

HUNTSVILLE CITY COUNCIL MINUTES
Regular Meeting - February 24, 2022 - 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.

President Meredith recognized members of Scout Troop 343 who were in attendance at the meeting, working on their Communication Merit Badges.

Pastor Troy Garner, The Fellowship of Faith Church, led the invocation; Scout Waar led members of Troop 343 in the Pledge of Allegiance.

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

President Meredith stated the Administration had requested that item 8.a on the agenda, Ordinance No. 22-109, be considered at this meeting, and that would require unanimous consent of the Council. He stated that item 19.a on the agenda had been withdrawn.

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

Councilmember Kling moved to approve the agenda, as stated, which motion

was duly seconded by President Meredith 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 February 10, 2022, were approved as submitted.

President Meredith stated the next item on the agenda was Mayor: Special Recognitions.

President Meredith recognized Mayor Battle.

Mayor Battle asked Chief Mark McMurray and his staff to come forward, noting they had some Life Saving Medals to present.

Chief McMurray expressed appreciation to the Council and the Administration for providing this opportunity to thank some local heroes. He asked Officers Charles Fann, Allen Norman, and Britton Allen to come forward.

Chief McMurray stated that on July 29th of the prior year, it was about 1 a.m. when a call had come in that there was a large disturbance at a local entertainment area, a bar area, in the city. He stated that as these officers approached the area, they heard gunshots, and about 200 people were evacuating this business, running out for their lives because gunshots were being fired, and these three officers had worked together as a team to identify two of the offenders, who were actually in a bush out behind the building, fighting over a handgun. He stated that both of these individuals had been shot, that it was a deadly situation.

Chief McMurray stated the officers had gotten these individuals up, and one of the offenders had actually run from the officers, and an officer had to pursue him around the back of the building, in total darkness, and was able to subdue him with the use of his taser gun, and he was able to arrest him.

Chief McMurray stated the officers had gotten this individual down, and they

found out he had been shot, and it was what was called a "sucking chest wound," a bullet wound that went in through the lungs, and a person would quickly die if they did not get medical treatment.

Chief McMurray stated these officers had gone through first-aid in the Police Academy, and they knew exactly what to do, and one of the officers had gotten his first-aid kit and put the patch on that was given to them to stop air from going through the lungs, and then they had gotten an ambulance there, getting the individual to the hospital quickly.

Chief McMurray stated that these officers had run toward danger, which was, unfortunately, what they were paid to do, and he thought they had done a great job.

Chief McMurray stated that when this commendation had gotten to the Captains, they had ruled it as a life-saving award because they had saved a citizen's life. He stated two individuals were fighting over a gun, and one of them was mortally wounded, and they had risked their own lives as well. He stated this was the kind of courage these officers displayed. He stated he was proud to be their chief, and he was proud to stand before the Council at this time to honor them.

Chief McMurray stated that Captain Jesse Sumlin would be presenting the awards to these officers, noting that they believed this was the highest award one could get, saving a person's life.

Captain Sumlin presented the awards to Officers Fann, Norman, and Allen.

Mayor Battle stated this would be Chief McMurray's last Council meeting, noting he would be retiring on March 1, after 35 years as a police officer, and 6 1/2 years serving as Chief. He stated that Chief McMurray had done some great things during the time he was serving as Chief, having put in crisis intervention teams, mental health officers, having added a lot of elements that made HPD a better police department because they had included the public, working with the public day

to day. He continued that Chief McMurray had added to technology in the department.

Mayor Battle thanked Chief McMurray for all he had done during these 35 years.

President Meredith stated the next item on the agenda was Council: Special Recognitions and Resolutions.

Councilmember Keith read and introduced a resolution recognizing Chef Adyre Mason for her recent achievements and ongoing success, as follows:

(RESOLUTION NO. 22-108)

Councilmember Keith moved for approval of the foregoing resolution, which motion was duly seconded by Councilmember Kling and was unanimously adopted.

President Meredith recognized Councilmember Keith for presentation of the resolution.

Councilmember Keith stated that Chef Mason had the best cheeseburger in town, and the weird thing about it was there was no "burger" in it.

Councilmember Keith asked Chef Mason to come forward, noting that this was a blessing, and not only during Black History Month but as an individual who was also a small business owner to highlight the success of someone in the city and community.

Councilmember Keith stated he was presenting the resolution on behalf of his colleagues, who had also enjoyed her food, and he congratulated her. He asked Chef Mason to let the public know who she was and the story behind The Veggie.

Chef Mason thanked the Council for the recognition, and she stated she was from Sheffield, Alabama, and had graduated from UAH. She stated her mother had suddenly passed away back in 2017, and she had decided she wanted to use that to help to impact the city in a positive way. She stated her mom could have been saved

by changing her diet, and she thought she would focus on trying to make healthy food relatable and familiar food that just so happened to be vegan, and hopefully to help someone else's loved ones live just a little bit longer.

Chef Mason stated it had been amazing to impact the city in this way. She stated a lot of their customers were not vegan, but they just enjoyed eating a little healthier a few times a week. She stated if she could impact someone else's family in a positive way, then she could honor her mom.

Chef Mason stated she really appreciated the support of the city. She stated she had started out as one tent at area farmers markets and had now grown into the city's only full-service, vegan restaurant, all because of city support and just organic community support. She stated she was very thankful for this, and she hoped to keep impacting the community in a positive way.

