehicles. He stated that there was no kind of immediate planning that was going to bring those people back to life because they had decided to extend their ability to do what they could do in a small space.

Mr. Stanners stated he was hoping there would be some aggressive moves to do some traffic abatement in that vicinity.

Ms. Joy Johnson, West Arbor Drive, appeared before the Council, asking what was there at this time. She asked if this would be a better use of the land or if there was a different way they could zone it for better use.

President Meredith asked if there was anyone else from the public who would like to address the Council on this particular matter.

President Meredith stated that the public hearing was closed.

Councilwoman Robinson moved for approval of Ordinance No. 21-1102,

zoning 21.42 acres of land lying on the south side of Hwy 72 East and east of Shields Road to Highway Business C-4 District, which ordinance was introduced at the November 3, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1102)

Said motion was duly seconded by Councilman Kling.

President Meredith asked if there was any discussion.

Councilman Kling asked if they were going to respond to the citizens' comments.

President Meredith recognized Mr. Nunez.

Mr. Nunez stated at this time it was bare land, that there were no crops being grown on it, that the property had not been used in any particular capacity. He stated the property was recently annexed, as of September 2021, and the property had to be zoned, per their requirements. He stated that in addition to that, ALDOT had assessed within this development there would be left-turn and right-turn lanes, deceleration lanes, into the particular site. He continued that for safety precautions, the development also would look for a tie point to Old Gurley, which would be another point of ingress/egress. He stated that staff from Urban Development and Engineering were currently in an assessment of Old Gurley, to improve Old Gurley overall, so they were currently reviewing that particular capacity as well.

Mr. Nunez stated that as they continued to grow, they were making those standards appropriate, as they made sure they made the conscious decision to create safety and safety patterns. He stated that none of them could cause anyone to slow down, that it was a safety point, that every individual should drive with caution. He stated that they wanted to be safe, and they reviewed these plans accordingly, so they would make sure that life and safety was always a top priority.

Mayor Battle stated they might want to point out that this was going to be a



retail development, so it would keep people from driving farther, to go into town to go to retail sites, that, rather, there would be a neighborhood retail area, and the housing there would use that retail and therefore add less traffic to the roads.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1102, and it was unanimously adopted.

President Meredith stated it was the time and place in the meeting for a public hearing on the rezoning of 23.94 acres of land lying north of AL Hwy 20 and west of County Line Road from Commercial Industrial Park District to Highway Business C-4 District, which hearing was set at the November 4, 2021, Regular Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated that this property was located north of Alabama Highway 20 and west of County Line Road, and it was approximately 23.94 acres. He stated that the petitioner was seeking to rezone this property from Commercial Industrial Park District to Highway Business C-4 District.

President Meredith asked if there was anyone from the public who would like to address the Council on this particular matter.

Mr. Gerald Clark appeared before the Council, stating that he was with Schoel Engineering, 7500 South Memorial Parkway. He stated he just wanted the Council to know that if they had any questions, they would be happy to entertain any questions or to provide any additional information they might desire.

President Meredith stated that the public hearing was closed.

Councilwoman Robinson moved for approval of Ordinance No. 21-1104, rezoning 23.94 acres of land lying north of AL Hwy 20 and west of County Line Road from Commercial Industrial Park District to Highway Business C-4 District, which

ordinance was introduced at the November 4, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1104)

Said motion was duly seconded by President Meredith.

President Meredith asked if there was any discussion.

Councilwoman Akridge asked if the planned use for this was for apartments.

Mr. Nunez stated that it was for a mixed-use development, that a portion of the property would be used for retail, and multi-family as well.

Councilwoman Akridge asked if it would be multi-family above the retail.

Mr. Nunez stated that perhaps Mr. Clark could answer that question. He stated he believed some of the property would be used for multi-family only, and there was a potential to do some above as well.

Councilwoman Akridge stated she knew it was a market decision, but she just wanted to have some understanding for the public that this was more density for apartments.

Mr. Clark stated that was correct.

President Meredith asked if there was any further discussion.

Councilwoman Akridge asked Mr. Nunez what they could do to be sure that apartment builders were using materials, at least on the exterior, that would not degrade so quickly that the Community Development group would be putting citations on those buildings for falling apart 10 years from this date.

Mr. Nunez stated that Community Development had their particular regulations that could be enforced; however, Planning did not have particular design standards. He stated they looked at it in detail, that the developers wanted to make sure they were maximizing the opportunity, to make sure they were not having constant maintenance in a short time frame. He stated that, overall, they did not

have any regulations that controlled the particular materials on a building, except for a few places within the city of Huntsville, MidCity being one of those, where the City was part of a restriction that had design standards established. He stated that, however, the area they were discussing did not.

Councilwoman Akridge stated that, then, they were hoping the market would make smart investments, to keep their return on investment stable, but, still, the City had their own regulations they could use to keep it in good maintenance.

Mr. Nunez replied in the affirmative.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1104, and it was unanimously adopted.

President Meredith stated it was the time and place in the meeting for a public hearing on the rezoning of 40.21 acres of land lying on the south side of Plummer Rd and east of Cedar Crest Drive from Commercial Industrial Park District to Residence 2-A District, which hearing was set at the November 4, 2021, Regular Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated that this property was overall 40.21 acres, located on the south side of Plummer Road and east of Cedar Crest Drive, and it was currently zoned Commercial Industrial Park District, and the petitioner was seeking to rezone it to Residence 2-A District.

Mr. Nunez stated that this area was initially zoned Residence 2-A, and in 2018, it was rezoned to Commercial Industrial Park. He stated that as there had been some changes in the market overall, that with the request, the Planning staff and the Planning Commission had deemed it appropriate to rezone back to the initial zoning

that had been established. He stated that, in summation, the petitioner had come in one time, in 2018, and had requested the rezoning, and that had been approved before the Council, and now this was returning with a request to go back to the initial zoning of Residence 2-A District.

President Meredith asked if there was anyone from the public who would like to address the Council on this particular matter.

Ms. Joy Johnson appeared before the Council, inquiring as to what was located on this property at this time. She stated that from where she was sitting, it looked like a lot of trees, and she asked what was going to happen to them, if they had any rights under the zoning laws. She stated that they certainly contributed to the public good, in general.

President Meredith asked if there was anyone else from the public who would like to address the Council on this matter.

President Meredith stated that the public hearing was closed.

Councilwoman Robinson moved for approval of Ordinance No. 21-1106, rezoning 40.21 acres of land lying on the south side of Plummer Rd and east of Cedar Crest Drive from Commercial Industrial Park District to Residence 2-A District, which ordinance was introduced at the November 4, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1106)

Said motion was duly seconded by Councilman Keith.

President Meredith asked if there was any discussion.

Mr. Nunez stated that to answer Ms. Johnson's question, there were a significant number of trees on this property, as they currently existed. He stated that some of this property was within the Slope Development District, and the developer was not seeking to get within the Slope Development District, so they would hopefully

retain some of the property in its natural state; however, a significant amount of the property could currently be clear cut because they did not have any particular regulations or restrictions against individuals cutting trees on their property.

President Meredith recognized Councilman Keith.

Councilman Keith inquired as to how many units were proposed, and he asked if the R-2B District shown on the displayed map was actually in the city.

Mr. Nunez stated that the R-2B just to the west was within the city. He stated that the proposal had just fewer than 200 units. He stated he believed the initial proposal had between 150 and 175 units.

Councilman Keith asked if the parcel shown around this one was the Oakwood parcel.

Mr. Nunez stated that the rest of the parcels around this were all maintained by Oakwood University.

Councilman Keith stated that this basically was that the road next to it would be one way in and one way out.

Mr. Nunez replied in the affirmative.

Councilman Keith asked if they knew who the builder was.

Mr. Nunez stated that at this time they did not know who the builder was, but it was a multi-family developer seeking to do a two-story development.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1106, and it was unanimously adopted.

President Meredith stated it was the time and place in the meeting for a public hearing on the repeal of the plat restrictions established on the Boundary/Minor Plat of "Wallstreet," as recorded in Plat Book G, Page 375, of the Probate Records of Limestone County, Alabama, which hearing was set at the November 4, 2021, Regular

Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated that this property was located west of County Line Road and east of Rabbit Lane, and also south of Swancott Road. He stated that this property was annexed in 1986, and at that time, it was zoned Residence 1-B District. He stated that this was for the lifting of a plat restriction that had primarily to do with a zoning repeal. He stated there was a request in approximately 2006 to rezone this property from Residence 1-B to Residence 2 District, for a denser development.

Mr. Nunez stated that during that time, a proposal was brought forth to the City, and approved by Council, and that proposal was to rezone this property to Residence 2 District, with plat restrictions, to retain this property in use for single-family, detached dwellings only. He stated that at that particular time, the development was brought forth for single-family, detached only because of infrastructure in this area in 2004. He stated that the infrastructure was primarily due to a lack of having sewer in this area. He stated there was now sewer availability, and that request occurred in 2006.

Mr. Nunez stated they were now in 2021, with the appropriate infrastructure related to sewer, and the Planning staff had sat with the property owner, and the property owner was seeking to lift this particular restriction, to allow it to exist in the R-2 District alone. He stated this would be allowing single-family, detached; single-family, attached; duplexes and cottages, within the development. He reiterated that the plat restriction had been placed due to not having the appropriate infrastructure related to sewer in this area, and at this time they had substantial sewer to allow for that development to exist in this area, that 15 years later they were in the position to bring this item before the Council.

Mr. Nunez stated this was a unique request because, typically, plat restrictions were governed only by the Planning Commission, but this item had a zoning component as well. He stated that through the Legal Department, they had deemed it appropriate to bring this before the Council for review since they were almost changing zoning to allow for uses that existed under R-2 districting in every other sense, but this property was restricted because of not having the appropriate infrastructure in approximately 2006.

President Meredith asked if there was anyone from the public who would like to address the Council on this particular matter.

Ms. Patricia Ward, 2620 Rabbit Lane, appeared before the Council, stating that this property that she and her husband owned was adjacent to the property that was being discussed.

Ms. Ward stated they had already bent the ear of the Planning Commission, and they were in attendance at this meeting to bend the Council's ear as well. She stated they were concerned with the vision the City of Huntsville had for this area of the city. She stated that they had annexed in 1986, as they had heard, and they had annexed with the understanding from Mr. Dallas Fanning, the Chairman of the Planning Commission at the time, that the City of Huntsville was looking out for them. She stated that single-family homes had appeared very acceptable to them at that time, so they were concerned with this being changed at this time. She stated it was true there was sewerage in the area that was not made available to some of them who lived in the area until six years prior, but that was okay.

Ms. Ward stated they were concerned with the quality of apartments, condos, or whatever they wanted to call them, that would be in this area. She stated they had already received a sale from a farmer of 50 acres of land, 250 homes, on that property. She stated that they were Hunter Homes and not of very good quality, and

the neighborhood was beginning to look extremely run down.

Ms. Ward stated they were concerned at this time with their bringing in these particular apartments and condos. She stated they were wondering if there would be a way to have some quality restrictions on these so that their property value would not go down. She stated that they understood that there was change, and they had no problems with that, but they were concerned about the quality of what they were bringing into their area. She stated they were about one mile, from the way the crow flew, to the Tennessee River, that it was a beautiful area. She stated there were already some million-dollar homes in the area that were developed by the landowner at that time, so they were concerned with what was being done here, and they were hoping the City would consider their concerns.

Ms. Ward stated that the City of Huntsville had been intending to put a landfill in this area, and, of course, they were successful in not getting that particular item.

Ms. Ward stated that they were concerned with what the City was planning for them, that they just wanted quality homes, as everyone else did, that they just wanted their property value to be maintained.

Mr. Byron McGlathery, 2866 SW Rabbit Lane, appeared before the Council, stating he was concerned as well with the things Ms. Ward had just enumerated, and he was also concerned that when the zoning committee initially had the meeting to rezone this to the standards that were set at this time, communication was not received. He stated they had heard about the zoning meeting from Pat Ward, and they had gone and expressed their concerns about this rezoning and lowering the standards that would be accepted. He stated it had just been said that the City had some control over the zoning, or what could be put in those particular areas. He stated they were concerned that the standard was being lowered. He stated there were only about five homes on Rabbit Lane that backed up to this property. He stated



they were present, and they were listened to, but they were not heard.

Mr. McGlathery stated it was a concern that people were heard, or listened to, and then they would just vote in the affirmative, as to what they had already decided prior to the meeting. He stated they were not opposed to development and growth, that they knew things had changed, and the city was growing, but the standard of growth was a concern. He stated that just like this meeting, they did not know what was on unless they called to see. He stated that if it would be something concerning the zoning in the Council members' neighborhoods, they would want to know, and that was all they wanted, that they wanted to be informed so that they could voice their concerns on what the issue was.

Ms. Johnson appeared before the Council, stating she was a resident of Rabbit Lane, and she asked who had made the decision to make item 9.e a part of this meeting's public hearing agenda without sending an official, proper communication to all property owners within a reasonable, or proper, time frame, and who would ensure them that this would not happen again. She asked if the developer had been identified for this proposed project the Council would be voting on. She stated that they also had concern about their roads and the lack of infrastructure.

Ms. Ruth Swann, 27624 SW Wall Street, appeared before the Council, stating that she agreed with Ms. Ward concerning Hunter Homes, that they were really poorly built, that she had not thought they would last very long when she was watching them go up.

Ms. Swann stated that where she lived, the speed limit was 35 or 45, but with people coming around the curve where their neighborhood graveyard was, which was on the property border, that every time the church put up a fence, it would get blown through. She stated that they were on top of the hill, past Rabbit Lane, and there was a curve, and it was 35 miles an hour, but they had people going 50 or 75 miles an

hour, down this little country road, and when one came around the curve, these people would be in the middle of the road. She stated they had the Hunter homes; they had Rockhouse Landing, million dollar homes; and then, of course, they had this two-lane road with a lot of people flying through it. She stated there were a lot of children out there playing, also, so she just wanted the infrastructure they had to be considered. She stated that, of course, everyone wanted the value of their land improved, to not go down.

Ms. Swann thanked the Council for their consideration.

Ms. Joy Johnson, 709 West Arbor Drive, appeared before the Council, stating that she wanted to say that the cry about "my property values" could be interpreted as a wish for gentrification, and she asked if these people's houses were being taken down because they wanted million- dollar houses there, where the people who were living there at this time would go to live.

Ms. Johnson stated that they needed a variety of housing, affordable housing, preferably public.

Mr. Jason Edwards, John Gordon Road, appeared before the Council, stating he believed this was a big concern for everyone present concerning this matter, and they wanted to do what was right, getting a construction field opened in that area. He stated he did not want to be murdered by people leaving Toyota, that everyone was trying to find a back street. He stated that something had to be done. He continued that it was not that nobody cared about anybody, that he loved everybody, and he was sure everyone present concerning this matter loved everybody, that they had to be in consideration of other people, that if they did not do anything else, they had to consider others. He asked that the Council just be aware of others when they were trying to get this zoning going on. He stated that he was not really up to par on exactly what was trying to happen, but he wanted to be heard, with everyone else as

well, and they just wanted to do the right thing.

Mr. Russell Stanners, 1908 Melbourne Avenue, appeared before the Council, stating that he had been in Huntsville all his life, that he had watched all these expansions everywhere. He stated that he could remember when MidCity was way out of town, that he remembered when all these things were, but they were still relatively within the core of the city.

Mr. Stanners stated he had driven a number of roads out in that area, that he had gone fishing at a number of places out that way, that there were easy roads to go down to just go find a little back spot to go fishing. He stated he did not recognize it anymore, just the nature of the activity out there, that it was not the quiet, little communities they used to have.

Mr. Stanners stated he loved the idea of density, that that was great, but, once again, they were creating a super dense pocket way away from everything else, that they were just doing that again and again and again and again, that this was a broken record. He stated that like had been said, the concerns did not seem to be listened to.

Mr. Stanners stated that the people who lived in this city, in some way, shape, or form, were paying for this, that they were the ones who had already established the tax base to make this possible. He stated he knew there were individuals who owned these properties, and they could do with them what they would, but this would still affect everyone because eventually, down the line, the rest of the people were going to pay for that somewhat, that if they had not already done it, they were going to continue to pay for these expansions, to pay for these things, and they were going to pay for the problems they created. He stated that like had been said, there were homes that were being built subpar, that he had seen those all over the community, from every district, that these things would go up, that someone wanted to make money fast, and the City was happy to say, "Cool. We are getting money from

somebody, and we are going to do that." He stated that like he had said, that was Ponzi scheme mentality, and how were they going to pay for the next thing, that they were going to take the money from this and move it over.

Mr. Stanners stated they were not building back within, that he did not want to see these people have to deal with more bad things out there. He stated he just went out to visit the area, to go fishing, and he did not like dealing with it, and that was only every few months or so, it was not on a daily basis.