Chef Mason stated she was located at Lowe Mill, outside of the main building, across from Piper and Leaf, next to Pizzelle's Confections. She stated they were open Wednesday through Saturday, for lunch and dinner, and they also had delivery through Grub South and DoorDash, trying to get healthy food out to persons around the city.

Councilmember Akridge stated that Chef Mason had been on a Bobby Flay episode, noting that was a huge honor.

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

President Meredith stated there would be a presentation by Community Development Manager Scott Erwin, providing the Council an update on the Choice Neighborhoods Initiative.

President Meredith recognized Councilmember Keith.

Councilmember Keith stated the Council had discussed this matter over the

past year, and he stated it was a blessing to be a part of what he called a “generational impact grant,” noting this was something he had studied when he was in grad school. He stated he would like to thank Ms. Michelle Jordan, the preceding Director of Community Development, who had led to the efforts they would be hearing about and their ability to redevelop and continue to redevelop their urban core and make investments that were much needed. He stated he also wanted to give kudos to Mr. Erwin for the work he was doing for persons in this community, and the Huntsville community. He asked that as the Council heard from him, they would give consideration to what was to be in the future, and also the work he had done to get to this point.

Mr. Erwin expressed appreciation for being able to present to the Council at this time, to provide a brief update on the Choice Neighborhoods Planning Grant they had received, also referred to as the "Mill Creek Project."

Mr. Erwin stated he would like to thank Mr. Tony McGinnis, Executive Director and Chief Executive Officer of the Huntsville Housing Authority. He stated that without Mr. McGinnis's leadership throughout this process, they would not be where they were at this time, and they would not be strong going forward. He stated he would like to recognize that in attendance at the meeting was A.J. Smith, the Director of Real Estate Development at the Huntsville Housing Authority. He continued that he had been with the Authority a short time, but he had already made a huge impact as they moved forward.

(Mr. Erwin made a PowerPoint presentation.)

Mr. Erwin stated that what was before them was the map that was identified when they had done the Choice Neighborhoods grant 2 1/2 years prior. He stated the outer red ring was basically defined by socioeconomic factors, and the area in the center was defined by distressed public housing that was determined not to be

economically viable for rehabilitation that would be suitable for a transformation.

Mr. Erwin stated that in 2019, they had applied for a grant, that the Housing Authority and the City of Huntsville had partnered to submit a Choice Neighborhoods planning grant, and they were awarded \$1.3 million to create a plan to transform housing owned by the Huntsville Housing Authority and the property surrounding that neighborhood.

Mr. Erwin stated if they would look down at the bottom corner, they would see "Current Butler Terrace Properties," and that would be something that would be demolished, and they would also see some renderings of what was conceptualized as being in that place.

Mr. Erwin stated that for the prior 2 1/2 years, they had engaged about 250 Huntsville citizens to develop this transformation plan. He stated that citizens had participated in the steering committee, resident surveys, neighborhood visioning workshops and working groups and planning committees. He stated this work had occurred during COVID, that they had found a lot of creative ways, doing Zoom meetings and social distancing and continuing to engage. He stated they had had a robust discussion from all neighborhoods because this was the future, a significant transformational project for the city of Huntsville.

Mr. Erwin stated the plan included a mixture of market rate, HHA, workforce, and senior housing. He continued that they had some pedestrian-oriented shopping, which focused on the Governors Drive corridor, and the Clinton Avenue corridor; updates to infrastructure, including utilities and the street grid; green space; neighborhood park; and restoration of the creek as a neighborhood amenity. He stated if they would look at the upper portion of the slide, they would see what a creek restoration, back to its natural state, could look like for the Broglan Branch, and make that an amenity for that neighborhood.

Mr. Erwin stated they would also like to look at increasing the density, as an extension of downtown. He stated that the bottom photo was a conceptual design, at the corner of Seminole and Governors Drive, looking north and west, which would be what a market-rate, mixed-use, mixed-income facility would look like.

Mr. Erwin stated they had also looked to increase employment, affording opportunities for training, and educational opportunities.

Mr. Erwin stated the plan had been completed, in the design, in this part of it, which was a conceptual idea. He stated that the public could view this at millcreekchoice.com. He stated to the Council that he would have a hard copy on the following day which they would get, noting this was several hundred pages, with a lot of details. He stated one thing he wanted to point out was that this was not a ready-to-implement-tomorrow plan, that this was what they had discovered through public engagement for the last 2 1/2 years. He stated that much work still had to take place as they moved forward. He stated they were not asking for the Council or the Housing Authority to approve anything yet, that they still had a lot of work to do before they would be to that point.

Mr. Erwin displayed another slide, and he stated the Next Steps would be as they had procured a consultant to help with the Choice Neighborhoods Planning Grant, they would procure a consultant to help them with the Choice Neighborhoods Implementation Grant, noting this would put them in the best position to be successful when they went forward in making the application.

Mr. Erwin stated that the City was engaging Urban Design to assist in providing design guidelines to ensure a quality project. He stated this effort would help design standards for the project and future development partners. He stated the developer selection would be based on the project needs and the design standards identified. He stated they would define infrastructure needs, and also the cost and

the mechanism for financing those needs.

Mr. Erwin stated, concerning the Governors Drive Action Activity, that originally they were awarded \$1.3 million, and \$950,000 of that was identified for an Action Activity, noting that "Action" meant they were starting the transformation early, so they had identified the area along Governors Drive. He stated that the prior year, the Engineering Department was able to secure the resurfacing of Governors Drive, and as an addition to that, in the median, they would do additional plantings, beautification, decorative lighting, irrigation, and banners, and there would be some thermoplastic crosswalks placed between North and South Governors. He stated they hoped to complete that project within the next year, a year to 18 months.

Mr. Erwin stated that once that was completed, all the responsibilities of the Planning Grant would be completed.

Mr. Erwin stated they were also looking, within the next year, to demolish vacated units for the Huntsville Housing Authority, noting that some of the units along Governors Drive had already been vacated, so they would ask the Council's consideration to help fund this when the Housing Authority was ready for that action to happen.

Mr. Erwin stated that in January 2023, they expected they could submit a grant for the Choice Neighborhoods Implementation Grant.

Mr. Erwin stated that jurisdictions that had been successful in the past had ranged between 30 and 50 million dollars, and the average for the prior year was 50 million dollars per jurisdiction.

Mr. Erwin stated this was competitive. He stated that one thing was that a banker, or even HUD, would give it to you if you showed you did not need it, so they were expecting them to have a plan to go forward with some aspects of their plan, through either private developers or the Housing Authority. He stated there were a

lot of things they could do to create additional housing opportunities on this site, and they would leverage that into additional funding from the U.S. Department of Housing and Urban Development.

Mr. Erwin stated that that, in a nutshell, was where they were on this, that this was just a conceptual plan, as to where they could go. He stated there were a lot of questions he could try to answer, but there were a lot that he would not have answers for at this time because there was still a lot of work to do in the next year before they would be ready to move forward.

Mr. Erwin stated he would be happy to entertain any questions at this time.

President Meredith recognized Councilmember Keith.

Councilmember Keith stated this was a cohesive plan, and that with the implementation of something of this magnitude, \$50 million would affect everything in the surrounding area, schools, conversations with local businesses, and conversations as they found out about ALDOT. He stated the reason he thought they should get an early start on their perspective was because of what it was going to look like for the city. He stated he believed they should find as many local developers who cared about the project as they could get, because as that \$50 million was their goal, they should get as much as they could, but he also thought they had to make considerations a lot of times in some of these projects, and they found that the Housing Authority carried the weight, that they made the decision, but it had reverberating effects on the local economy and on the local system. He stated it was important that the City made consideration for all things cohesively. He stated that before they even got to the budget, he thought it was important to continue, as Council members, to give input that they cohesively think about the things that would come of this grant.

Councilmember Keith stated he believed they would get a large portion in

support of this grant, that they wanted to see Huntsville be successful, and the need at this time for affordable, obtainable housing in urban cores was high, and they had been to Huntsville several times, and they knew this site.

Councilmember Keith stated they had an opportunity to do something special that would generationally positively affect Huntsville citizens.

President Meredith recognized Councilmember Kling.

Councilmember Kling stated to Mr. Erwin that he thought this was a great investment that was going on in the core area of the city. He stated he and Mr. Erwin knew the history of what had taken place in the past, with the Rescue Mission and a lot of issues that had taken place that were not very pleasant. He continued that there had now been a great momentum that had taken place. He stated that when he went down 8th Avenue, it looked like he was on Main Street, USA, what possibly might be the finest street in any city in the country, that a lot of great things were taking place. He stated there was a very good coffee shop over there, and there was a lot of community spirit taking place.

Councilmember Kling stated one concern he wanted to raise was if there was too much low/mod housing being concentrated in too small an area. He stated that from what he understood, this would be the largest such concentration in the state, as far as within a small area, and he asked if that was an issue they were aware of.

Mr. Erwin stated there would not be any larger concentration than existed at this time, that there would just be a lot of deconcentration, with a lot of market-rate apartments coming into the neighborhood.

Mr. Erwin stated one thing he wanted to point out was that this was not a plan that was ready to go at this time, that they would probably see this as a 10- to 15-year proposal, and as market conditions changed, neighborhoods changed, and as needs of the community changed, Phase 1 and Phase 10 would probably be substantially

different from what was being described at this time.

Councilmember Keith stated this was an investment for consideration of HUD's investment, that they wanted to give obtainable housing, transitional housing, for those individuals who were Huntsville citizens, and at this time, the housing that was there was not adequate to the site. He continued that it was also important to state that this was a mixed-market development, that there would be multiple units that were market rate. He stated this was why he was saying they should find the right developer, or developers, locally. He stated this was not specifically a concentration of public housing, that this was a mixture of multiple housing units that had nestled themselves inside the urban core, which was where they would have the biggest return on investment for that consideration.

President Meredith recognized Councilmember Akridge.

Councilmember Akridge stated this was a fabulous thing, for everybody. She asked what entity would be in the depths of seeing that people would not be displaced, that they would have a place to live while things were being rebuilt.

Mr. Erwin stated that a lot of that would be as they developed, that, for example, if the senior housing tower got replaced first, they would do a first build of that, and then have a one-time move from that unit to another unit. He continued that on other units, they might be getting vouchers, that they could come back. He stated it was a 28-acre site, so there would certainly be the opportunity to build some and have a one-time move for some.