Mr. Stanners asked the Council to please take this into consideration. He stated that he asked this every time he came to these meetings, that it was not telling them what to do, that it was just taking a moment to think through that these affected real people, that this was not just dollars and cents on a ledger, that these were real people's lives, who were going to deal with this every single day, while the Council was only dealing with it at this time, and then maybe down the line when some problems occurred.

Mr. Stanners asked that the Council please take this into consideration.

President Meredith asked if there was anyone else from the public who would like to address the Council concerning this particular matter.

President Meredith stated that seeing none, the public hearing was closed.

Councilwoman Robinson moved for approval of Ordinance No. 21-1110, repealing the plat restrictions established on the Boundary/Minor Plat of "Wallstreet," as recorded in Plat Book G, Page 375, of the Probate Records of Limestone County, Alabama, which ordinance was introduced at the November 4, 2021, Regular Council Meeting; said motion was duly seconded by President Meredith.

President Meredith recognized Councilman Kling.

Councilman Kling stated he wanted to express his concerns about some of the

comments that had been made. He stated that, obviously, the word had gotten out, because they had people in attendance at this meeting, but off and on, at different hearings, zonings that came up, when other things related to the Planning Commission had come up, he was hearing from people in the district he represented, and from other districts, about the lack of notification. He stated that either they would get some sort of hardline communication process set up that was verifiable or one of these days some of these things might come up, and he might start voting against them or moving to send them back to the Planning Commission because it was in the books about public notification, and they were hearing from the people, and these were valid concerns, that postmarks were coming in two or three days after the actual hearing, that something was not right, and they were not getting that addressed.

Mr. Nunez stated that the question was specifically asked as to the City Council, that the people within 500 feet were notified appropriately. He stated he had been in contact with the property owners within this area, as well, after the fact, when this item was brought forth to the Planning Commission. He stated he had made himself constantly available when individuals wanted to talk to him or to staff, that they were in that place to give individuals adequate information on what was being proposed. He stated that as it related to notification from the City Council, there was no additional notification from City Council when these items went forward. He stated that at the Planning Commission stage, these individuals were appropriately notified. He stated that some of these persons were within the county, and some were within the city, and he had the list at this time that stated the individuals who were notified.

Mr. Nunez stated they were making sure, on a constant basis, that they were notifying people appropriately. He stated he would always take into consideration

points where they could make improvement, but, nevertheless, they had not violated any form of communication with the public. He stated that the Planning staff always made themselves available to the public, to give adequate information regarding development as it went forward.

Councilman Kling stated to President Meredith that that was based upon the people knowing about it. He stated that people had actually produced to him envelopes addressed to them that were postmarked the day after a particular issue, not being this issue that was before the Council at this time. He stated there had been cases where people had gotten items postmarked a day or so after the actual hearing had taken place, and that was something he thought they needed to make sure would be addressed, just for public trust.

President Meredith stated that, hopefully, that had been addressed since those issues had come up.

President Meredith again recognized Mr. Nunez.

Mr. Nunez stated to answer questions related to the actual development, that the property owner had brought forth the petition to remove this restriction, that the property owner had representation present at this meeting, by his attorney, Tom House. He stated that in this particular request, they were seeking to lift the restriction, for a mix of housing styles in this area. He stated there had been a comment related to public housing, and he stated there was no request for public housing within this area, that he wanted to make that clear at this particular time. He stated if there was a request, the public would be notified, but this was all private dollars, private investment, and a single property owner that had a restriction on his property based off a lack of infrastructure, and they had now deemed the infrastructure was appropriate.

Mr. Nunez stated that the Planning staff had talked with a multitude of staff

over the years, noting that this dated back before his time of approximately 10 years. He stated they had done all this appropriately, that they had researched it, even talking to the previous individuals who had held the position he held at this time. He stated that Marie Bostick was one of the individuals he had contacted to gain some history, and they had also contacted an engineer who had now retired to get the history in this regard. He stated that conversation with Shane Davis had also provided them more information on how they were making an adequate approach, to make sure that, (1), every decision the Planning staff brought forward was in consciousness of the citizens, to make sure they were protecting those who were making constant investment into their own private homes, that they wanted to make sure they were protecting those all around.

Mr. Nunez stated that another question that could be addressed was that yes, Wallstreet, as to some of the other conversations they had, was a two-lane, county road. He stated that as development was to move forward, Traffic Engineering and Engineering would review for deceleration lanes and acceleration lanes and left-turn lanes, but at this time, they were not at that particular phase, to evaluate how they would improve those roads. He stated that as it related to Wallstreet, the current capacity of Wallstreet was approximately 25,000 trips a day, and it was sitting at approximately 2700 trips per day, which was under its capacity. He stated that, nevertheless, they heard the concerns of the residents related to speeding, individuals not driving in a safe manner.

Mr. Nunez stated that, again, he had been in contact with those in and around this particular area, that he had all of their numbers, and they would constantly be in contact as development went out that way. He stated that they got their information, as it related to addresses and dates, from Limestone County, and they had noticed there was one particular address that was wrong, but they were notified

appropriately, and they had received that notification. He stated that he had personally contacted them to inform them of dates and times when these meetings would occur so they would have the opportunity to come before the Council to be heard regarding their concerns.

Mr. Nunez stated to make sure they were protecting the citizens, and also protecting land developers, was something he held dear to his heart in these areas.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge asked if Mr. Nunez would indicate Rabbit Lane on the displayed map.

Mr. Nunez did so, and he stated that Rabbit Lane in this particular development was constructed in approximately 2005 through 2006. He stated that in his time frame, they had not had developments similar to Rabbit Lane in the city limits, that they had been fortunate enough to have quality individuals building quality homes within the city limits, as it stood to this date.

Councilwoman Akridge asked if the residents on Rabbit Lane were within 500 feet of that property line.

Mr. Nunez replied in the affirmative. He stated that Rabbit Lane ran north and south between Swancott and Wallstreet. He stated that the individuals who were notified were primarily to the north and to the west of this property. He stated that they had extremely deep lots, that most of the property owners sat on approximately two to five acres each. He stated that all of these property owners were abutting the property that was up for the repeal.

Councilwoman Akridge asked if these persons had received their notice prior to the first Planning Commission meeting concerning this matter.

Mr. Nunez replied in the affirmative, stating they should have received all of their notifications. He stated, again, that there was one which was an address the



persons had recently lived at, and it was not provided to them.

Councilwoman Akridge stated she was hearing grumbling in the audience, that people were saying they did not get the notice, and she asked, as far as Mr. Nunez's requirement to send the notice, through City Hall, how soon that had gone out.

Mr. Nunez stated that, via the Planning Commission, they would go out approximately 15 to 20 days before the actual Planning Commission meeting.

Councilwoman Akridge stated she would have to take Mr. Nunez's word, in saying that, yes, these things were sent in time, and that the people on Rabbit Lane lived within 500 feet.

Councilwoman Akridge stated that Ms. Ward had a concern about quality. She stated the City did not have standards for what kind of builder would go in there, that that was the property owner's, or the developer's, decision. She asked if Mr. Nunez could indicate on the displayed map where these Hunter Homes that had been referred to were located.

Mr. Nunez indicated on the displayed map, stating that it was in the northwest corner.

Councilwoman Akridge asked if they were built in the county before they were annexed into the city.

Mr. Nunez replied in the negative, stating they were built within the city limits, between 2004 and 2006.

Councilwoman Akridge asked Mr. Nunez what kinds of assurances he could offer the residents who had taken their valuable time to go to the Planning Commission and to be in attendance at this meeting about the, quote, quality of the builders who would put in the various types of housing in this location.

Mr. Nunez stated that since his time in this job, he had seen quality builders build within the city limits. He stated that the same purview of what occurred in that

area and the denseness of that particular project he had not seen developed in his time frame. He stated that to answer Councilwoman Akridge's question in particular, he had no particular mechanism that could ensure that an individual would purchase the highest quality materials to produce the highest quality homes.

Councilwoman Akridge stated that would be market decisions.

Councilwoman Akridge stated they wanted density, but, for the public's edification, every home was a drain on the City's budget, that it did not make money for the City. She stated that needed to be understood by everyone in attendance at this meeting, that it was a drain, so that when the public saw the Council making decisions about the type of zoning, it was not because they thought they were going to be making a lot of money. She stated that property taxes comprised 9 percent of the City's budget, that that did not pay the bills to send police officers or people with weed wackers, or any of those other considerations. She asked that people take property value out of their minds because that did not pay the bills.

Councilwoman Akridge stated that none of the Council members had any relationship with a builder, as far as she knew, and if they did, they would have to recuse themselves, and if they did not do so, it would be an ethics violation.

Councilwoman Akridge stated, to the point of this being changed because at this time they had sewer, she felt the City had made a decision, and that Mr. Fanning had said the City was going to take care of them, and she did not know exactly what that meant, but they had an agreement, and they were now being asked to change that agreement because there was some density there. She asked if Mr. Nunez could help her justify this.

Mr. Nunez stated that when the Planning staff looked at plat restrictions, they were really conscious of the effectiveness of those plat restrictions and how they retained over the years. He stated this particular restriction was put in place

primarily for a lack of sewer in the area. He stated that during that time, in 2006, there was a proposed development for a location he was indicating on the displayed map, for single-family, and there was another proposed development, called "College Station," which would have produced approximately 800 single-family homes within this area. He stated that in 2006, when that development was brought forward, it was approved through the Planning Commission, but it had not developed overall, that there had been an economic downturn, and that development had gone away. He stated that based on those commitments, the work of Mr. Fanning and Shane Davis had continuously evolved and put sewer in the infrastructure in this area to support what was supposed to come at that time.

Mr. Nunez stated that at this time, they were sitting in a time frame where they had seen significant growth in the West Huntsville corridor, from Mazda Toyota, to Polaris, GE, and Amazon. He stated they talked about traffic involvement, and to put homes in this area would help in reducing travel time to those particular facilities. He stated they also talked about wanting to diversify the housing stock, and the way this land was zoned, it would be strictly for single-family, and the proposal would be for townhomes and single-family, that they would be allowed to do duplexes, but duplexes did not typically yield the higher return, so duplexes were not something they commonly saw built in the city limits, but, nevertheless, it was an item that was allowed under that particular zoning.

Mr. Nunez stated that this one property had that restriction, that the property to the east was zoned R-2 and had zero restrictions, so all of what was allowed in R-2 zoning would be allowed in that particular area.

Councilwoman Akridge stated that, then, the only reason the owner did not have the ability to use the property as R-2 was because there was no sewer available.

Councilwoman Akridge stated that R-2 was dense, and she asked if the green

on the display, on the right side, was R-2 already.

Mr. Nunez replied in the affirmative, stating it was zoned R-2, for single-family, single-family, attached. He stated there had been a comment on apartments, but apartments were not allowed under R-2 zoning.

Councilwoman Akridge stated townhomes were a nice diversity of housing stock. She asked what the purple was on the display.

Mr. Nunez stated he believed that was Planned Industrial. He indicated an area that was Residence 1-B, and he stated that was all zoned for single-family, detached only. He stated that single-family was allowed in these areas, and the homeowners who lived there were within the city limits and abided by those Residence 1-B, single-family, detached zoning districts.

Councilman Keith thanked the persons who were in attendance at this meeting concerning this matter, noting that these were concerns that were common to the core of Huntsville. He stated that Mr. Nunez did his best due diligence to make sure communities were congruent and had consideration of quality, so they should not take it out on him, that they should know it was not personal, that Mr. Nunez worked with a staff who gave consideration to two letters and one number, if it was R-1B, R-2B, and the list would go on.

Councilman Keith stated that if earlier they had heard him ask who the builder was, his concern was not that he would say, "No Hunter," but there were no Hunter Homes redone in the communities he lived in, or around there, because of the quality. He stated the effort to make that investment should not be to make a quick buck, and, also, they were coming into persons' communities, and they should always remember those people were there first, and there was a value to understand, that people had kept up the property values by the investment they put into their homes.

Councilman Keith stated they had conversations with developers to discuss

what was congruent to an area, what would fit, that they had done standards on facades. He stated Mr. Davis was a master at putting those standards around the community, as to what they would do to make sure about the neighborhood's investment, whether it was brick, and they could not get down to color, because that was subjective, but certain standards that were congruent to a neighborhood, and a neighborhood facade that might have an impact on the optics of the area. He stated they knew what a home looked like and what it might attract.

Councilman Keith stated what he was willing to say was that if it would make people more comfortable to have conversation with representatives from the developer, he would have no problem supporting that. He stated he usually would concede when it came to other districts, but if there was a conversation to be had about a presentation of what the neighborhood might look like, the value of that, and what that might mean to these people, and if they wanted to show a product of what they might produce, or show their portfolio of what they had produced, if that would have value as well.

Councilman Keith stated that although he could not say he did not agree with rezoning and seeing investment in the area, he agreed that if there could be an example of what was to come or what had been done, that hopefully could give people some understanding of what was to come. He stated that could be something the Council could submit to, although he did not know what the process would be and who would be the liaison between the two, to make sure they understood the rezoning was contingent upon interaction with the community. He stated that these persons were there first, and they were there to stay, hopefully.

Councilman Keith stated the Council would like to have, as best they could, cohesion, that they would like to invite people into the community and have people who were in the community welcome them.

Councilman Keith stated if the Council was open to that conversation, he would leave that up to the President, because he would concede a lot to the person who represented that district because they would know better than he would as to how that might help with some concerns that were being felt.

Councilwoman Akridge stated she liked the idea that the community should see a product, a site plan, and understand the plan. She stated there was apparently an attorney present representing the property owner, and if the attorney could agree to have a meeting with the residents, to understand the site plan and product, she thought that would be very productive.

Councilman Keith stated he was saying this should go through Mr. Nunez and his staff, so that the presentation of it was conferred and actually reasonable. He stated he did not want somebody just to be saying something they could do was something they had gotten off of Google. He stated he was saying if a plan was to be presented, it would be reviewed by staff and certainly disseminated among those individuals who would be impacted, within the 500 feet. He stated he would rather not have interaction between the developer and the homeowners.

Mr. Nunez stated there was no developer at this particular stage, that this was a single property owner seeking to lift a plat restriction on their property.

Councilman Keith stated he understood that because that was a situation that had happened not too long ago. He stated he believed the residents' concerns were if the intention of the owner was to have a developer, the conversation needed to be had concerning the development, that he did not think anything was concrete, and he did not want them to bring something to show to the residents that was not realistic, and Mr. Nunez would know more than anyone if this could potentially work on this property.

Mr. Nunez stated he would be happy to continue to communicate with the

public, but this decision was completely up to the Council.

Councilman Keith moved to postpone consideration of item 9.e, Ordinance No. 21-1110, to be considered after a conversation and presentation of a particular development plot and/or design of the development, which was not restricted to a specific date, but he would say should be no later than the Regular Council Meeting of January 27, 2022.

Councilman Keith asked Mr. Nunez if that was reasonable.

Mr. Nunez stated it was appropriate to him. He stated that, again, this was property that was privately owned. He stated he believed it would be up to that individual to concede to that particular request. He stated that the Planning staff would definitely support what was brought forth by Council and would sit as a mediator between the public and the potential, but he would say that would be in accordance with the representation of the property owner.

Councilwoman Akridge seconded Councilman Keith's motion to postpone.

Councilman Keith stated he would support this if those things would happen. He stated he did not mean any disrespect to the legal counsel, but there was no need to get into this back-and-forth, that that was his requirement, but he did not speak for the other Council members. He stated those individuals who had spoken earlier in the meeting and those in the surrounding area had a better understanding of this matter, and he would imagine that this counsel and whoever was the developer would want their support and better understanding and not a negative name on the development.

President Meredith recognized Councilman Kling.

Councilman Kling asked President Meredith if this property was located in the district he represented.

President Meredith replied in the affirmative.

Councilman Kling asked President Meredith what his thoughts were on this matter, noting that he was more familiar with this issue than he was.

President Meredith stated he went down this road all the time, and he knew exactly where they were talking about.

(There was a brief interruption of the meeting.)

President Meredith stated there was a motion on the floor that had been seconded. He asked if there was any further discussion.

Councilwoman Robinson stated that rather than postponing, if they could just delay the vote until later in the meeting, and have these persons meet with the attorney who was present, representing the owner.

Councilman Keith stated he believed the concern was that consideration had not been made as to what was to be developed, and these people just wanted input and perspective. He stated they were not asking for this individual to get a developer in 30 days, that the conversation could be had with the Planning Department as to what was reasonable as to the perspective as to what could be on the site. He stated this 30 days, in his perspective, would not take away from the potential development or the rezoning, that he had said publicly he would support it, but this would give input to those in the community. He stated that a conversation in the hallway would not make up for the concerns these persons were showing.