Councilmember Akridge stated the last time there had been a deconstruction, it was only the Housing Authority that had led that. She stated that, as she understood it, there would be more than just the Housing Authority working on the transitions.

Mr. Erwin stated that the City and the Housing Authority were partners in this

entire process. He stated that, obviously, the Housing Authority owned the property, but the core community team included himself, Dennis Madsen, Shane Davis, Tony McGinnis, and A.J. Smith, so there would be a lot of input as that process went forward.

President Meredith recognized Councilmember Robinson.

Councilmember Robinson stated there had already been a number of folks who had been displaced from their housing, and she asked if Mr. Erwin could provide an overview of where they had gone.

Mr. Erwin asked if Councilmember Robinson was referring to Butler Terrace.

Councilmember Robinson replied in the affirmative.

Mr. Erwin stated they had been issued vouchers, and some of those vouchers were actually still within the community, that they were looking for landlords to accept them. He stated that the Housing Authority had managed that process, and they were actually working very hard at this time to recruit new landlords, to create opportunities for those vouchers to be utilized.

Councilmember Robinson asked if Mr. Erwin was saying the average was \$50 million.

Mr. Erwin stated they were looking to do four grantees at \$50 million apiece.

Councilmember Robinson stated this was a very ambitious project, and it really carried out beautifully the redevelopment that was taking place all along the Governors and Seminole corridors there. She stated that \$50 million was not going to cover the cost of this, so she was assuming there was going to be a pretty extensive public-private partnership.

Mr. Erwin stated there would be.

Mr. Erwin stated that as to the infrastructure, and the expenses, HUD had a defined list, and they were not going to be subsidizing developers to come in and do

market rates, that if they were looking at whatever number of units they had at 200 or 250 thousand dollars a unit, then they would be looking at potentially a several hundred million dollar investment. He stated that the \$50 million would be for, like, neighborhood improvements and infrastructure.

Councilmember Robinson stated that private investors would be able to come in and invest in this project, which was a good project going forward, but that would be determined in the next phase.

Mr. Erwin stated that it would be, as they identified a development partner. He stated that had not been identified, the entity had not, or the entities.

Councilmember Keith stated that in order to make sure that money cycled inside the economy, they must be adamant in the identification of that, if they could find a local developer. He stated the incentive for a local developer was that they were basically creating fertile ground, that they had already done that on Governors. He stated that, inherently, any investment in the circling area of downtown, of maybe a two- to five-mile radius, they would be compounding the success of putting anything in, a house, a coffee shop, anything, because of its location to downtown, the amount of car traffic, and then now to say that they were also putting in another \$50 million, and then their own aid to construction, so that quantified the importance of picking the right developer. He stated that as they were all aware, many people from out of town wanted to be in Huntsville, but if they could find the right developer they could work locally with to make the local dollar economy cycle the right way, he thought that would be an added advantage.

President Meredith recognized Councilmember Kling.

Councilmember Kling stated that when they had done Twickenham Square, all the hubbub and attention had come because there was going to be a Publix grocery store there. He stated he had heard from a lot of residents in this area, and he knew

they would have a lot of things they were going to be juggling in the future in this whole project, but he asked that they please keep in mind the need for a full-service grocery store in that area. He stated there had previously been one nearby, in the old Crossroads Shopping Center, and it was pretty popular, but the chain had basically pulled out of Huntsville. He stated he thought there was a need for that in this core, that it was just something to keep in mind when they were trying to put all the pieces together on this.

Mr. Erwin stated he agreed with that, and he stated that when there would be additional density, additional market-rate units, with additional discretionary income within that area, then more and more retailers would want to come in and be a part of it.

President Meredith thanked Mr. Erwin for the presentation.

President Meredith stated the next item on the agenda was Matters with Outside Legal Representative.

President Meredith stated this item was the one the Administration had asked to be considered at this meeting, and it would require unanimous consent of the Council.

Councilmember Robinson read and introduced an ordinance authorizing a Lease Agreement between the City and The Public Building Authority of the City of Huntsville (the “PBA”) and approving a trust indenture, the bonds described herein, and various other instruments and agreements respecting the PBA’s Lease Revenue Bonds, Series 2022, to be issued for construction of a new city hall facility within the city for lease by the PBA to the City under the said Lease Agreement, as follows:

(ORDINANCE NO. 22-109)

Councilmember Robinson moved that unanimous consent be given for the immediate consideration of and action on said ordinance, which motion was duly

seconded by Councilmember Keith, and upon said motion being put to a vote, the following vote resulted:

AYES: Keith, Kling, Robinson, Akridge, 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.

Councilmember Kling moved that said ordinance be finally adopted, which motion was duly seconded by Councilmember Robinson.

President Meredith recognized Ms. Penny Smith, Director of Finance.

Ms. Smith stated that before the Council was an ordinance containing the Lease Agreement, the Trust Indenture, and other bonding documents associated with the Lease Revenue Bonds for the Public Building Authority. She stated this was the financing cost associated with the new city hall facility. She stated this was many years in the making, that this was the culmination for the financing arrangements for this, that it would cover all the costs of the new City Hall. She continued that it would result in a little over \$90 million.