President Meredith asked if there was any other discussion on Councilman Keith's motion.

President Meredith called for the vote on postponing consideration of Ordinance No. 21-1110 until the Regular Council Meeting on January 27, 2022, and the following vote resulted:

AYES: Kling, Akridge, Keith, Meredith

NAYS: Robinson



President Meredith stated that consideration of Ordinance No. 21-1110 had been postponed until the Regular Council Meeting on January 27, 2022.

President Meredith stated that in the meantime, they would have these conversations run through the Planning Department, and this would be brought back before the Council on that date for consideration.

President Meredith stated that it was the time and place in the meeting for a public hearing on the zoning of 10.51 acres of land lying east of Liberty Hill Road and south of Monroe Road to Planned Industrial District, which hearing was set at the November 4, 2021, Regular Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated that this property was located east of Liberty Hill Road and south of Monroe Road, and the petitioner was seeking to zone this property Planned Industrial District, as it would be consistent with adjacent properties. He stated that this property was recently annexed, as of September 2021.

President Meredith asked if there was anyone from the public who would like to address the Council on this particular matter.

Mr. Russell Stanners, 1908 Melbourne Avenue, appeared before the Council, stating they had been talking earlier about access to information, and how they would get these things. He stated that to be fair, whenever he went to these agendas and tried to drill down to see what these individual items were about, they were not consistent in how they were presented, that sometimes it would be PDFs and sometimes it was a link to another thing, and at times it was just a very skinny document with just basic information. He stated he was hoping that in the future, with some of these questions and some other things, they could find a consistency in how this information was developed, and also that the means of getting the

information out would be a little more unified and a little more coherent.

Mr. Stanners stated that a lot of times, literally, there would be a pop-up window, or things, and if it was just looked at from coding on the computers, it was not amenable to mobile, that it was easier on a PC. He stated they might alleviate some of the issues and some of the questions about what these things were if they had a better consistency of how this information was disseminated to the public, not just via mailers that might get something lost or delayed, or something like that, that there would be an actual resource the public could go to with these agendas that was consistent in how they integrated the information and how it was disseminated as well. He stated that he looked at these things, and he would have windows pop up left and right, and he would forget which window it was in, and he would close one, and it would shut down the whole thing, and he would have to go through the whole process again, just to find information.

Mr. Stanners stated that was why he frequently just tried to corner a couple of gentlemen prior to the meetings and ask them about these things, which even though it was the best way to do it, it was not fair to them, or, quite frankly, to the Council, having to get these questions all the time. He stated that if the information was more readily available, the public would have it. He stated he had looked at this particular one, and he could not figure out what it was, that he had to wait until this time. He stated that hopefully that would help in the future.

President Meredith asked if there was anyone else in the public who would like to address the Council on this particular matter.

President Meredith stated that the public hearing was closed.

Councilwoman Robinson moved for approval of Ordinance No. 21-1112, zoning 10.51 acres of land lying east of Liberty Hill Road and south of Monroe Road to Planned Industrial District, which ordinance was introduced at the November 4,

2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1112)

Said motion was duly seconded by Councilman Kling, and was unanimously adopted.

President Meredith stated the next item on the agenda was Communications from the Public, for Agenda-Related Items Only.

President Meredith stated this portion of the meeting was reserved for persons wishing to address the Council on matters relating to the specific content of items on the meeting agenda. He stated persons could sign up to speak on the Public Comments roster prior to the meeting. He asked that when persons' names were called, to please approach a microphone and state their name, home address, and city of residence. He stated each speaker could address the Council for three minutes, and that speakers shall refrain from entering into dialogue with Council members or City staff and from making comments regarding the good name and character of any individual.

Dr. Chris Brown, 103 Highwood Court, addressed the Council, having signed up to speak concerning "7.1 HPCAC/20.ag Traffic Light."

Mr. Russell Stanners, 1908 Melbourne Avenue, addressed the Council, having signed up to speak concerning "9.a."

Councilwoman Akridge called a point of order, stating that Mr. Stanners' comments were supposed to be directed to a particular item, that Dr. Brown had addressed his comments to items on the Council's agenda. She asked that President Meredith ask the speaker to inform the Council concerning what items on the agenda he was addressing.

Mr. Stanners continued with his remarks.

President Meredith interrupted the speaker, stating that what he was

addressing was too general, that it was not specific to an agenda item, and they would have to move on.

Ms. Patricia Ward, 26205 W Rabbit Lane, addressed the Council, having signed up to speak concerning "Wall St rezoning."

Mr. Rod Montgomery addressed the Council, stating that his address was correct on the roster, and having signed up to speak concerning "19.e - Redistricting."

President Meredith stated the next item on the agenda was Mayor Comments.

President Meredith recognized Mayor Battle.

Mayor Battle announced the following appointment:

The appointment of Dr. Charles Karr to the Research Park Board, for a term to expire July 19, 2026.

Mayor Battle stated he hoped everyone had a great holiday season and enjoyed all the things that were going on in the city, downtown at the Tinsel Trail or out at the Galaxy of Lights. He stated it was a great thing to see families getting together and people enjoying the holidays.

President Meredith stated the next item on the agenda was Councilmember Comments.

President Meredith recognized Councilman Kling.

Councilman Kling stated traffic flow and what they could do had been discussed at about every Council meeting, and he believed some things had been mentioned during the public hearings about it. He asked that the Traffic Engineering people look at Governors Drive in the area near First Baptist Church, just east of Memorial Parkway. He stated there was a problem early in the mornings, where there was backed-up traffic lined up to go into one of the coffee establishments, that it was actually backed up onto Governors Drive, and this was morning drive time when there was congestion. He stated he believed this was something significant they

needed to get the traffic people to look into. He stated he did not know if anything needed to be done to reconfigure the private property or what, but he did not believe they needed to have traffic parked in the middle of that lane, that this was obviously a traffic concern they needed to have addressed.

Councilman Kling stated he wanted to give a shout-out to Harold Kemp, noting that he had been before them to talk about some additional recreational facilities, not just within the district he lived in but citywide. He stated they had a very productive meeting concerning this with Mr. Hamilton, as well as with the former Recreation Department head, and he believed there were some things that were starting to take place. He stated that Mr. Kemp was a great example of a guy who had some ideas and who did not just complain, that if he had some ideas, he tried to work to cause them to be implemented.

Councilman Kling thanked Mr. Kemp for what he was doing, noting that he was sure they were going to see some good results from it.

Councilman Kling wished everyone a great holiday, noting that right outside City Hall there were 300 beautiful trees lining Big Spring Park, which was a great thing for the city to have.

Councilman Kling wished everyone a great Christmas and New Year.

President Meredith recognized Councilman Keith.

Councilman Keith wished everyone a Merry Christmas.

Councilman Keith stated he would save his comments for the redistricting when it was presented.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated that her fellow Council members could see that there was a resolution on the agenda asking that they urge their state legislators to give them permission to, as a second step, consider their own ordinance. She stated

that by saying yes to this request, it would mean an ordinance would be created that the Legislature would then consider, and this also said the Council would, or at least she would, along with anyone else who would join her, work to find unanimous agreement that they present this to the rest of the Legislature. She stated this was something that was critical because they could all agree that safety was the most important work of government. She stated this was something they also needed to do to leverage the resources they had, noting they had some new police officers, both lateral transfers and new, but there would never be quite enough to lay eyes on all the traffic in the city, and using technology in a smart city just seemed to make sense.

Councilwoman Akridge asked her fellow Council members to seriously consider saying "Yes," and they would get the ball rolling to then collaborate, as they normally did, with the State Legislators. She stated she would work on this the best she knew how, as a former professional project manager. She stated that, hopefully, the Mayor would put this on the list of things Mr. Raby would work on as well.

Councilwoman Akridge stated she had mentioned at the previous Council meeting that the Council members primarily worked for the people who voted for them, but, by all means, if someone called her or stopped her in a grocery store, she never asked them if they had voted for her, that that just would not happen. She stated that, in fact, there were a lot of people she had worked with who she knew had not voted for her. She continued that the point was that voting was the first responsibility of everyone.

Councilwoman Akridge stated it was a privilege to serve in this Council seat, but she wanted to make it very clear that the rumors of her not running again were very true, that she would not seek another term as a Council representative. She stated that "to every thing there is a season, and a time to every purpose under the heaven." She stated she wished she had been able to find someone who she could say

absolutely this person could do as well as she did and also had experience in contract management, project management, commercial real estate, residential real estate, and even education, all the things the City conducted, except for being a police officer. She stated she had not found that person, and she was not going to try to, that she was going to let the citizens step up who were willing to make a sacrifice.

President Meredith recognized Councilwoman Robinson.

Councilwoman Robinson thanked Councilwoman Akridge for her service. She stated she had great admiration for anyone who was willing to put themselves on the line, particularly in the current environment, and to serve the public.

Councilwoman Robinson stated several things had happened the prior week that they wanted to celebrate, with the first being the opening of Publix at Hays Farm. She stated she was in there earlier in the day, and they had said the opening had far exceeded their expectations. She stated there would be more announcements to come as new tenants moved into that area and the outparcels started to be built and filled up. She stated they had also broken ground for the Liam, which was the first multi-family development at The Village at Hays Farm, right behind Home Depot. She stated that a Houston developer had come in and invested in the community, and they were excited to welcome them as a partner, that the Liam would be a Class A multi-family development there. She stated there was more to come, that people could look forward to those announcements.

Councilwoman Robinson stated that on the following Saturday, there would be the Krampus Run. She stated she was of German descent, so she understood "Krampus," but if others didn't, they could go on their website to figure it out, that it was a weird sort of Christmas thing. She stated that this event would be on December 18th, at noon, and persons should register in advance, and they could get information for that on the South Huntsville Main website.

Councilwoman Robinson stated that, also, on December 18th, the South Precinct would have a Christmas open house, with Santa, from 5 to 8 p.m., and everyone was invited.

Councilwoman Robinson stated that the prior week, she had the opportunity to ride in the Christmas Parade with the Mayor, Councilman Kling, and President Meredith. She stated her favorite part of this was when they came around the bend and saw the Tinsel Trail area, with the 300 trees all lit up. She stated that it occurred to her that light was so important during this season of darkness, and she believed that was why every religious tradition celebrated light in some form during this season.

Councilwoman Robinson stated that at this time, she wanted to celebrate 1,925, at the latest count, lights, being the lights representing City employees. She stated some of them would be at work on Christmas Eve, while others would be celebrating with their families, and on Christmas Day, when others were opening presents and eating goodies, they were going to be keeping people safe, that they would be responding to power outages and making sure others were warm when they needed to be warm, and would have what they needed. She continued that during the week, when many others would be off, they would be answering phones and picking up trash, repairing roads, doing all the work that needed to be done in the city. She stated that during this season of light, she considered these employees to all be lights, which kept others going so they could have a great quality of life.

Councilwoman Robinson thanked these persons for their service and wished everyone a very Merry Christmas.

President Meredith stated he felt obligated at this point to say he thought he had been, and it was certainly his intent to continue to be, very sensitive to constituent opinions. He stated he believed he had actually voted "No" more than his



colleagues, and that was based on constituent input. He stated he was very familiar with the Wallstreet, Rabbit Lane, Swancott, and Rockhouse Landing areas, noting that he had driven that area quite a bit, and he had had many conversations with the folks at Rockhouse Landing.

President Meredith stated that, frankly, given the presence at this meeting, he was a little miffed that none of them had bothered to call him and talk to him directly about the issue. He stated that, however, it was wonderful to see so many of them come to the meeting and speak passionately about this issue. He stated he would have voted against it, just so they knew. He stated he supported postponing it and trying to get a resolution out there publicly for these residents, and that was why he voted as he had voted on that issue. He stated that, however, he was perfectly willing to say "No" on their behalf on this matter because that was what they wanted. He stated that as a Council person, he felt it was his duty to represent them, and if they contacted him and told him they wanted or did not want something, he would do everything he could to live up to what his constituents asked of him, and he wanted them to know that.

President Meredith wished everyone a Merry Christmas, with a special shout-out to all those lights that represented the City of Huntsville employees. He stated that many of them had served him very well, and he had depended on them quite a bit to do his job, and he knew they did not take their jobs as just straight 9-to-5, and that was very appreciated.

President Meredith stated to Councilwoman Akridge she was going to be missed. He stated he looked forward to 2022 and working with her to help get some of her priorities enacted before she stepped down. He stated it had been fun working with her, and he appreciated what she had done and the passion with which she approached her job.

President Meredith stated the next item on the agenda was the Finance Committee Report.

Councilman Keith read and introduced a resolution authorizing expenditures for payment, as follows:

(RESOLUTION NO. 21-1239)

Councilman Keith moved for approval of the foregoing resolution, which motion was duly seconded by President Meredith, and was unanimously adopted.

President Meredith asked Councilman Keith if he had a report from the Finance Committee or if there were any other announcements he would like to make.

Councilman Keith replied in the negative.

President Meredith stated the next item on the agenda was Board Appointments to be Voted on.

Councilman Kling read and introduced a resolution reappointing Freeman Holifield to the Solid Waste Disposal Authority of the City of Huntsville, 5th Director, for a four-year term to expire January 1, 2026, as follows:

(RESOLUTION NO. 21-1240)

Councilman Kling moved for approval of the foregoing resolution, which motion was duly seconded by Councilwoman Robinson and was unanimously adopted.

President Meredith stated the next item on the agenda was Board Appointment Nominations.

Councilwoman Akridge nominated Richele Jordan-Davis for appointment to the Burritt Memorial Committee, for a partial term to expire October 1, 2024.

President Meredith asked if there were any nominations from the floor.

There was no response.

President Meredith stated the next item on the agenda was Unfinished

Business Items for Action.

Councilwoman Robinson moved for approval of Ordinance No. 21-1229, declaring certain equipment surplus and to be sold at public auction, which ordinance was introduced at the December 2, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1229)

Said motion was duly seconded by Councilman Kling and was unanimously adopted.

Councilwoman Robinson moved for approval of Ordinance No. 21-1230, annexing 36.57 acres of land lying north of University Drive and west of Wayne Road, which ordinance was introduced at the December 2, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1230)

Said motion was duly seconded by President Meredith.

President Meredith asked if there was any discussion.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated she would like to see the map on the screen, noting that she wanted to make sure she could see this as what she would call an "infill annexation."

Mr. Shane Davis, Director of Urban and Economic Development, displayed the requested map. He stated to Councilwoman Akridge she was correct, that this was an infill annexation on the western side of the city. He stated this property was located just west of Research Park Boulevard and on the north side of U.S. Highway 72. He stated that most citizens would reference this property as being across the street from the Target shopping center and west of Rosie's Cantina.

Councilwoman Akridge stated she had no idea that was not part of the city.

Mr. Davis stated this was one of the few "tax islands," as they called them, that

remained in the city and had finally decided to come into the city for future development. He stated if the Council voted affirmatively to bring this into the city, the Planning staff would start the process of determining the appropriate zoning and bring that before the Council.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1230, and it was unanimously adopted.

Councilwoman Robinson moved for approval of Ordinance No. 21-1231, amending Ordinance No. 89-79, Classification and Salary Plan Ordinance, which ordinance was introduced at the December 2, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1231)

Said motion was duly seconded by Councilman Kling and was unanimously adopted.

Councilwoman Robinson moved for approval of Ordinance No. 21-1232, naming a public park near MidCity District, which ordinance was introduced at the December 2, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1232)

Said motion was duly seconded by President Meredith.

President Meredith asked if there was any discussion.

Councilwoman Robinson stated they should probably note, for public record, that the park was going to be named "Apollo Park." She stated it was near the amphitheater, and they were going with the space theme there.

President Meredith stated that was correct, noting that there would also be the Lazy River thing in it as well.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1232, and it was unanimously adopted.

Councilwoman Robinson moved for approval of Ordinance No. 21-1233, to adopt the plan submitted by the Administration of the City of Huntsville as the Redistricting Plan for the City of Huntsville, Alabama, which ordinance was introduced at the December 2, 2021, Regular Council Meeting, as follows:

(ORDINANCE NO. 21-1233)

Said motion was duly seconded by Councilman Kling.

President Meredith recognized Mr. Hamilton.

Mr. Hamilton stated that because there would be a formal presentation on this item, and perhaps a good bit of discussion, he would recommend that the Council take a recess at this time, in order to accommodate the closed captioning.

President Meredith stated there would be a recess, and they would reconvene at 8:30 p.m.

(Recess.)

President Meredith reconvened the meeting.

President Meredith stated that due to a technical error, Mr. Reggie McKenzie had not been given an opportunity to speak on an agenda-related item, and he would recognize him at this time.

Mr. Reggie McKenzie, addressed the Council, stating that his address was correct on the sign-in sheet, and speaking concerning "Redistricting."

President Meredith stated there was a motion and a second on the floor for Ordinance No. 21-1233, and he asked if there was any discussion.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge asked if they could get the demographers to talk to them about the reason there were fewer people who identified as Black.

President Meredith recognized Mr. James Vandiver.

(Mr. Vandiver made a PowerPoint presentation.)

Mr. Vandiver stated he was with the City of Huntsville Planning Department, and he was joined at the microphone by Ms. Connie Graham, also with the City Planning Department.

Mr. Vandiver stated that at this time they would show the Administration plan, which was the first one on the agenda.

Mr. Vandiver stated they were talking about how they classified race in the plan, and he stated that on the Census, when persons were asked what race they were, they could identify themselves as White Alone, Black Alone, Asian, Native Hawaiian, Pacific Islander, Native American, Two or More Races, or Any Other Race. He stated that in the city of Huntsville, White Alone or Black Alone were the two largest subsets of the population.

Mr. Vandiver stated he wanted to show how they had classified this, and he would use District 1 as an example. He stated there was White Alone, Black Alone, and then All Other Races. He stated that something they had noticed with the 2020 Census was that All Other Races had increased significantly, especially in Two or More Races, because the Census had done a much better job this time in classifying those persons who were of mixed race, whether they would be, for example, Black and Asian or White and Native American. He stated the numbers had increased significantly throughout the city. He stated that in District 5, for example, in the proposed Administration plan, the White population would be 48 percent, and the Black population would be 38 percent. He stated that in all districts, the minority population had increased. He stated that the Two or More number was what had really increased the minority population, that that had definitely increased throughout the city, with 15 percent in District 5.

Councilwoman Akridge stated that within that 15 percent category were some people who might say in normal conversation they identified as a Black person even though they were of mixed race, or, conversely, a White person or an Asian person, et cetera. She stated all that was known was this was the box they checked off, but they might be identifying as a different race.

Mr. Vandiver stated that was correct.

President Meredith recognized Councilwoman Robinson.

Councilwoman Robinson stated, concerning Mr. McKenzie's comments, she saw three districts that had half and half or a majority-minority, so they had actually increased the possibility they would have minority Council members, not only from District 1 but District 4 and District 5. She stated she thought they were actually seeing diversity represented in these plans, and that was what she really liked about this plan.

President Meredith recognized Councilman Kling.

Councilman Kling stated that within District 4, he had looked at the current plan versus the one that was being proposed, and the White population would decrease from about 56 percent to 53 percent. He stated he would say that should he decide to run, that as he had done in the past, he would take the approach of looking at all people, rather than saying, "Well, my skin tone is this color, so I can only appeal to these individuals." He stated that for whatever it was worth, in past elections, he had been honored to have been endorsed by African American political organizations, and a very prestigious award had been presented to him for his work, the Martin Luther King Unity Award. He stated he also had involvement in the Hispanic community.

Councilman Kling stated that with all the Council members, he thought it was not who had voted for whom or who had not for whom, that it was all about working

throughout the neighborhoods, throughout the city, throughout the community. He stated he thought all the Council members were working to make that appeal and broaden their bases. He stated this was something they had to do, rather than just looking at skin tone to skin tone.

President Meredith recognized Councilman Keith.

Councilman Keith stated to those persons who were in District 1 or who might be in District 1 in the next few minutes that they were in the best district just this side of heaven, and he was so happy for them. He stated he was biased, of course, because he was born and raised in District 1 and now he had the opportunity to represent it.

Councilman Keith stated that in starting a conversation about gerrymandering, which came out of Massachusetts, where he had gone to UMass, it was unique at this time to be a person who had the opportunity to fight gerrymandering and redlining in the districts.

Councilman Keith stated that more representation made sense, more cooks in the kitchen, and they could get more meals out. He stated he did not actually disagree with that, although he would argue that Birmingham suffered with the political posturing of nine districts.

Councilman Keith stated he would say that people had missed it, in his opinion. He stated that those who had perspectives about equity were absolutely right, but what this district map actually showed him, and the reason he did not think they should even discuss more districts until they talked about this, was the economics of the Census. He stated that the overlap of those districts, which had to have contiguous lines, inherently showed that those positions and places where most individuals were considered high minority, or a place like District 1, overlapped in the Census track as the most impoverished or low-to-mod in those areas.

Councilman Keith stated that was not a bad thing, that he did not inherently



think it was a bad thing, that they could correlate that, actually, without the Census, that they could look at the business development or they could look at the building permits, the houses, the average equity in a home in an area, and sort of correlate what would be The Ledges versus The Legacy. He stated that was the issue. He stated he did not think the representation should be diluted until they had considered that The Legends made sense on top of a hill, where The Legacy made sense down by Johnson.

Councilman Keith stated that, inherently, when they started to dilute representation, people ran, and he thought they would nod their heads, because they had all done it, on promises, promises that might not be able to be met, especially if one represented a poor and impoverished district. He asked how they could take a contiguous point in 35810 in the Census track that might inherently have three public houses in it. He stated he would argue that they were going to make some arguments there, on the debate stage or walking door to door, that most of the people in other places would not make, so now the tension was built.

Councilman Keith stated he was there to represent the marginalized, and another person was representing the most elite, and he did not think that was right, that he actually thought every one of these individuals, noting that, luckily, the Mayor got to do this at large, should represent both spectrums, that they should have the highest level of diversity and also the highest level of income diversity. He stated that income inequality overlapped very distinctly in this community, and that was a cause for concern.

Councilman Keith stated he did not disagree that more representatives in larger communities made sense, but for some reason, he thought they had put the cart before the horse, or the rocket before the ship, about people more than place. He asked if there was a part of town where at this time people identified poverty. He

stated he was not going to make any statements.

Councilman Keith stated that, inherently, if they were to dilute this and add two, or maybe even four, individuals, that without a doubt, they would dilute the representation of those people because the gravity of this seat was that people from Mississippi Huntsville could come and argue as much as the people who came from downtown. He stated that people who had homes worth a million dollars talked to the same people as people who did not have homes and lived in camps. He stated he wanted every one of his colleagues to feel the weight of a homeless person as much as they felt the weight of someone who represented the highest level of economic impact. He stated that a developer should have the same weight in conversation on the 7th Floor as a single mother. He stated that if they cut the districts up to 7 or 9, they would not have those, because some would represent the most impoverished, and some would not.

Councilman Keith stated that in 1988, the representation was at large, and the at-large seats allowed individuals of high influence and a lot of money to run and rule the city, and that was not fair, and not just because of minority representation but because of economics.

Councilman Keith stated he was not against diversity, even in age, but he was pausing his consideration for more representation because they had not answered the issue. He stated that Huntsville was the greatest city this side of heaven, and no one in the nation would disagree, and if someone moved to Huntsville, they should be able to call any corner of the city home, that there should be no social stigma that would allow one to believe that certain places were more unsafe, and that when he pulled a Census track, no matter where it was in the city of Huntsville, the diversity of income and the diversity of culture and community should be the same.

Councilman Keith stated that for that reason, he supported this plan, and he

was blessed to be a part of this process, one that he used to read about. He stated that for him to think about his impact at this time for the next 10 years, he did not think it should be diluted, and he also felt that way for Districts 2 through 5.

Councilman Keith thanked everyone who had reached out to him concerning this matter, and he stated this would be his final statement on it. He thanked persons for their input and perspectives. He stated that as he had said to his colleagues previously, this was an opportunity to make Huntsville just that much better.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated she would like to dovetail on the topic of socioeconomics. She stated that when there was an apartment building to be built in the Cove and people had a good ole Southern come-apart over it, she was glad she was not on the Council because she would have been looking at every single one of them and saying, "All you are doing is being upset about the fact that it is an income-restricted building, that people cannot make too much money, and they have to make a minimum amount of money, and you only want rich people to be living in the Cove." She stated that was wrong, that she had visited that apartment building when she had first heard it was such a big deal, and she had met a little old lady who was glad to be there because she was near her rich doctor son.

Councilwoman Akridge stated that every system needed diversity. She stated to Councilman Keith she thought it would be great if more people could afford to live in District 2, and she was going to be asking the staff for an update on what they were doing to get more workforce housing in every corner of the city so there would be diversity and it would not be just the western portion of District 4 that was going to look like a city should look, which was all kinds of people in one space.

President Meredith recognized Councilwoman Robinson.

Councilwoman Robinson stated she had a procedural question. She stated

they had four plans on the agenda, and the item they were considering at this time was the Administration plan, but they also had plans offered by Dr. Chris Brown, Ms. Angela Curry, and Ms. Ruby Mixon. She stated that all the plans were different in one way or another. She stated that if the Administration plan was approved, then they would thank the other folks for their participation, and they would not be considered.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated she believed it should be made clear, as they were about to vote on item e, that the other plans did not meet the guidelines that were established.

President Meredith stated he would defer to the Redistricting Team to make that announcement.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1233, and it was unanimously adopted.

President Meredith recognized Councilman Keith.

Councilman Keith asked, procedurally, now that this had passed, what the notice process would be.

Ms. Graham stated that according to the Clerk-Treasurer's Office and the County Board of Registrars, they were only legally required to do mail-outs if a voting precinct changed; however, the County Board of Registrars could provide a list of registered voters where districts changed to do a mailout, but the City would have to pay for that, so the Council was going to have to determine how they would go about that process. She stated that what the Clerk-Treasurer's Office, as well as the Board of Registrars, really recommended was that they do an online option, noting that they said this worked best. She stated there was so much more involved, that it was

not just the City Council and the School Board members that were changing, that it also included the County Commission; the Senate, House, and Congressional; and State School Board districts.

Ms. Graham stated that only 10 percent of the population would be changing districts. She stated they had the GIS group on the Redistricting Team working with Communication at this time, to find out where citizens could go to a website and look up what district they were in. She stated this included the City, County, and State websites, as well as the Redistricting website, and adding websites to the City's TV station, and making sure that the administrative assistants in the Mayor's office, the City Council, Planning, GIS, and the Legal Department all had that website and understood how it worked so if a citizen called who did not have access to a computer and asked that question, they could look it up for them.

Councilman Keith stated that with it being an election year, he would like to see their best effort on this. He stated he did not think it should just be a website for some, even if they had to post it in a church bulletin, to check where a person lived. He stated if it was not an election year, he would not be so concerned. He stated he believed they would try to find some way the City Council could work to express that to people, to check.

Ms. Graham stated they could reach out to the Redistricting Team, that they were willing to help with this.

Councilwoman Robinson stated that because it was an election year, those who would be campaigning would have an opportunity to reach out to folks, and it would be incumbent on them to make sure they were in a certain district.

Councilman Kling asked if there was a way the City could set up a website where a person could punch in their address and see what district they were in.

Ms. Graham replied in the affirmative, stating they already had the

redistricting website, and that was where persons could go to and put in their address.

Councilman Kling stated that maybe it could be publicized that this was available to the public.

Councilman Keith thanked the Redistricting Team for dealing with him, noting that the people in Terry Heights had called him and said they loved being in District 1. He stated to Ms. Graham that it was a blessing to have her back, and he thanked the entire team, noting that this had been a long road.

Ms. Graham stated that she wanted to say, on behalf of the Team, that they were grateful to the City Council and their support for their efforts, noting that it had been a pleasure working with them.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated she needed to clarify something for the public. She stated that when people had called and said whatever district they wanted to be in, they had to say why that would make sense. She stated this was called a "neighborhood of interest," and when it made sense to not split up an area, because of homeowner associations or geography, then it was changed, that it was not just because someone loved President Meredith that they got to stay in District 5.

Ms. Graham stated they had had many phone conversations, many emails, and many field trips to go and look at a situation, to make sure they were not putting a line down the middle of a neighborhood street.

Councilwoman Akridge stated they had clumped everybody together very well.

President Meredith thanked Dr. Brown, Ms. Angela Curry, and Ms. Ruby Mixon for their plans. He stated that the fact they would not be considered and voted on did not lessen the dedication each of those citizens had in developing the plans and participating in the public policy process. He thanked all three of them for going that

extra mile for their fellow citizens.

Ordinance No. 21-1234 died for lack of a motion.

Ordinance No. 21-1235 died for lack of a motion.

Ordinance No. 21-1236 died for lack of a motion.

President Meredith stated the next item on the agenda was New Business Items for Consideration or Action.

President Meredith asked if there were any items any of the Council members would like to hold for separate consideration.

After discussion, President Meredith stated that items 20.j, 20.n, 20.p, 20.q, 20.r, 20.s, 20.t, 20.u, 20.v, 20.y, 20.af, and 20.ag would be held from the consolidation.

President Meredith moved for consolidation and adoption/approval of the following items, which motion was duly seconded by Councilwoman Robinson and was unanimously approved:

Resolution authorizing travel expenses, as follows:

(RESOLUTION NO. 12-1241)

Resolution authorizing the acceptance of donations, as follows:

(RESOLUTION NO. 21-1242)

Ordinance amending Budget Ordinance No. 21-867 by changing appropriated funding for various departments and funds, as follows:

(ORDINANCE NO. 21-1243)

Resolution authorizing the Mayor to enter into agreements with the low bidders meeting specifications as outlined in the attached Summary of Bids for Acceptance, as follows:

(RESOLUTION NO. 21-1244)

Resolution authorizing the Mayor to enter into an agreement between the

City of Huntsville and Vital Records Control to accept the assignment of the Records Storage Facility contract previously awarded to Business Records Management Services via Resolution No. 21-359, as follows:

(RESOLUTION NO. 21-1245)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and International Data Base Corp. dba BidNet, for the provision of web-based bid solicitation software, as follows:

(RESOLUTION NO. 21-1246)

Resolution authorizing the Mayor to enter into a Funding Agreement between the City of Huntsville and the Alabama Department of Transportation, for the Utility Relocation Phase of Huntsville Northern Bypass, from 1.2 miles east of CR-86 (Pulaski Pike) to 1,500 feet east of SR-1 (US-231-431) intersection, Project No. 65-10-RD08, ALDOT Project No. STPHV-PE10(917) & CPMS Ref# (100061850), as follows:

(RESOLUTION NO. 21-1247)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and RSM Design, for Architectural Design Services for Cummings Research Park, Project No. 71-22-SP04, as follows:

(RESOLUTION NO. 21-1248)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Madison County for the installation of a guardrail along Dug Hill Road between King Drake Road and Raintree Road, as follows:

(RESOLUTION NO. 21-1249)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and the Huntsville-Madison County Airport Authority for James Record Road, Project No. 71-22-SP11, as follows:



(RESOLUTION NO. 21-1251)

Resolution authorizing the Mayor to execute a Third Amendment to Development Agreement between the City of Huntsville and BAE Systems Information and Electronic Systems Integration, Inc., as follows:

(RESOLUTION NO. 21-1252)

Resolution authorizing the Mayor to execute a First Amendment to Development Agreement among the City of Huntsville, Madison County, the Industrial Board of the City of Huntsville, and Blue Origin Alabama, LLC, as follows:

(RESOLUTION NO. 21-1253)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Tetra Tech, Inc., for On-Call Engineering Design and Programming Services for Supervisory Control and Data Acquisition (SCADA) Projects, Project No. 71-22-SP09, as follows:

(RESOLUTION NO. 21-1255)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and the Alabama Department of Public Health (ADPH), for grant funds to be utilized by the Huntsville Police Department Criminal Investigation Division, as follows:

(RESOLUTION NO. 21-1263)

Resolution authorizing the Mayor to execute renewal of the interagency agreement with the Madison County Multidisciplinary Team supporting the National Children's Advocacy Center, as follows:

(RESOLUTION NO. 21-1264)

Resolution authorizing the Mayor to enter into a Business Associate Agreement between the City of Huntsville and Mauldin & Jenkins, as follows:

(RESOLUTION NO. 21-1266)

Resolution authorizing the Mayor to execute a proposal for Firefighter Cancer and Long Term Disability coverage with Alabama First Responders Benefits Program, as follows:

(RESOLUTION NO. 21-1267)

Resolution authorizing the City Attorney to settle the claim of John H. Whitman v. Nathaniel Blair, City of Huntsville, et al., as follows:

(RESOLUTION NO. 21-1268)

Resolution authorizing the City Clerk-Treasurer to invoke Servis First Bank Letter of Credit No. 27549 for Legacy Preserve Subdivision, as follows:

(RESOLUTION NO. 21-1269)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Caroline Swope, d/b/a Kingstree Studios, to conduct a historic resource survey of Magnolia Terrace, as follows:

(RESOLUTION NO. 21-1270)

Resolution authorizing the Mayor to execute an Amendment to the Grant Agreement between the City of Huntsville and the Alabama Historical Commission, regarding the Survey of Magnolia Terrace, as follows:

(RESOLUTION NO. 21-1271)

Resolution authorizing the Mayor to enter into a Special Employee Agreement between the City of Huntsville and Marty R. Calvert, as follows:

(RESOLUTION NO. 21-1274)

Resolution authorizing the Mayor to enter into a Special Employee Agreement between the City of Huntsville and John Hollingsworth, as follows:

(RESOLUTION NO. 21-1275)

Resolution authorizing the Mayor to execute a Purchase and Sale Agreement between the City of Huntsville and Airport Properties, LLC, as follows:

(RESOLUTION NO. 21-1278)

President Meredith stated the Council would at this time consider the items that had been held from the consolidation.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Garver, L.L.C., for Engineering Design Services for Access Road between Odyssey Drive and Bridge Street Town Centre, Project No. 71-21-RD09, as follows:

(RESOLUTION NO. 21-1250)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

President Meredith recognized Mr. Shane Davis.