Ms. Smith stated they had entered the markets the prior Wednesday. She asked Mr. Josh McCoy with PFM, their financial advisor, to walk the Council through the pricing and what they had done so far, and then she would ask Mr. Rod Kanter, their bond attorney, to explain the documents that were before the Council.

Mr. McCoy stated they had entered the market the prior week, on Wednesday, February 16th, with their underwriters. He stated that offering the bonds to the market was a process, through the last several weeks, working with their underwriters and their pricing group to put out prospective yields to investors and seek orders on Wednesday. He stated they had received approximately \$136 million in orders for the

bonds that were offered, which were roughly \$75 million in bonds offered. He continued that as a result of that, they had subscriptions that resulted in 1.8 times subscriptions, so with supply and demand economics, a higher demand for the bonds, resulting in higher pricing and lower yield, they were able to negotiate yields lower with investors, and they had made a recommendation for the City and PBA to accept the offer, for the underwriters to purchase the bonds.

Mr. McCoy stated that in the aggregate, for the 30-year financing, or all-in cost, the netted fees and underwriters' discount was 3.40 percent, which was very attractive financing, given the 30-year term.

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

President Meredith recognized Councilmember Robinson.

Councilmember Robinson stated to Mr. McCoy that they had not done very many underwriting sorts of agreements, so this one had captured her interest, with just the numbers. She stated that it was a \$90 million-plus sales price, but the debt amount was \$74,200,000, so there was a premium in there, and there was an underwriting discount. She asked if Mr. McCoy could just walk them through that, noting that was a little bit different. She asked what the advantage was to them of that premium.

Mr. McCoy stated that the par amount was \$74,285,000, resulting in a bond premium of just over \$16,251,000, the proceeds of which would pay the underwriting fees and cost of issuance, as well as depositing \$90 million into the project fund. He stated the premium was generated by the investors having a coupon preference that was higher than market rates, that because they had a preference for the City, to pay a higher coupon than market, and then the only way they would accept that was if they were willing to pay them more than \$1.00 for each bond issued, so there was a

premium generated, and as a result of that, they downsized the bond issue to generate only the proceeds needed for the city hall.

Councilmember Robinson stated that the bottom line, she believed, from talking to Mr. Kanter earlier, was they got more money for the \$74 million, which was a good thing for the taxpayers.

Mr. McCoy stated that since the investors were demanding, and wanting, a higher coupon bond, they were better off, that they could generate a lower interest rate because the demand for five was greater than the demand for a par bond. He continued that if they were to try to sell par bonds, they would not have had the investor interest, in which case they would have had to have sold the bonds at a higher rate.

Councilmember Robinson stated that, also, they could refinance in 10 years.

Mr. McCoy stated that the value of the higher coupon was what they referred to in the market as the "option value." He stated that state law required that they have a 10-year par call, but with a higher coupon payment, there was a much higher likelihood that they would re-fund these for additional savings in the future.

President Meredith recognized Councilmember Kling.

Councilmember Kling stated that, obviously, this week there were some unusual world events taking place, and he asked if this impacted their issue, if it made them look more attractive, or if bond issues like this were considered shakier. He asked what the mood was that Mr. McCoy was picking up concerning this.

Mr. McCoy stated that the geopolitical concerns were certainly creating a lot of volatility in the market, compounded by inflation and fed movements. He stated that a lot of their discussion going into marketing was whether this was a good time to go into the market. He continued that, certainly, they thought there was the probability that rates would be higher in the future than they were at this time, and that was why

they had proceeded with the financing. He stated that as of now, the rates were locked in, so they did not have to worry about market risk, and with the Council's approval, they would move to closing the following week.

President Meredith recognized Councilmember Akridge.

Councilmember Akridge stated the large number was going to stick in people's brains, and she asked if it was correct that the city hall was not costing \$90 million.

Mr. McCoy stated that the proceeds of \$90 million was for the city hall and the garage.

Councilmember Akridge stated they had gotten an all-in amount of 70-some thousand, for demolition and garage and city hall and fixtures, and she asked why they needed the \$90 million if that was the amount.

Mr. Ricky Wilkinson, Director of General Services, appeared before the Council, and he stated that the \$90 million would be representative of the total project cost, that that included all the design fees; and all the construction, the demolition, was in the contract amount with Turner Construction. He stated that the design fees, the FF&E, aid to construction, all the project costs outside of the construction costs, would encompass that \$90 million number.

Ms. Smith stated that the Council members would remember that earlier in the year, they had done a reimbursement resolution, and that, also, they actually had one on the agenda for this meeting, for the Von Braun Center. She stated that that resolution was so they could capture those costs, where they had started on the demolition, and things such as that, so they could right-size this bond issuance, so that, as she had talked about, they would not be over borrowing or under borrowing for the project at hand.

President Meredith recognized Councilmember Robinson.

Councilmember Robinson stated, just to clarify, that their debt was

\$74,285,000, but they would have the advantage of \$90 million.

Mr. McCoy stated they would receive \$90 million.

Mr. Rod Kanter appeared before the Council, stating he was the bond counsel. He stated that before the Council was the ordinance approving the Lease Agreement between the City and the Public Building Authority, along with the other instruments that President Meredith had mentioned. He stated this ordinance was almost identical to the ordinance the Council had passed for the Amphitheater project the prior year, so he would not go through every jot and tittle, but he was present to answer any questions the Council members might have.