(Mr. Davis made a PowerPoint presentation.)

Mr. Davis stated this resolution was to enter into a design contract to design a new road within Cummings Research Park West. He stated this would provide new connectivity to the north side of Bridge Street Town Centre and Odyssey Drive. He stated that over the years, they had contemplated this small connection, that it was a very short stub street that would provide connectivity for employees in Research Park to gain better access, direct access, to Bridge Street, especially during lunch hour. He stated that at this time if persons were north of Bridge Street, they had to actually go west around Explorer Boulevard and come back into the Old Madison Pike area, and then re-enter, from the south to the north. He stated this would provide direct access, without having to congest Old Madison Pike.

Mr. Davis stated the City's portion of this would be to design the road, at \$32,005. He stated that Bridge Street was assisting in covering any right-of-way costs, for acquisition of property, and then the City would come back in, with Research Park funds, to build the small section of a two-lane road, to connect

Odyssey Drive into what was known as "Governors West." He stated that Governors West actually crossed Old Madison Pike, near I-565, around the Cabela's development, and it came up through Bridge Street and turned and went around by the Westin. He stated that as it made the right-hand turn, if one were going to the Westin, this small stub street would just go due north into Odyssey Drive. He stated this was really kind of an extension of Governors West.

President Meredith asked Mr. Davis if he had a map to display for this.

Mr. Davis replied in the affirmative.

Mr. Davis indicated the location on a displayed map. He indicated the existing Governors West, and he stated that one would come around by the movie theater and around the Westin. He indicated the connection point, where they would come up through the area and connect into Odyssey Drive. He stated this would allow the whole northern section of Research Park to have more direct access. He stated this would not impact anyone's parking or any existing buildings, that it was really an open-space area there where they would bring in that small road, and sidewalks.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1250, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to enter into a Project Development Agreement among the City of Huntsville, the IDB, and Starbelt, LLC, as follows:

(RESOLUTION NO. 21-1254)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

President Meredith recognized Mr. Davis.

(Mr. Davis made a PowerPoint presentation.)

Mr. Davis stated this was a Project Development Agreement among the City of Huntsville, the Industrial Development Board, and Starbelt, LLC, which was the actual entity ownership of the land. He stated that most people in the community referred to this as "Facebook," or now "Meta."

Mr. Davis stated that this was an expansion of their campus, which would double the size of what was there at this time.

Mr. Davis stated that the project overview would be a 250-acre expansion to the current campus, bringing the total campus of the data center to just under 600 acres. He stated the expansion capital improvement investment would be a minimum of \$750 million, noting that the original development agreement they had passed approximately three years prior had the same requirement. He stated that to date, Facebook had invested a little over \$3 billion in the campus, and they liked Huntsville, and they wanted to continue to grow, that they liked Huntsville's business climate and environment and the investment in the infrastructure and the workforce quality in the area. He stated they wanted to do a second campus on the north side of the existing campus.

Mr. Davis stated their initial capital investment would be a minimum of \$750 million, with an additional 50 jobs for the first data center buildings that would go up. He stated they had a minimum, exclusive of benefits, of an \$80,000 annual wage per job.

Mr. Davis stated that as they could see in the aerial photo, the initial project agreement the Council had approved was for the first building. He indicated Buildings 1 and 2, and he stated they could see Buildings 3 and 4 under construction, and Buildings 5 and 6. He stated the initial project agreement had required these initial buildings, Buildings 1 and 2, to be built, and to create the jobs. He stated that was what this agreement would require in this new area, which was kind of shaded in

white, in the 250 acres. He stated this allowed for future expansion, that the City wanted them to do that and were supportive of that, and they thought they would, that they would do that over time, as they had in the first campus phase.

Mr. Davis stated, as to what the City, or the taxpayer, was having to do in North Huntsville Industrial Park for this to move forward, that they were doing some road improvements, and not just for the Meta campus, but he noted they had had significant growth in this park, that they had gone from having Toyota Motor Manufacturing Alabama and a couple of small businesses to three different warehouses, Rocketdyne Aerojet, and Facebook. He stated that North Huntsville Industrial Park was filling up very quickly, that he believed they had only approximately 10 small lots left, that all the large tracts were taken. He stated this was a good thing, that it had created thousands of jobs in that area.

Mr. Davis stated that because of that growth, they had been planning for some road improvements, whether this project would come or not, with one of those being Monroe Road, which the Council had already approved, and Liberty Hill Road, which kind of went up through the heart of North Huntsville Industrial Park, off Prosperity. He stated that, also, they wanted to add a traffic signal at Pulaski Pike. He stated that this traffic signal was actually already installed, and bagged. He stated they were getting through the holidays before they would start to turn that on, to flash, and then it would become operational. He stated that was just for the traffic patterns they were seeing.

Mr. Davis stated that in this Project Development Agreement, they wanted to memorialize that those planned improvements would actually occur, so they were in the Development Agreement even though they were planning to do those.

Mr. Davis stated there was something that was very unique, and he thought set the standard for what this company had done for the community and how they did

not want to be a negative impact on infrastructure. He stated there were sanitary sewer extensions required for this project, to get farther north, to the tune of about \$2.8 million, and the company would be covering \$2.5 million of that cost. He stated they would be building the majority of this system expansion, to City standards, and then donating it back to the City. He stated there was a small amount kind of internal to the Industrial Park that the Sewer Department wanted to do on its own, and that was about \$300,000. He stated they would do this mainly with in-house crews, but for the larger expansion portion of it, the company would be covering those costs, on behalf of the City.

Mr. Davis stated there would be a separate agreement, a service agreement, that was pretty typical of Huntsville Utilities, for water, gas, and electric. He stated a portion of that was for some water main improvements. He stated those total improvements were about \$1.5 million, to Huntsville Utilities. He stated he could tell them the same was happening on the water side, with the company providing significant capital contributions for those improvements.

Mr. Davis stated he would say they were paying their way. He stated the return on investment once this project was complete on this campus was about \$8.1 million annually, back to the community, the City and the School System. He stated this was a significant shot of revenue, in property taxes, and certainly the jobs, and added growth in North Huntsville.

Mr. Davis stated he would answer any questions the Council members might have.

President Meredith asked if there was any discussion.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated that what she had written on the top of that Exhibit B was "No," because it looked like they were going to give a blank check to get

this done. She stated she would like to see a chart that showed they already had the money allocated in their budget, noting that she did not memorize the budget.

Mr. Davis stated the road improvements were improvements he and Ms. Martin and Traffic Engineering did, due to traffic counts and the growth, the growth of North Huntsville. He stated these were all planned, that some of them were actually under construction at this time, even without this agreement. He stated that the Liberty Hill improvements were about 50 percent complete, and the Pulaski Pike signal, as he had mentioned, had been installed and would cycle on after the holidays. He stated the only one left was Monroe Road, and the design was almost complete, that they were actually buying right-of-way, and the Council had approved the construction budget in the Capital Plan.

Councilwoman Akridge asked if this was going to cause any new debt on Huntsville Utilities. She stated she looked at Huntsville Utilities as the City, since they owned it.

Mr. Davis stated he could not specifically answer as to how they would pay for this, but he knew they had been planning for water improvements up in this area due to the growth. He stated he knew it had a small amount of 20-inch and 16-inch water main extensions. He stated that one was not even in the North Huntsville Industrial Park, that it was actually off, near Research Park Boulevard, to allow more water up into District 1 due to the growth, that it was not just for this project. He continued that there was a small booster station that was down on the Northern Bypass. He stated that, really, there were not direct improvements just for this project, that it was improving the water service of the general area, due to the growth.

Councilwoman Akridge asked if the City was taking on any new debt to accomplish this.

Mr. Davis stated for the City of Huntsville, no, and he stated he was fairly



confident that the improvements of Huntsville Utilities were in their five-year capital plan because those improvements had been planned for two or three years.

Councilwoman Akridge asked if the renewable energy requirement, or offer, from Meta still stood for this phase also.

Mr. Davis replied in the affirmative, stating that was actually a corporate standard they had on themselves. He stated that many citizens might not realize this, but in partnership with TVA, Facebook and Meta, at the inception of the first project, the first building, had actually constructed about a 600-acre solar farm in southern Tennessee. He stated it had to be close to the TVA power source so they could get it back on the grid, but they were predominantly a net-zero carbon-footprint-type company, that this was one of their requirements anywhere they went.

President Meredith asked if there was any other discussion.

Councilman Keith asked how this impacted the school system.

Mr. Davis stated that it was significant, really significant. He stated he had been there 21 years, and it was kind of hard to point and say, "Can I take you by a project that has invested \$7 billion?" He stated he could only think of two mega projects they had ever had, that one was MTMUS, which had just opened, and this one, that would even get to the letter "B." He stated that when they would take 27.5 mils annually of that investment, and it was going directly to the school system, it was significant. He stated that, actually, Buildings 1 and 2 that were on line would pay their first assessment in October. He stated they had been saying it was coming, and they had made these investments, and in the fall of 2022, they would start reaping those returns, and they were forever. He stated they could see they were only getting bigger, that they were continuing to grow.

Councilman Keith asked, concerning Facebook, or Meta, if any of these sites had closed, if they had had any of their expansions surprisingly shut down.

Mr. Davis replied in the negative. He stated that, really, the growth of this type of data storage continued to grow, that the market continued to grow, and not just for them but for other companies. He stated this was the reason for taking another 250 acres and really doubling down here.

Councilman Keith stated he thought it was important that they find some level of ingenuity but also investments in things that were long term. He stated he was not going to name a company that was once here. He stated that his hat was once again off to Mr. Davis, and not just because it was in North Huntsville. He stated that they would be long-term partners, like Toyota.

Mr. Davis stated he would have to brag on those guys because they were a class act to deal with. He stated that over the past three years of building these six buildings that were now under construction, they had developed a business relationship because they were in town all the time, and the way they gave back to a community was amazing. He stated you could not see it because they did not want credit. He stated they would give to non-profits mainly on the condition that they would not have their name attached to it, that they would say they were doing it because they wanted to make a positive impact on the community, not to get notoriety. He stated it was pretty special to have corporations in the community that wanted to give back and not do it just so their name would be on a billboard or on a banner at a function, that it was that they wanted to do it because they wanted to change the community in a positive way. He stated that these guys did a phenomenal job at doing that.

President Meredith recognized Councilwoman Robinson.

Councilwoman Robinson stated that to Councilman Keith's point, this development model she believed was one of the first ones they had, when they were not doing tax abatements, that when this one came, the minute they started being

assessed, they started paying the property taxes.

Mr. Davis stated there was a small abatement, by the Constitution, for a data center bill that brought the first data center to Alabama, which was Google, in Jackson County, up near Stevenson, that there was a small percentage, but the majority of this, like he had said, in October of next year it would go immediately on the tax rolls. He stated that one building had just gotten its CO, and the second building would be in the spring, and in 2022, the taxes would start producing.

Councilwoman Robinson stated the reason it was huge was that it was farmland, taxed at nothing per acre, and now it would be taxed substantially, that it would generate substantial revenue.

Mr. Davis stated that was correct. He stated that over half of this property was not even in the city limits, so it was producing zero.

Councilwoman Robinson stated that was significant because the school population was growing, that they had portables at Grissom, and she was sure they had portables at other schools also. She stated that the growth in the property taxes would be able to fund the growth of the schools, and they desperately needed it.

Mr. Davis stated that was correct, and he stated they wanted to make sure they were paying their way.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated that earlier when she asked about so much of the property tax being abated except for the schools, Mr. Davis had pulled out his calculator and said that it should generate, by October of 2022, on the current project, \$8.5 million per year. She asked if that was the same \$8.5 million he had shown on the display.

Mr. Davis replied in the affirmative, stating that what they saw was what would be that total. He stated they had just given a certificate of occupancy about

three weeks ago on Building 3, and then there were Buildings 4, 5, and 6 that were coming in. He stated the number he had given Councilwoman Akridge would be on this campus. He stated these buildings were scheduled to be completed by the end of the following year, noting that they were being built amazingly quickly. He stated the parking lot kind of off to the left on the display was the parking lot they had built to a standard that would be built for a shopping mall, that it was a permanent parking lot, but they considered it temporary. He stated there were 2500 construction workers on this site every day, that that parking lot was just for construction workers. He stated they could see that their workers had parking in the interior "H." He stated they were getting ready to build an additional parking lot for more construction workers. He stated that this helped small businesses in District 1 during lunch, or just buying gas, or whatever they would need to pick up, that there was immediate impact within what he called "the community," and not just Huntsville, but in that radius, due to this ongoing construction.

Mr. Davis stated that with approval of this, the full buildout of this campus was probably another seven years away, before the buildout of the available 250 acres, so the revenue that was being created due to the construction activity was going to last a while, especially up in this area.

Mayor Battle stated to Councilwoman Akridge that she might look at it as \$3 billion that was going to be assessed at 20 percent, so that was \$600 million times .0275. He stated she could do the math and figure it out real quick, that 8 to 10 million dollars was the number, that it would just depend on the depreciation.

Councilwoman Akridge stated that, then, the School Board should be sitting pretty as far as future revenue to build their new administrative building.

Councilwoman Akridge stated she had a point of just curiosity because she knew HudsonAlpha used a lot of data, and she imagined there were some defense

contractors that also used a lot of data. She asked if the proximity of this data center, which was holding everything on the cloud, would help the businesses that were here, such as HudsonAlpha.

Mr. Davis stated not for a Meta data center, that this was private, for their data. He stated they had had two data centers very quietly open in Research Park that were providing that support.

Councilwoman Akridge stated that, then, they were only going to use this for their social media networks.

Mr. Davis stated that was correct.

Councilwoman Akridge asked what if the government said, "Facebook, you have got to clean up your act, and you can't do this and you can't do that"? She asked if they could not need this, and they would leave.

Mr. Davis stated that taxes would still be due.

President Meredith asked if there was any other discussion.

President Meredith called for the vote on Resolution No. 21-1254, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to enter an agreement between the City of Huntsville and Turner Construction Company, for construction services of the New City Hall and Parking Deck, as follows:

(RESOLUTION NO. 21-1256)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

President Meredith recognized Mr. Ricky Wilkinson, Director of General Services.

(Mr. Wilkinson made a PowerPoint presentation.)

Mr. Wilkinson stated this was the construction services contract with Turner Construction for the new City Hall project.

Mr. Wilkinson stated he had a presentation he would run through quickly. He stated he wanted to again cover why a new City Hall was needed, the steps they had taken to get to this point, a little bit more about the project, and then specifics about the construction contract.

Mr. Wilkinson stated that the current City Hall building was constructed in 1963. He stated they could see on the display that the current square footage was 61,521 square feet, and he stated they currently had 129 employees within this building. He stated that as the building had aged, they had continued to see issues with maintenance, with regard to just serviceability of different aspects of the building, specifically the electrical/mechanical systems. He stated they had documented and discussed a lot about the issues with the facade, with the marble on the exterior of the building. He stated the building did not meet current Codes, with regard to Seismic Codes, ADA Codes, and current building Fire Codes.

Mr. Wilkinson stated they had also discussed the condition of the municipal parking deck across the street, which was constructed in 1965 and was primarily a precast structure. He stated the last repair/renovation had taken place in 2013, and he stated they could see some of the evidence of this on the right side of the slide that was displayed. He stated he could assure them that was not there when the building was originally constructed.

Mr. Wilkinson stated that in 2017, they had hired PEC Structural Engineers to come out and assess the building, and during that assessment, they told them the building had reached the end of its useful life. He stated it was estimated that roughly 15 percent of the columns, 10 percent of the beams, or joists, and about 5 percent of the slabs, concrete slabs, were either damaged or in deterioration. He stated they

could see on the bottom picture displayed that actually the topping slab was separating from the precast panels. He stated that similar to the City Hall building, they had issues with maintenance, with regard to just serviceability of the electrical and elevator systems there, and similar issues with the Code as they had in this building.

Mr. Wilkinson stated that another reason for the need of a new City Hall was that at this time the proximity of City departments and functions was very much spread out. He stated that as they could see on the display, they had several leased facilities in the downtown area, to include offices for ITS, Community Development, and GIS, and also they had several City-owned facilities, of course, the Admin Building, Public Services Building, and a portion of the Lowe Mill Office Complex, which all currently housed functions that would be moving to the new City Hall.

Mr. Wilkinson stated that even in City-owned buildings, they had various departments that were actually located on multiple floors in the same building.

Mr. Wilkinson stated that in March of 2017, the City Council had approved a contract with Goodwyn Mills Cawood for the preliminary design services for the building. He stated that program had primarily focused on the programming and site selection. He stated they had come back to the Council in December of 2017 and presented the general programming requirements for the building, and also the site selected at that point.

Mr. Wilkinson stated that as a follow-up to that effort, in December of 2019, GMC was awarded the full architectural design services by the City Council. He stated that in March of 2020, they had held three public input meetings, that they had a meeting at the former Johnson High School, they had one at the Bailey Cove Library branch, and they had one in the Council Chambers. He stated that, obviously, given the importance of this facility and what it would mean to the city, public input was

very important during this process.

Mr. Wilkinson stated that in November of the prior year, GMC had presented the schematic design to the City Council.

Mr. Wilkinson stated that during the public input meetings, the architectural team, the design team, showed various boards, essentially, that showed regional civic facilities. He stated they could see examples of these on the displayed slide. He stated that one on the left-hand side was specific to the southeastern regional United States, and then on the right-hand side was really just across the nation, civic buildings and what they represented. He stated they could see a wide variety of modern design, as well as traditional architecture.

Mr. Wilkinson stated that also as a part of that effort, they had a board that really focused specifically on notable buildings within Huntsville. He stated they could see on the left-hand side what was obviously the First National Bank Building. He stated this also included some formal designs, included with previous courthouse buildings.

Mr. Wilkinson stated that some of the common themes they got back, as far as input from the public, was really having a sense of formal dignity, with the architecture and with the building, a sense of permanence. He stated he had learned a new word through this process, "gravitas."

Mr. Wilkinson stated that a building needed to have an identifiable entry and needed to tie into the adjacent areas and have connection to those areas. He stated the Council members might recall from last November that this was the schematic design that was presented to the Council. He stated it was a modern building, but it really paid some tribute to past architecture, specifically incorporating some elements of neoclassical architecture from the First National Bank Building across the street. He stated they would also notice, as to the public entries, that they would have entry



to what would be the second level from the Courthouse Square, and then there was a secondary public entrance on the first level, from Fountain Circle, in the area he was indicating on the display.

Mr. Wilkinson stated that GMC had taken this schematic design, as well as the programming effort, and had developed full-blown construction documents and specifications for the project. He stated this project included the demolition of the existing municipal parking deck. He stated they could see the site that would be the footprint of that municipal parking deck. He stated there would be a new, seven-story, 170,000 square-foot office tower on the north side of the site, and there would be a seven-story parking deck on the southern half of the site. He stated that both of these structures would be cast-in-place, post-tensioned, concrete structures. He continued that the facade for the office building would be primarily architectural precast. He stated they anticipated 365 employees to move into the new building, and they had room for growth in the programming. He stated this was compared to the 129 employees currently in the City Hall building.

Mr. Wilkinson stated that in the parking deck, there would be 568 spaces, compared to the 512 spaces in the current municipal parking deck, so there would be an increase in overall parking. He stated the first floor would be primarily public parking, that it would allow folks to have access to City services, parking on the first floor of the deck. He stated that the other levels of the deck would be primarily used during normal business hours for employee parking. He stated that at this time, the City had one electric car charger, and they had made provisions for it to be included within the parking deck, and they had made provisions for future electric chargers should they be needed.

Mr. Wilkinson stated the scope of the project would also include the streetscape adjacent to the building there.

Mr. Wilkinson stated that the Council members had previously seen the view of the layout for the new City Hall he was displaying at this time. He stated that on the first floor was the developers' one-stop shop, that Inspections, the Fire Marshal, and Natural Resources, as well as EMA and the Print Shop, would be located there. He stated that the Council Chambers and HR would be located on the second level; and Finance, the Clerk-Treasurer, and Community Development would be located on the third floor; with Planning, GIS, Engineering, and Urban Development located on the fourth level. He stated that General Services, Legal, and IT would be on the fifth level; City Council would be located on the sixth level; and the Mayor's office on the seventh level. He stated that aside from certain aspects of the Administration, all departments were located on their own level, that there were no departments that were split between levels.

Mr. Wilkinson stated that throughout the design, it was important to make sure they maintained an efficient floor plan. He stated they anticipated sticking with open-office concept. He continued they had designed an adaptable floor plate for future reconfiguration, so if they needed to come in and rearrange floors, the structure would allow for that, that it would be very flexible.

Mr. Wilkinson stated that the building met all ADA and current building codes.

Mr. Wilkinson stated that sustainability and maintainability were obviously very important. He stated the building would have all LED lighting, and there would be a lighting control system. He stated they had designed the building to the new energy code, noting that that had not been adopted or implemented yet, but trying to be proactive and mindful, they had designed to that new energy code.

Mr. Wilkinson stated they had incorporated ionization technology in the mechanical system, as well as increased filtration, for better indoor air quality in the

building.

Mr. Wilkinson stated they had employee amenities, that on the sixth floor, they had an employee break room that would include a terrace balcony for employees to have their lunch, to enjoy nice days out there. He stated that, also, they had two mothers' rooms, or nursing rooms, that would be included in the building. He stated that each department had their own break-out rooms and team rooms programmed within their spaces as well.

Mr. Wilkinson stated that, obviously, technology was a big benefit to this, that they had state-of-the-art AV planned, that all of the conference rooms and team rooms would be outfitted for virtual meetings, and the Council Chambers would be outfitted for broadcast capabilities. He stated they planned to have a white noise system, obviously, with some of the open-office concepts, to help with concerns about noise carryover and things like that.

Mr. Wilkinson reiterated they had made room for future growth, that they knew departments were growing, and they had planned for that within the current programming.

Mr. Wilkinson stated this would be a secure building, that they would have security checkpoints at the primary entrances. He stated they would have the capability to pretty much control all of the stairwells, and elevator access, with access cards, that, essentially, if a visitor came in and needed to go and see Finance on the third floor, Security could issue them a badge, and that would be the only place they could get to, potentially. He stated they had that capability built in.

Mr. Wilkinson stated they were currently working with Arts Huntsville for the incorporation of public art, that they were going through an interview process with some artists, that on the second level, there would be a wall, as one came in the primary entrance off the Square, and there would be an art piece there, and there

would be a suspended art piece above the ground stair, going from the first floor to the second floor.

Mr. Wilkinson stated he wanted to take just a second to talk through the bid process. He stated that on this project, they had actually gone through a pretty extensive pre-qualification process for the general contractors, as well as the major trades, mechanical, electrical, plumbing, that were able to bid on the project. He stated there were a variety of issues that was based off of, that a lot of it had to do with volume, past project experience, and just the size of the project. He stated they did not want this to be somebody's first go at building a project of this size.

Mr. Wilkinson stated they had six general contractors to pre-qualify, and a number of mechanical, electrical, plumbing subcontractors to pre-qualify for the project as well.

Mr. Wilkinson stated that on bid day, they had roughly 1.3 percent between the low bidder and the second-place bidder, so there was a lot of competition. He stated they felt really good about the numbers they had.

Mr. Wilkinson stated that, of course, Turner Construction was the apparent low bidder, and they worked with them on some value engineering, that, essentially, they were able to sit down and go over the numbers and determine if there were areas where they could cut costs without affecting the aesthetics of the building, the maintainability of the building, and the way the building functioned. He stated that during that process, they had cut just over \$2.1 million out of the bid day price.

Mr. Wilkinson stated that Turner was an international company, based in the United States, with a local office in Huntsville. He stated they had just recently worked with them in the construction of the Monroe Street parking deck, and they had actually built the municipal parking deck over 50 years ago.

Mr. Wilkinson stated that as they could see on the display, the construction

cost for the office tower was roughly \$62 million, including the demolition of the municipal parking deck, and the construction of the new parking deck was approximately \$14.7 million, for a total construction contract of \$76,811,166.

Mr. Wilkinson stated one thing that was a bit unique about this project, given there was a parking deck constructed on the lot at this time, was they were not really able to do the complete due diligence they would do on a greenfield site.

Mr. Wilkinson stated, specific to some of the foundation concerns, they were not able to go in and do the geotechnical work they would otherwise do. He stated that to kind of solve this issue, they had included some allowances, which were included in the base bid, for unsuitable soils, items related to the foundations, and potential rock excavation that might occur.

Mr. Wilkinson stated that of that \$76 million, they had roughly \$1.3 million related to allowances that might be associated with the site work.

Mr. Wilkinson stated that assuming the Council approved this at this meeting, that moving forward they would see closure of the parking deck across the street on January 3, 2022. He stated they would expect a Notice to Proceed to Turner by mid-January, and then substantial completion of the project in January of 2024.

Councilman Kling asked Mr. Wilkinson if they could build a new City Hall on top of the existing parking garage.

Mr. Wilkinson replied in the negative. He stated that back in 2017, the structural engineer had told them that building was at the end of its useful life. He stated they could not build another structure on top of that parking deck.

Councilman Kling stated that, then, it was a potential safety hazard.

Mr. Wilkinson stated that it potentially was. He stated it was still safe to park in at this time, but they had to make some decisions on that parking deck.

Mr. Wilkinson stated what he was displaying at this time was information he

had previously shown, that he just wanted to address it again. He stated this was the cost associated with some of the buildings they had at this time. He stated they could see that there was maintenance and repair cost associated with the Admin Building, the City Hall they were in at this time; the Public Services Building; and also the Municipal parking deck. He stated that in the last fiscal year, they had spent just over \$335,000 in repair and maintenance of those buildings. He continued that Utilities were just over \$324,000. He stated that the leases they had downtown were just over \$369,000. He stated that related to the buildings they were occupying at this time, as well as the leases, it was just over \$1 million in FY 21.

Mr. Wilkinson stated they had previously discussed options for renovating these buildings, or building new, that they had shown these numbers before. He stated that, essentially, from a life-cycle analysis, they were spending the same money to renovate these buildings versus building a new City Hall. He stated that one thing they were not accounting for was they were still dealing with the same square footage, that this would not affect any employees that were located outside of these buildings, and they were still paying for leases downtown, and that would potentially rise, as the value of that property would rise.

Mr. Wilkinson stated he would be happy to answer any questions the Council members might have.

President Meredith recognized Councilman Kling.

Councilman Kling stated that Mr. Wilkinson had talked about how some of the satellite facilities would be consolidated into the new City Hall, and he had mentioned the Lowe Mill facility. He asked that whatever the game plan was for that, that they please try to work toward something that would be neighborhood friendly. He stated that everyone was aware that that area had seen a lot of great improvement, that they had exceeded \$400,000 on a real estate transaction on a house in that area. He

stated he would just ask that however that property would end up being used, they would make sure it was residential neighborhood friendly.

Mr. Wilkinson stated half of the square footage was the General Services projects office, and Parks and Rec still remained on the second floor. He stated that he believed the intent would be to backfill the Projects Office space with City functions, other City functions.

Mr. Hamilton stated that was correct, that the plan at this time was to keep that as a Municipal facility, and it would still house departments they believed were best located outside of City Hall, such as Parks and Rec. He stated that as Mr. Wilkinson had noted, there were multiple departments that would consolidate from existing City facilities into the new City Hall. He stated that, for example, as to the Engineering Building, where Mr. Davis' and Ms. Martin's offices were, they would fully vacate that property. He stated there were also a couple of others they would fully vacate, and they would be available for other uses, to include the current City Hall site. He stated they were still more than two years away from the properties actually being available. He stated that as they approached that time, they would come back to the Council with recommendations on the disposition of those properties. He stated he would imagine that some of them would be for sale, at market rate, and that would allow them to get back on the tax rolls, and there were other ones he would anticipate they would come with recommendations to turn into some other public use.

Mr. Hamilton stated that the decision for this meeting would not affect any of that, that in a year or so, they would probably start to talk about what the best future use of the other properties would be, noting that there were multiple properties the Council would have the opportunity to get out of City ownership and back into use by the community, in more productive ways.

Councilman Kling asked when they would expect departments would be moving into the new building and when would there be City Council meetings at the new building.

Mr. Wilkinson stated that the construction contract allowed for 24 months of construction, and at the end of that period, they could essentially start that process. He stated that at this point he would anticipate the end of the first quarter of 2024. He stated that, obviously, they had a lot of folks to move, and it was going to take some time to make that happen.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1256, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to execute Modification No. 1 to the Agreement between the City of Huntsville and Goodwyn Mills and Cawood, Inc., for the New City Hall and Parking Deck, as follows:

(RESOLUTION NO. 21-1257)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

President Meredith recognized Mr. Wilkinson.

Mr. Wilkinson stated this was Modification No. 1 to the Design Services Agreement with Goodwyn Mills and Cawood, and the amount of the modification was \$1,157,270. He stated that this right-sized the design fees. He stated that per the Alabama Building Commission, architectural fees were based on a percentage of the construction contract. He stated that GMC's rate was 5 percent, and that previously that was based on a \$60 million project, so given the updated construction cost, this would right-size their fee. He stated there was additional scope from the \$60 million



mark to this time, noting that they had added, throughout the design process, roughly 14,000 square feet, and they had added an additional level to the parking deck, which had 128 spaces. He stated this was not just pure escalation, that there was some scope included in that as well.

President Meredith asked if there was any discussion.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated that, then, they owed them money because the entire cost had gone up. She asked if that was \$78 million.

Mr. Wilkinson replied in the affirmative. He stated that included some additional services as well, that they were taking on the FF&E design, the AV design, and they had picked up the landscaping. He stated that during the design process, they had engaged them for some outside estimating services, so it was not entirely based on the construction amount, that there were some additional services.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1257, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and OMI, Inc., for engineering services for the New City Hall, as follows:

(RESOLUTION NO. 21-1258)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

President Meredith recognized Mr. Wilkinson.

Mr. Wilkinson stated this was an engineering services agreement with OMI, Inc., and it included the construction materials testing, special inspections, and ADEM inspections, as well as the geotechnical information for the New City Hall

project. He stated the amount of the contract was \$523,435.50.

President Meredith asked if there was any discussion.

Councilwoman Robinson stated that, then, these were the persons who determined the unsuitable soil and foundation issues, et cetera.

Mr. Wilkinson stated that was correct. He stated they had a lot of concrete to pour, and they would be checking all the concrete cylinders for them, to make sure they were meeting the design strength.

Councilwoman Akridge asked why that was not wrapped up into the Turner Construction bid, so that was all being managed by them.

Mr. Wilkinson stated they contracted directly with those outside agencies, with OMI. He stated it was nothing against the contractor, but they wanted them working for them.

Councilwoman Akridge stated that would be for a bit more scrutiny on their role.

Mr. Wilkinson stated that was correct.

Councilwoman Akridge stated that some people had been in shock at the price of this, that it had been a surprise, because they had not talked about the fact that it would be a tower and a garage, that they had just talked about the tower. She stated it sometimes felt they were being dripped information rather than getting it all at once. She asked if there was a checklist the City Council could have to understand everything, so that if there was another big project they were doing, the Council would better understand, up front, all the different entities that would be involved.

Mr. Wilkinson stated he believed that responsibility would lie with him and his department. He stated he felt like in the presentations he had given, he had been clear on the intent to include the parking deck, and, obviously, the office building, although in general perception, if they thought about the City Hall, they might not be

thinking about a parking deck. He stated that, certainly, his door was always open, and if there was a need for a conversation so information would be better relayed, he would be happy to have that at any point in time. He stated he was not the best public speaker and presenter, but he would try be sure to be very clear.

Councilwoman Akridge stated it was a two-way street, and she should have been asking more questions.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1258, and it was unanimously adopted.

Councilman Kling read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Lee Builders, Inc., for construction services at the Joe Davis Stadium Renovation, as follows:

(RESOLUTION NO. 21-1259)

Councilman Kling moved for approval of the foregoing resolution, which motion was duly seconded by Councilwoman Robinson.

President Meredith recognized Mr. Wilkinson.

(Mr. Wilkinson made a PowerPoint presentation.)

Mr. Wilkinson stated this was a construction services agreement with Lee Builders, Inc., for the Joe Davis Stadium project.