Councilmember Keith asked if there was a cash injection early on for the cost of the city hall, as different from the Amphitheater.

Mr. Kanter stated he believed with the city hall, in order to get the project moving, things like design costs, demolition costs, things such as that, the City had had to pay money out ahead of when they would close this bond issue. He stated the resolution the Finance Director had mentioned was one that allowed them to take proceeds from this issue and reimburse the City.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Ordinance No. 22-109, and it was unanimously adopted.

President Meredith stated the motion had carried.

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 1.24 acres of land lying on the west side of Mohawk Road and north of Olmstead Road to Residence 1-A District, which hearing was set at the January 13, 2022, 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 west of Mohawk Road and north of Olmstead Road, and it was approximately 1.24 acres. He stated that the petitioner was seeking to zone this property Residence 1-A, which was consistent with adjacent property. He stated this was recently annexed, as of December 2021.

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

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

Councilmember Robinson moved for approval of Ordinance No. 22-06, zoning 1.24 acres of land lying on the west side of Mohawk Road and north of Olmstead Road to Residence 1-A District, which ordinance was introduced at the January 13, 2022, Regular Council Meeting, as follows:

(ORDINANCE NO. 22-06)

Said motion was duly seconded by President Meredith and was unanimously adopted.

President Meredith stated it was the time and place in the meeting for a public hearing on the zoning of 1.00 acre of land lying on the west side of County Line Road and south of Old Hwy 20 to Highway Business C-4 District, which hearing was set at the January 13, 2022, Regular Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated this property was located west of County Line Road and south of Old Highway 20 and was recently annexed, as of December 2021. He stated the property was overall 1 acre, and the petitioner was seeking to have the property

zoned Highway Business C-4 District, which was consistent with adjacent properties.

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 his comment, related to this matter, a previous one, and many others, was simply that he believed it would be more constructive to have a public hearing period at the time of annexation rather than to annex without a public hearing and then have this hearing.

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 seeing none, the public hearing was closed.

Councilmember Robinson moved for approval of Ordinance No. 22-08, zoning 1.00 acre of land lying on the west side of County Line Road and south of Old Hwy 20 to Highway Business C-4 District, which ordinance was introduced at the January 13, 2022, Regular Council Meeting, as follows:

(ORDINANCE NO. 22-08)

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

President Meredith stated it was the time and place in the meeting for a public hearing on the vacation of a Right-of-Way along Powell Road, Sections 9, 10, 15, and 16, which hearing was set at the January 13, 2022, Regular Council Meeting.

President Meredith recognized Mr. Nunez.

(Mr. Nunez made a PowerPoint presentation.)

Mr. Nunez stated this property was located north of Old Highway 20 and east of Greenbrier Parkway, just north of the new Mazda Toyota plant. He stated that as they had made improvements to right-of-way and street circulation in this area, the

petitioner was seeking to vacate approximately 7,000 linear feet of an underutilized road, formerly known as "Powell Road."

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

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

President Meredith stated that the resolution and ordinance pertaining to this matter would be considered under item 18 on the agenda, Legal Department Items/Transactions.

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

Councilmember Robinson read and introduced a resolution to set a public hearing on the vacation of a right-of-way along Cecil Ashburn Drive, at the March 24, 2022, Regular Council Meeting, as follows:

(RESOLUTION NO. 22-110)

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

President Meredith recognized Councilmember Kling.

Councilmember Kling stated he realized they were just setting this hearing, but he asked if they could have a brief explanation of what the plans were for Cecil Ashburn Drive, if they were talking about additional lanes, et cetera.

President Meredith recognized Mr. Shane Davis, Director of Urban and Economic Planning.

Mr. Davis stated this was Land Trust property. He stated that when they were constructing the widening of Cecil Ashburn, the Land Trust had donated right-of-way to the City, and the agreement was that once the project was completed, the expansion of the parking lot, that any land that was not used they would give back to

the Land Trust, so that was what this was, their giving back property the Land Trust had previously donated that the City did not need.

Councilmember Kling stated that someone had thought there was going to be additional construction, so he just wanted to have that clarified.

Mr. Davis stated they had finished that project.

President Meredith called for the vote on Resolution No. 22-110, and it was unanimously adopted.

Councilmember Robinson read and introduced Resolution No. 22-111, consenting to the vacation of a right-of-way along Cecil Ashburn Drive.

Councilmember Robinson read and introduced Ordinance No. 22-112, vacating a right-of-way along Cecil Ashburn Drive.

President Meredith stated that no one had signed up under the next item on the agenda, Agenda Related Public Comments.

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

Mayor Battle stated that the Cyber Gala was held on the previous Saturday evening at the Botanical Garden, and there were four scholarships presented to young people in the area, and one of those had gone to the son of a City employee, Travis Cummings. He stated they wanted to congratulate all the recipients of the scholarships, and if anyone saw Mr. Cummings, they should congratulate him, that he had a very bright, young son.

Mayor Battle stated that at this time there were construction projects at John Hunt Park, and they were demolishing the parking garage in preparation for the new city hall, and also there were recreation center improvements planned for Stoner Field. He stated there would be a lot of construction happening over the upcoming summer, and they were going to move it as quickly as they could to make sure they would not impede the traffic of the public coming in and coming out.