Mr. Wilkinson stated that, again, similar to the City Hall project, they had gone through a pretty extensive pre-qualification process for this project, based on the complexity and the size. He stated they had 11 general contractors pre-qualify for this, and it was a pretty good mix of local and regional contractors. He stated they had three that had submitted bids on bid day, and there was again 1.3 percent between the first and second, so they were very happy with the competition they had. He stated there was a lot of interest in this from the sub market as well. He stated

that given the volatility of the market overall at this time, they were really happy with the competition they had. He stated that similar to the City Hall contract, they had worked with Lee Builders and the design team, and they were able to save just over \$2 million during that process.

Mr. Wilkinson stated that Lee Builders was a Huntsville-based company, and they had recently completed the North Huntsville Library renovation project, as well as the Municipal Iceplex Phase II renovation project, both of which were very complex renovation projects.

Mr. Wilkinson stated that the total contract amount was \$27,748,825, and it was a contract time of 14 months. He stated that similar to the City Hall contract, they had allowances in there for unsuitable soils, as well as unforeseen conditions, which would give them some protection on renovation projects.

Mr. Wilkinson stated that the stadium was constructed in 1985, that it was primarily a precast structure, and the last renovation to the facility had occurred in 2009. He stated that that renovation affected mainly the clubhouse and locker rooms. He stated that the facility had been vacant since 2015.

Mr. Wilkinson stated that over the years, they had seen or heard various considerations as to what could be done with the facility. He stated that in 2019, the City Council had directed the Administration to provide a facility assessment and study for potential reuse. He stated that at that time, they had partnered with Chapman Sisson Architects, as well as PEC Structural Engineers, and the structural assessment for the facility was that the overall structure was in good shape, but they had anticipated some minor repairs at some of the embed connections at the precast, as well as some joint sealant repairs, and they had anticipated, to meet current seismic load, structure to be added for lateral bracing, and the stadium was experiencing some poor drainage and foundation issues around the lower-tier seating

of the stadium.

Mr. Wilkinson stated that later in 2019, they had come back with a proposed reuse as a multi-purpose stadium and sports venue, primarily to host high school football, soccer, lacrosse, and other City-organized sports and clinics within the facility.

Mr. Wilkinson stated that the design team had really taken the bull by the horns and converted this into what potentially would be a regional sports venue, to add life to Joe Davis Stadium and allow it to be an asset for the city.

Mr. Wilkinson stated that during the design process, they had talked to various consultants engaged with either utilizing, operating, or managing these types of venues, and one thing that continued to rise to the surface was just having flexibility. He stated that as they could see on the display, they had a plan for a new synthetic turf field which would not have any permanent field markings. He stated it was shown on the display as soccer, but they would be able to convert back and forth, from soccer to football, to lacrosse, to ultimate frisbee, whatever it might be. He stated the synthetic turf would be of championship field quality, to allow for extended durability and to have the ability to host a variety of different types of events.

Mr. Wilkinson stated the project would include new LED sports lighting which would meet the requirements for various broadcasts, whether it would be NCAA or SEC. He stated it would have full color animation, and he stated if they had been to the VBC arena or various sports fields throughout the Southeast, they would have seen the multi-colored programming as part of the field lighting.

Mr. Wilkinson stated the project included new restroom and concession areas. He stated they had a new restroom and concession stand-alone building where he was indicating on the display, noting that was new construction. He stated they were renovating the existing locker rooms. He stated, as an interesting note, that they were

keeping the tunnels that led from the baseball locker rooms down to the field, that they were able to utilize those for field access.

Mr. Wilkinson stated they had a stand-alone officials locker room at the location he was indicating on the display. He stated they had made provisions for field-level boxes on the south end of the venue, and at the north end, they had a terrace seating area, which they would be able to see in a couple of more slides.

Mr. Wilkinson stated what he was indicating represented the upper level. He stated that the concourse had not changed. He continued that they were eliminating almost all of the lower-tier seating, noting there were multiple reasons for that. He stated some of the drainage and foundation issues he had talked about basically eliminated those foundations there, and it allowed them to raise the field level, so the new field level would actually be above where the baseball elevation was, and he stated this would improve sight lines. He stated there were challenges in trying to maintain sight lines from baseball to football and soccer.

Mr. Wilkinson stated that previously the capacity of the stadium, when it was constructed, was right around 10,000, and they were reducing that down to 6,600. He stated they were outfitting the old boxes, that a lot of that opened up into the new terrace. He stated they were adding a new elevator for access to the terrace area, and they had a new video scoreboard, a new sound system, all the necessary broadcast infrastructure for televised events. He stated they were also renovating the press and coaches boxes.

Mr. Wilkinson stated he would show a few renderings, and he displayed a rendering, stating it would be looking from what should be the southwest, showing the primary entrance to the facility. He stated there were three separate entrances, one along the western facade, the one that was displayed, and then one on the south side as well. He stated they were sticking with the John Hunt Park standard design,

and he stated they could see some of the exterior facade and screening material they were adding, and the wall panels. He continued that they could see some of the terrace areas. He continued to describe what was being displayed, including the field-level seating, the concourse.

Mr. Wilkinson displayed another rendering, stating it was closer to the field level, showing the new scoreboard, and the tunnel leading back to the locker room.

Mr. Wilkinson stated he would be happy to answer any questions the Council members might have.

Councilwoman Akridge asked what they had to take away to get to this price.

Mr. Wilkinson stated, with regard to the value engineering process, they had changed the block type at the retaining walls, which resulted in a pretty significant cost savings, and he stated they had also made some changes to the electrical infrastructure, from copper to aluminum, and they were able to omit some of the grading.

Councilwoman Akridge asked if the grading was something Public Works would do.

Mr. Wilkinson stated it could be something Public Works could do.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1259, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to enter into an Agreement between the City of Huntsville and Direct Communications, as follows:

(RESOLUTION NO. 21-1260)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by President Meredith.

Mr. Henry Thornton, External Relations Officer, appeared before the Council, stating that this was a renewal of the contract with Direct Communications that entitled the City to Steve Raby's services, primarily as a state government affairs consultant, and also as an ancillary force in federal affairs.

Councilwoman Robinson stated she did not have any concerns with this resolution, that she had just held it for explanation for the public.

President Meredith asked if there was any discussion.

President Meredith called for the vote on Resolution No. 21-1260, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to execute all documents necessary to convey Parking Garage A to the Public Building Authority of the City of Huntsville as the site for the new City Hall Building, as follows:

(RESOLUTION NO. 21-1261)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by President Meredith.

President Meredith recognized Mr. Hamilton.

Mr. Hamilton stated that as indicated in the 1990 Capital Plan that was passed in the prior September, the City's intent was to fund the City Hall construction with a debt issuance. He stated that as their outside counsel and other financial advisors had worked through, the best way to do this was to actually do the financing through a bond issue by the Public Building Authority. He stated that the Council had seen a couple of projects where they had used the PBA to augment their capabilities for acquisition of services and other things.

Mr. Hamilton stated that in some of those cases, the PBA had actually contracted for the construction and had oversight of the construction projects, but



that would not be what would happen in this particular case. He stated that the value here was the PBA's authority as it related to financing vehicles, so the only aspect of this project for them would be to issue the bonds and do the financing piece. He stated that if there were to be any subsequent decisions made, for anything related to scope, any change orders, any aspects of the construction, or purchase of the furniture, all those sorts of things, that every one of those decisions would come before the Council to make, that the PBA would not make any of those decisions.

Mr. Hamilton stated that, as compared with the Amphitheater, the Council had gone through the process of authorizing the PBA to build that on the City's behalf, and they were actually financing and building the Amphitheater, but in this case, they would only serve in a financing role, and the Council would make every single decision as it related to the construction and completion of the project.

Mr. Hamilton stated it was not always best to use the PBA the same way, that they had a variety of authorities under State law, so there was flexibility on how to use them on behalf of the community.

Mr. Hamilton stated that for the PBA to issue the bonds, they had to technically hold the deed to the site, so what this action would do would be to transfer the deed for the property where the parking garage was at this time to the PBA so they could have the authority in the future to issue the bonds.

President Meredith asked if there was any discussion.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge stated she did not understand the benefit of having the PBA do the bonds when the City obtained these every year.

Mr. Hamilton stated that it was the difference between "bonds" and "warrants." He stated that the PBA had a bonding authority that was different. He stated that when the City did a debt issuance, it was actually General Obligation

Warrants, which was a different vehicle than an actual bond.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1261, and it was unanimously adopted.

Councilwoman Robinson read and introduced a resolution to appoint James Gossett as Director of Parks & Recreation, Grade 22, Step 19, as follows:

(RESOLUTION NO. 21-1262)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

Mayor Battle stated that as he had announced previously, Ms. Bernita Reese was leaving the City. He stated that when they were looking for a replacement for Steve Ivey, they had a very spirited group they had gone to, and Ms. Reese was No. 1, and Mr. Gossett was No. 2, and someone else in Parks & Rec was No. 3, so they had a good bench to go to when Ms. Reese had decided to go back to Columbus, where she would be head of Parks & Recreation. He stated it made a lot of sense for them to go to their No. 2 person, and that was James Gossett, and ask him to take over Parks & Recreation. He stated they had been doing a great job, that they had learned a lot from Ms. Reese on programming, making sure they had programs in every facility. He stated that if they had not seen the winter program, it was right there, and it was also on line, and it had lots of activities that Parks & Rec would be doing.

Mayor Battle stated they were very pleased to ask Mr. Gossett to take over this department, and he had agreed to do this, and at this time he would like to ask the Council for approval of this.

President Meredith asked if there was any discussion.

Councilwoman Robinson stated that Mr. Gossett had had responsibility for the Sandra Moon Complex for the past few years, and he had been incredibly responsive

and easy to work with, and she believed this would carry over to his work with the entire Parks & Recreation Department.

Councilwoman Robinson stated to Mr. Gossett that they would be proud to have him in that position.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge asked Mr. Gossett if he intended to continue all the camps, and even expand perhaps to recreation activities in the parks, organized kickball games, et cetera.

Mr. Gossett replied in the affirmative, stating they already had their camps planned through the summer of 2022.

Councilwoman Akridge stated that was a relief because there were a lot of kids who just did not know what to do, and a lot of the community centers were close enough that they could bicycle to them, as well as the parks. She stated to Mr. Gossett that if he needed help, she would try her best to help with volunteers for those things.

Councilwoman Akridge stated that she had begged for some paint on the Oak Park field houses, and she asked Mr. Gossett if he could commit to some clarity on the status of maintenance requests, when a citizen had complaints, if he could keep a status on this.

Mr. Gossett replied in the affirmative. He stated that, obviously, if it was in a Parks & Recreation Center, they had the ball. He stated they worked internally with other departments to take care of maintenance needs, and they would continue to do that, that they counted on them, and that generally they were very responsive and did a very good job for them.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 21-1262, and it was

unanimously adopted.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to enter into a Leadership Keynote/Workshop Agreement between the City of Huntsville and Echelon Front, LLC, as follows:

(RESOLUTION NO. 21-1265)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Keith.

President Meredith recognized Chief McMurray.

Chief McMurray stated that this resolution went back to what was recommended by the Huntsville Police Citizens Advisory Council, from a report in the prior year, where they had advised them to continue training and to reach out and get additional training.

Chief McMurray stated that the Rippleworx program was bottom-up training from the officers, getting leadership and direction and talking to those who were on the front lines about what was going on on the street, and what they could do to help those employees. He continued that they also had to work on their supervisors, that the supervisor leadership was very important guidance.

Chief McMurray stated there was no better training in this country when it came to leadership than the U.S. military. He stated that one of the top-tier academies, known for its leadership training, was the U.S. Naval Academy. He stated that being in active-duty service for over 20 years, these military veterans were all retiring out, and this group of Navy Seals, which was the top-tier U.S. Navy Commander Seals, had formed a company called "Echelon," and Echelon went around and taught top-tier leadership.

Chief McMurray stated there was no finer training, and that, in fact, this was customized training, so they were coming to Huntsville to train his supervisors on

planning, strategy, execution, safety, risk management, mitigation, mission planning, team building, personal discipline, crisis management, communication skills, and cultural transition, how they changed the culture of what they were doing, and he stated this was what the military trained in all their specialized colleges, as persons went through the Naval Academy and advanced through their careers. He stated that they were putting their career training capabilities to use in their retirement, and they had formed this group that went around the country working on this.

Chief McMurray stated he thought this was a unique opportunity to bring them to Huntsville, to get this kind of skill set training. He stated this was just one more way they could cover all their bases, helping both the officers and those who were stepping up into leadership roles.

President Meredith asked if there was any discussion.

President Meredith recognized Councilman Keith.

Councilman Keith stated, just to clarify, that this was actually a recommendation by HPCAC, to add the training, and then these were ones the Chief had selected. He stated he felt this was an opportunity they could carry over into 2022, and he thought if there was a dialogue and conversation and opportunity to have other speakers, they should look into that, to take input from individuals from outside. He stated he thought this was great, and he thought Chief McMurray should do more of it, that he thought to have outside perspectives had value.

Councilman Keith stated he would challenge Chief McMurray to make that directive in 2022 known publicly, and, inherently, he would challenge people like Dr. Brown or anyone else who had a perspective of someone who come could and speak to the Police Department, and as that conversation would be had, if that worked, hopefully they could get them at a discount, and if that worked for the Police Department, he thought it would be of high value, an opportunity for cohesion.

He stated he had held this because he thought it was a great idea, and he would love to see consideration for who would speak next.

President Meredith recognized Councilwoman Akridge.

Councilwoman Akridge asked if she had read correctly that this was a one-day speaking event.

Chief McMurray replied in the affirmative.

Councilwoman Akridge stated that Chief McMurray had mentioned these leadership skills were needed in order to improve culture. She stated she had a tremendous objection to bringing military leadership into the Police Department. She stated she was aware that 70 percent or so of first responders served in the military, and she had tremendous respect for people in the military, but to bring in the Navy Seal way of doing things, she had a tremendous objection to. She stated she also had a tremendous objection to that much money for a one-day event. She stated that she had been to a lot of seminars, and she knew they could bring in a keynote speaker, and everybody would leave really excited and hyped up, but they had not learned anything.

Councilwoman Akridge stated she was expressing her objection to this, hoping that some of her counterparts were listening to her objection and would consider it and vote "No."

Councilman Keith stated that he knew of commencement speakers who were paid \$50,000. He stated that whether it would be a TED talk, a commencement speaker, or someone who was coming in to give perspective, how they would see the speaker would be more important than how the Council members would see the speaker. He stated he thought there was immense adoration throughout the city of Huntsville for people in the military, and if they, as paramilitary individuals, saw structure in the perspective of brotherhood as an immense value, it was of value to

them, although it was not of value to the Council because they were not in their roles. He stated he thought it would start adding value to the department by doing this more, that he thought this was actually a great idea.

Councilman Keith stated to Councilwoman Akridge that he understood her concerns, but he thought they could not speak or feel for police officers in the adoration they had for the military. He stated if Councilwoman Akridge was concerned that this would be the teaching of police officers to be military, he did not think that was what they were going to get out of a day, that they were not going to indoctrinate police officers in one day. He stated he thought for the price and the value of what Chief McMurray had just expressed, they had precedence to do culture and other things.

Councilwoman Akridge stated changing culture was something sociologists had studied for years, and she did not believe it was something anyone was going to learn and apply from a speaker in a one-day event. She stated they had just had a one-day event, that at the last meeting they had approved something. She stated that she just did not like the idea of a one-day speaker, no matter what the topic would be.

Mr. Hamilton stated to Councilwoman Akridge that he believed she was completely misreading the nature of this training. He stated he had served with Navy Seals, in combat, in multiple ways. He stated they were not hiring them to come in and teach weapons tactics, that they were not hiring them to come in and teach how to conduct ambushes or defend ambushes, that that was not at all what the training was, and he did not want the public to think this had anything to do with military tactics, that that was absolutely not what would be occurring. He stated Councilwoman Akridge would be challenged to find any organization, in America or anywhere around the world, that was more capable of conducting planning, conducting an understanding of how to lead people, than highly trained military, the

ability to make decisions under pressure, the ability to handle high-stress environments and continue to function. He stated that was what the military did every single day, that the leaders of the military did that every single day. He stated those were just great skills that leaders had, and that was the nature of this particular type of training.

Mr. Hamilton stated that in terms of culture, there was a lot of training the Police Department got that unless one actually went down and observed it at the Academy, they would not necessarily have direct visibility of it. He stated, in fact, the vast majority of it did not require a contract to come before the Council. He stated they had seen a couple of recent, one-day events, that the nature of bringing that speaker in required a contract that Council had to approve, so they had seen that, but they had not seen the dozens of others where people like Kenny Anderson or people he had brought in contributed to the conversation they were talking about, in terms of getting at other types of skills. He stated that was happening constantly.

Mr. Hamilton stated that in terms of the culture, and evolving that culture, it was much more like a mosaic, and this was one of the little tile pieces that made up a much bigger mosaic. He stated it was absolutely right that one group of trainers on one day would not change the culture, but day after day after day after day of different types of training was what built that mosaic that represented the culture they were talking about in the abstract.

Mr. Hamilton stated this was absolutely not military training in the nature of tactics and use of weapons, that this was military training in terms of making decisions and taking care of people in a high-stress environment, which was what their Captains and Lieutenants and Sergeants needed to be able to do out there on the street every single day.

Councilwoman Akridge stated she understood that was leadership and that it



came from a great entity, that she just did not understand how they expected someone to apply that extraordinary leadership that would be introduced, or reinforced, by Echelon in one day.

President Meredith recognized Councilwoman Robinson.

Councilwoman Robinson stated this is what she had done for 20 years, and they could not in one day. She stated these were not speakers, that they were trainers. She stated if they went to their website, they would see that this was experiential training, and they did not do this just as a one-day thing, that she thought they would have to have these folks come back, and it would be customized, that it would be what they did. She stated they were not just doing it for police forces, that they were doing it for businesses all over the country. She stated this was about basic leadership principles and helping teams work together, that it was experience-based. She stated that it was right that one day would not change anybody, but it was continually over time, as it was customized for the individual.

Councilwoman Robinson stated to Chief McMurray that she applauded him for seeking this out, noting that it looked like a really good organization, and she hoped they could work with them in the future.

Councilwoman Akridge stated that Chief McMurray was very clear at the Police Academy that he wanted to create transformational leaders, and she saw that this was part of it.

Chief McMurray stated that what it was was valuing their employees, that they had to give them the tools to do their jobs. He stated that making these decisions was very, very stressful, that the supervisors had to run command posts. He stated he did not go out to the scene of active shooters and run those, that his leaders in his department ran those. He stated they needed to be trained, and they needed to be empowered by the best training they could give them. He stated it was a confidence

builder for anyone to attend a course like this, and his hat was off to any of the Council members who wanted to approve this because most police departments did not have this confidence level, that most cities did not provide this training.

Chief McMurray stated they had to go out and seek the best and bring them to the city, and it made these officers value their job and value their judgment and take this job seriously. He stated that would be what they would be doing with this type of leadership, that it was just part of it. He stated it was correct that they had just approved a course the prior month, but that was about the psychological aspects of leadership and how they got people to change, through using motivational techniques that all of them had. He stated that speaker had written a book, and she brought books and had given them to everyone, and she gave them classes. He stated it was a short seminar, but it was lab-oriented, and it made them think that everyone wanted safety, everybody wanted to belong, and everybody wanted to matter.

Chief McMurray stated that by thinking about your employees in those terms, it allowed one to diagnose how to treat them better.

Chief McMurray stated that this course would be the next level, that this was leadership on a whole different superior level, under combat stress situations, which was what they were asking these officer and leaders to do.

Chief McMurray stated there would be some more, even some local leadership here that he wanted to invite to come in and do some of these seminars as well.

Chief McMurray stated he could not do this all the time, of course, but he would be coming back before the Council and asking them for some more. He stated that these had been put in their budget in October, that they had these funds available for additional training, for travel and training as well. He stated that some of their training they needed to travel to, but when they could bring these speakers in and not have to pay per diem, room charges, travel, and airport fees, this was not much

money, that to train this many people in one day, it was a deal.

Councilwoman Akridge stated she believed she would not have had so many objections if she had understood this was part of an eight-month plan, or a one-year plan. She stated that maybe this was in the strategic plan now, and she would be able to catch up. She stated she had never been briefed on the overall objective of these seminars. She stated she had just gotten an inkling that this was part of a plan rather than just "Let's just hire a group to come get people excited." She thanked Chief McMurray for explaining that it was part of an overall plan. She stated she certainly believed in investing in the employees.

President Meredith called for the vote on Resolution No. 21-1265, and it was unanimously adopted.

President Meredith stated there would be a 10-minute recess, that they would reconvene at 10:40.

(Recess.)

President Meredith reconvened the meeting.

Councilwoman Robinson read and introduced a resolution authorizing the Mayor to execute a Collateral Release of Liens against property known as Mirabeau Gated Community in exchange for full repayment of principal amounts due on loans secured thereby, as follows:

(RESOLUTION NO. 21-1272)

Councilwoman Robinson moved for approval of the foregoing resolution, which motion was duly seconded by Councilman Kling.

President Meredith recognized Mayor Battle.

Mayor Battle stated this had started in 1990, that it was Fantasia Apartments. He stated this was one of the worst apartment complexes, that it had the most calls for service by the Police, and Community Development had partnered with the

developer to pick that one up and make it into a nice community. He stated they had gated the community, and they had rehabbed many of the apartments, and it had worked out well. He stated that the developer had gotten into trouble in 2008-2009 with the recession that hit, and the City had done some steps to pull him out, and this was the repayment for the investment they had made with him to keep the property out of foreclosure. He stated the Council had come in and backstopped some loans the developer had and actually wrote some checks to make sure the property did not go into foreclosure. He stated this was the repayment, that the property was being sold, and the City would be repaid the full amount they were owed.

President Meredith recognized Mr. Scott Erwin, Manager of Community Development.

Mr. Erwin stated that as Mayor Battle had said, this resolution would release the loans, the interest the City had in the property. He stated that pending the Council's approval, on the following day, the City would be wired \$1,449,912 for full repayment of the principal amounts of two separate loans, and then a new owner would take ownership. He stated this new owner intended to make a significant investment in the property, that they had met with their Urban Planning, their Engineering Department, and Inspection Department. He stated they would see a significant upgrade in that neighborhood and in these particular units. He stated some would be demolished, that were in the floodway, and new construction would be adjacent to this existing property.

President Meredith asked if there was any discussion.

President Meredith called for the vote on Resolution No. 21-1272, and it was unanimously adopted.

Councilman Keith read and introduced Resolution No. 21-1273, in support of introducing state legislation allowing the use of automated traffic cameras for

red-light enforcement in the City of Huntsville.

Councilman Keith moved for approval of Resolution No. 21-1273, which motion was duly seconded by Councilwoman Akridge.

President Meredith asked Councilwoman Akridge if she would like to explain this resolution.

Councilwoman Akridge stated she would be happy to answer any questions any Council member had about it.

Councilwoman Robinson moved to postpone consideration of Resolution No. 21-1273 until the Regular Council Meeting on January 13, 2022, with a full presentation by HPD and the Administration regarding the benefits of the traffic camera program. She stated she would like to know more about it before they promoted it to the Legislature.

Said motion was duly seconded by Councilman Kling.

President Meredith asked if there was any discussion of the postponement.

Councilman Keith stated he was in favor of this, that he was aware a number of Alabama cities had a pilot program. He stated that to his understanding, this was just an appeal. He asked Councilwoman Akridge if that was correct.

Councilwoman Akridge replied in the affirmative. She asked why they would want to postpone any steps they could make to improve the safety of the city. She stated that every day there were accidents, and many of them were in intersections. She stated this was not a new type of technology, that it was in six different states. She stated it was a sad thing, but they had to go and ask permission of "Mommy and Daddy" to consider their own ordinance, to go to the State to get permission.

Councilwoman Akridge stated it was normal, in order to save them time, to create the ordinance they would approve. She stated that ordinance would not go to them until all the Council members had seen it. She stated this was the first step, that

it was just a way of saying, "Let's get this ball rolling." She stated the next step, which they had agreed to in a meeting with the Police, and with Mr. Hamilton and with Legal, was that they would create the document that would go to the State legislators. She stated that document would read as to what the Council could do later.

Councilwoman Akridge stated to Mr. Thornton he had some experience with that process when he asked for local legislation and asked if he could help her out.

Mr. Thornton stated that after the Council's approval of anything like this, they would begin to work on the legislative aspect, the grunt work, essentially, of drafting it and everything. He stated that something he and Councilwoman Akridge had discussed earlier in the day, and which had been added to the resolution that was before the Council, was that what the City would be urging if this resolution was passed would be for all of the Madison County legislators to get together and agree unanimously on a policy before they would move forward. He stated it would be urging a second unanimous collaboration before they would move forward. He stated that would be very helpful to the effort because in a matter of local legislation, only the local legislators would vote on that bill, so one senator or two house members could kill it, so they really needed that virtually unanimous level of support.

Councilwoman Robinson stated that was why she was suggesting postponement, because she certainly could not give her wholehearted support to this because she did not understand it. She stated she understood Councilwoman Akridge believed it was the right thing to do, because she had studied it.

Councilwoman Robinson stated she also believed they should do the right thing in the right way. She stated this was an opportunity for those of them who were not as familiar with traffic cameras, the benefits of them, the liabilities associated with them, and what problems in implementation other communities had had, to see how their law enforcement felt about it, what would be the advantages or the

disadvantages. She stated she would like to hear from HPD, their thoughts on it, and from the Administration, and to learn about what other communities were doing. She stated that was all she was asking for, was information.

Councilwoman Robinson stated that would be what they would get at the January 13th meeting, and that would put them in a better position then if, in fact, they decided to pass the resolution, to lobby their State legislators regarding it.

Councilman Kling stated that instead of lobbying the legislators, he would like to pull a couple of them in. He stated that instead of them writing something to them, he would like to pull one or two of them in to help to collaborate on this, so they could write this, or come up with a formulated plan they knew would fly.

Councilwoman Akridge stated they would, that that was the next step.

Councilwoman Akridge asked Mr. Hamilton if he would explain this resolution.

President Meredith stated that Councilman Kling had the floor, and he asked him if he had finished with his remarks.

Councilman Kling stated he was just going to wrap it up. He stated if the idea was that they were trying to get the legislators to support this, then he would say to get one or two of them to help to formulate it. He stated they knew the others, their thought processes, and if they could get them involved, it would give it credibility.

President Meredith recognized Councilman Keith.

Councilman Keith stated he just wanted to be very clear that these two could be mutually exclusive. He stated he thought it was being stated that, inherently, they could be working on trying to understand legislation at the same time they were asking legislators to consider something, that he did not think one had to precede the other. He asked if the time frame was to precede a legislative session.

Mr. Thornton stated that would be ideal, to have legislation before the

legislative session, but it was not necessary. He stated that, in fact, there were, with some frequency, bills introduced a few weeks into a session that ultimately passed, so it was not necessary, but most bills that passed in a given session were introduced before it started.

Councilman Keith stated that from his understanding of this, it was not saying they were going to do something, that this was urging a conversation to make sure everybody agreed they should do something, and "unanimous support" would say that if there was not unanimous support, then it would not happen. He stated that they could do the two mutually exclusive, that they could walk and chew bubble gum on this one because it was taking the input of State legislation.

President Meredith stated that his sense was that the Council was not unanimous around approving this resolution. He stated he would certainly encourage his colleagues to consider postponing it so the answers they sought could be presented, and they would have time to bring in their allies and find out what they thought was possible.

Councilwoman Akridge stated that if they were to ask that question of somebody in that legislation, they would say, "Show me what it is you want me to consider." She stated that was what they would have to create, so that the first step was just a green light that "Yes, we are going to work with you." She stated that Mr. Thornton had explained it, that it was normal for any entity that wanted some legislation created to create that legislation. She stated she had talked to Rex Reynolds, and he had said, "Send me what you have in mind." She stated it was a template that had already been approved, from other cities, and he would send it to his own Legal office, and they would bless it, and then he could put it on the agenda, and at the same time, they would be having conversations. She stated she had already made one call to Laura Hall, and she had said to show her what they wanted.



Councilwoman Akridge stated that in the interest of time, because she used to be a project manager, they had one step going here, and they had the other one keyed up and ready to go, so that when this one fell, this other one would be ready to go into the hopper. She stated that Mr. Riley had said, "Let's not start the local legislation until the resolution says, 'Let's go forward.'" She stated that going forward did not mean they were going to implement the ordinance, it just meant they needed to start talking to the legislative body.

Councilwoman Robinson stated she would suggest that Councilwoman Akridge would start by talking to her fellow Council members.

Councilwoman Akridge stated she had asked Councilwoman Robinson to call her to discuss this matter.

President Meredith stated that the motion on the floor was to postpone consideration of this resolution until the Regular Meeting of the Council on January 13, 2022.

President Meredith called for a roll-call vote on the motion to postpone consideration of Resolution No. 21-1273 until the Regular Meeting of the Council on January 13, 2022, and the following vote resulted:

AYES: Kling, Robinson, Meredith

NAYS: Akridge, Keith

President Meredith stated that the motion to postpone consideration of this resolution until the January 13, 2022, Regular Council Meeting had passed.

Councilwoman Akridge stated she needed agreement from Mr. Riley that they would proceed with the template of the legislation so it could go to the City Council members, as well as the delegation; first to the City Council members.

Councilman Keith stated that any information could be shared with a Council member, that there was no limit as to what could be shared in a conference.

Mr. Riley stated they would certainly proceed with a template. He stated they did not yet know what that was going to be because there were multiple options out there that other cities had done, but they would certainly proceed with the idea to have something concrete to offer at the next Regular Meeting of the Council.

Mr. Thornton stated that he would like to add one thing. He stated that the vote that would now occur in January he believed would matter a lot for the local legislation, the vote tally on that. He stated that to be able to say this was unanimously passed would mean a lot in that circumstance, that if they did not feel like all of the City Council was supporting this, he believed that would significantly hamper any State legislation's chance of passing.

President Meredith stated the next item on the agenda was New Business Items for Introduction.

President Meredith stated that the first item was one the Administration had requested the Council consider at this meeting, which would require unanimous consent.

Councilwoman Robinson read and introduced an ordinance authorizing issuance of the City's \$7,000,000 General Obligation Warrant, Series 2021, as follows:

(ORDINANCE NO. 21-1276)

Councilwoman Robinson moved that unanimous consent be given for the immediate consideration of and action on said ordinance, which motion was duly seconded by Councilman Kling, and upon said motion being put to a vote, the following vote resulted:

AYES: Kling, Akridge, Robinson, Keith, Meredith

NAYS: None

President Meredith stated that the motion for unanimous consent for

immediate consideration of and action on said ordinance had been unanimously carried.

Councilwoman Robinson moved that said ordinance be finally adopted, which motion was duly seconded by Councilman Keith.

President Meredith recognized Ms. Rachel Biggs, Assistant Director of Finance.

Ms. Biggs stated this was for \$7 million, and it was a local borrowing. She stated they had issued an RFP for it a couple of weeks prior, and seven banks had responded. She stated they had chosen PNC, as the low bidder, for a 15-year warrant, at 1.68 percent. She stated this was the best fit for liquidity, for their needs.

President Meredith asked if there was any discussion.

Councilwoman Robinson asked if this was for a specific project.

Ms. Biggs stated this was for VBC costs, that they had already done a reimbursement resolution, that it was paying themselves back.

Councilwoman Robinson stated she believed what was different about this was that it was local banks, when they had been dealing with folks in New York or somewhere else.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 21-1276, and it was unanimously adopted.

President Meredith read and introduced Ordinance No. 21-1277, declaring certain equipment surplus and to be sold at public auction.

Councilwoman Akridge read and introduced Ordinance No. 21-1279, amending Article III, City Council, Section 2-69, Composition and Duties of the Finance Committee, of the Code of Ordinances of the City of Huntsville, Alabama.

President Meredith stated the next item on the agenda was Second Roster

## Public Comments.

President Meredith stated that this portion of the meeting was reserved for persons wishing to address the Council on matters relating to City business, whether or not such items were on the meeting agenda. He stated that persons could sign up to speak on the Second Public Comments Roster prior to or during the meeting. He asked that when persons' names were called, they please approach a microphone and state their name, home address, and city of residence. He stated that each speaker could address the Council for three minutes, and speakers shall refrain from entering into a dialogue with Council members or City staff, and from making comments regarding the good name and character of any individual.

Ms. Jackie Reed, Jack Coleman Drive, addressed the Council, having signed up to speak concerning "Gen comments city."

President Meredith stated that Mr. Harold Kemp had to leave, but he was going to send in his comments.

Ms. Sarah Colletti addressed the Council, stating that her address was correct on the sign-in sheet, that she was a District 4 resident, and having signed up to speak concerning "ABC Law & Hsv Dui arrests."

Mr. Chad Chavez, Clubfield Drive, addressed the Council, having signed up to speak concerning "HPCAC Reform."

President Meredith stated that concluded the Second Roster Public Comments.

President Meredith asked if there was any further business to come before the Council.

President Meredith stated that the next Regular Meeting of the Council would be held on January 13, 2022, at 5:30 p.m.

Upon motion, duly seconded, the meeting was adjourned.

---

PRESIDENT OF THE CITY COUNCIL

ATTEST:

---

CITY CLERK-TREASURER

**(Meeting adjourned at 11:10 p.m. on December 16, 2021.)**