Mayor Battle stated that on the previous evening, he had attended the Pineapple Awards, hosted by the Convention & Visitors Bureau. He stated this was the hospitality industry in the city of Huntsville, and they had been hit pretty hard by the pandemic, but they were coming back, that hotels and restaurants were coming back strong, and they were employing a lot of people. He stated that on the previous evening, Judy Ryals from the Convention & Visitors Bureau was given the top award, for affecting travel and tourism in the area, noting this was much deserved.

Mayor Battle stated that on a sad note, there had been the passing of Wilbert Brown, who was a great educator with the Huntsville City Schools, a servant leader with Alpha Phi Alpha, and one of the driving forces of Huntsville's Martin Luther King Breakfast and premier event. He stated he was certainly a great leader and a great motivator in the city, that he had done a lot of things for a lot of young people that had made them later be productive citizens in the community.

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

President Meredith recognized Councilmember Kling.

Councilmember Kling stated he was pleased to announce that it was official, that McThornmor Acres was now listed on the National Registry of Historic Places. He stated this was a great sense of pride for the neighborhood, that they had gone through a very extensive process in accomplishing this. He stated this was great for this neighborhood, and he stated that for persons who were not familiar with it, it was located between Holmes Avenue and University Drive, just east of UAH. He stated there was a lot of history there, that members of the Von Braun space team that helped put the first man on the moon had lived in that neighborhood in the 50s and 60s.

Councilmember Kling extended his best wishes to Chief McMurray, noting that

the Police Department under his leadership had done yeoman's work on neighborhood-issue-type things, where there was a need for calls for service to help people who were having problems . He stated there were calls for service and protection to people who were literally in dire straits in various areas of his district. He stated it was very important to him that they would continue to help those persons within the district he represented, as well as all neighborhoods throughout the city, to get help to those persons who needed it. He stated he thought that was the type of City government they were all proud to be a part of.

Councilmember Kling stated that during the prior week and a half, he had continued his neighborhood walks, calling in everything from potholes to drainage inlets that had been clogged up, cable TV wires, et cetera.

Councilmember Kling stated that one thing he really wanted to wave a flag about to the Public Works Department was particularly in the downtown area, walking along Franklin, Adams, Eustis, Clinton, and Holmes. He stated there were large sections of these sidewalks where, because of tree roots, the sidewalks were uneven, and there was a need for attention to this. He stated that also downtown he thought there were some areas where bricks were uneven, and people could be injured walking along and tripping over a protruding brick, so he thought it would be worthwhile to put attention into those areas.

Councilmember Kling stated that every year during the month of March, he had survey postcards that he passed out or left at public places, so persons could pick them up and provide input on problems that needed to be addressed, streets that needed to be looked at for pothole repair, and just a perception of City government, how they were doing, if they could do better, et cetera. He urged persons to take advantage of those and provide some responses.

Councilmember Kling stated there were a lot of construction projects about to

take place, noting that every time he drove down Governors Drive, he could see the Campus 805 complex, and moving west, The Foundry, et cetera, that it was really taking shape. He stated this was going to be something people would see when they first came into the Huntsville city limits, as a big landmark.

President Meredith recognized Councilmember Keith.

Councilmember Keith stated that Mr. Wilbert Brown was a man of many roles, and by all of them, he edified his community, himself, his culture, and the city of Huntsville. He stated that the Council would be recognizing him at a future Council meeting.

Councilmember Keith thanked Mayor Battle for standing in his stead at the meeting at the skate park. He stated there was a lot going on in Northwest Huntsville, and also in other parks, that they could all be proud of.

Councilmember Keith stated he wanted to tell the scouts in the audience that he would do his best to obey the scout law. He stated this was taking him back to the many years he had lived in those outfits, with many great scout leaders who had taken time with him to make sure he had a couple of badges on his sash. He stated to the scoutmasters that for the time they were putting in with these young men, they might never see what the outcome would be, but they should know they were appreciated.

Councilmember Keith thanked Mr. Davis for the work he had done with MAPCO, noting that this meant a lot for his community.

Councilmember Keith stated they were going to absolutely have to ask the Chief to come back because they needed to properly recognize the commitment he had made to the city of Huntsville. He stated he knew he could speak for all of them on the Council for this recognition.

Councilmember Keith stated that, as he had stated to the Mayor and to President Meredith, this offered an opportunity, in consideration of moving forward

and for the platform that Chief McMurray had left and the investment he had made, and they would make sure they took input from the community in handling the transition and process of selecting another chief, and that that would be understood by the public, as well as the police officers, because the shoes the Chief was leaving should be filled by someone who could make them grow even larger. He stated he wanted to thank the Mayor for reaching out to every Council member to discuss this process moving forward, and he wanted to make sure the Council members would discuss properly the input they were getting from the community and the perspectives they had for the future of the Department.

President Meredith recognized Councilmember Akridge.

Councilmember Akridge welcomed the members of Scout Troop 343, and she stated she was so proud they were in attendance at the meeting, not only for the badge, but to make personal contact with everybody. She stated she also wanted to give a shout-out for Troop 400, noting she would love for more people to pitch in for this troop, to see some of the success Troop 343 had had.

Councilmember Akridge stated there was a restaurant that was doing business right next to the used-to-be garage, called Mazzara's, that it was on Gates. She stated she usually did not give a shout-out to private entities, but they were talking about food earlier, and it reminded her to ask people to come and visit this restaurant.

Councilmember Akridge stated the Huntsville Police Citizens Advisory Council would be holding a meeting at the Jackson Way Baptist Church on Andrew Jackson Way, on March 8, at 5:30 p.m., and the theme was "Demystifying Internal Affairs," and she encouraged everyone to attend.

Councilmember Akridge stated that on March 9, she would be joining HPD and Traffic Engineers to discuss how they might make traffic safety better in the city. She invited everyone to attend and bring their own ideas. She continued that her

husband had found information that for insurance claims, Huntsville was one of the worst cities in perhaps the country. She stated she had backed up and crunched someone's car, and she had learned that just one insurance carrier, at one auto body shop, had 200 claims in the last three months. She stated that was just one shop and one insurance carrier. She stated that people just had to slow down and watch what they were doing. She stated that, fortunately, the car she had hit was a parked car, and it was empty.

Councilmember Akridge stated that TARCOG was the Top of Alabama Regional Council of Governments, that it was an entity that was, like, outsourcing planning, economic development, that it was a group of people who gave extra governmental help to smaller cities and counties. She stated they were certainly getting their money's worth. She stated that the area's Agency on Aging was housed there, that she did not know why it was not its own separate building, but it was tucked in under the umbrella of TARCOG, and they had seen an incredible increase in Medicaid waiver applicants and were continuing to grow. She stated that their building committee had voted to move, and they were working with an architect to come up with the right square footage for this growing entity. She stated they needed planners to actually do planning and not just the grant application administration work they had been hired to do. She stated since she was on the board of TARCOG, she was reporting on this.

Councilmember Akridge stated some people might have noticed there was a new subdivision proposed off of Bankhead, and it was asking for permission to use what was known as a "Planned Development." She stated this process was highly investigated by the property owner, presented with a tremendous amount of detail, and if they were allowed to plan it by the site, the best use of the site, then they would further fine-tune that plan before anything could be built. She stated she would be at

the March 22nd meeting to remind them, if the Planning Commission approved this, to make it subject to three things, or one thing with two conditions. She stated that was that there would be another public hearing held at the Planning Commission to confirm the legal method by which all the open space, or buffer, or easement would be protected. She stated she would be looking for that condition and also for calculations on stormwater management, so that those two major things would be confirmed in public, if they went forward with the PD.

Councilmember Akridge stated the owners had set up a website, called "thesummitatmontesano.com," and on it people could see the documents that had been submitted, some information to deflate some of the astonishing claims. She stated no one could go back on that property and do another phase if it was approved, that they could not build an apartment building. She stated this was something where they were being very transparent, and she appreciated the staff and the Planning Commission working on this together. She stated that if people would rather not hear from her how this process worked, they could call the Planning Department, at 256-427-5100, and they would explain the facts. She stated she wanted to commend the Monte Sano Civic Association, and some of the neighbors, for making a personal visit to the Planning Department to obtain drawings and understand the process.

Councilmember Akridge stated there were two things that were related to STEM, robotics in particular. She stated she had visited the Advanced Manufacturing Innovation & Integration Center, which they were calling AMIIC, and this was a tremendous collaboration between higher learning and business, to bring people into the fold of learning all about advanced manufacturing.

Councilmember Akridge stated that speaking of robots, they had a team in robotics named "Cool Robots and Builders," as well as their sister group, called

"The Blue Bananas," and they were going to the state competition. She recognized members of these teams in the audience. She stated they would be going on March 5th to the state competition. She continued that this was an independently run program, that it was just parents being involved with their kids. She wished them the best for this competition.

Councilmember Akridge expressed gratitude to Chief McMurray for his days in the City. She stated he had a quote on his wall from Teddy Roosevelt, and it was about being the man in the arena, that few people dared to offer their time in the public eye, and at least there you were the person who was daring greatly, being separate from people who would be too timid and would never know defeat or success. She thanked Chief McMurray for daring greatly.

President Meredith recognized Councilmember Robinson.

Councilmember Robinson stated to the scouts and leaders in the audience that she knew they were in attendance at this meeting to work on their communication merit badge, and she thought they had seen a lot of communicating going on. She stated she had worked with her son on his path to Eagle, and one of the things they had discovered, when life had gotten in the way and he had never finished his project, was that the journey was almost as important as the destination. She stated that her son still today talked about what he had learned as a scout. She stated the time the scouts were investing in this were worth it, and she asked that they please thank their leaders for the volunteer time and the sacrifices they were making. She stated that, also, they should thank their parents for this.

Councilmember Robinson stated that on the prior Saturday, they had a tree-planting at Ditto Landing, to put in 150 trees at the new campground, and they had 160 volunteers, so this was very successful. She stated there was a road in the campground they had named after Dr. Wally Kirkpatrick, who had served for 14 years

on the Ditto Board. She stated that Dr. Kirkpatrick had passed away a few years ago, and that Wally Kirkpatrick Way would always be there, in his honor, to memorialize the work he had done at Ditto, and the vision he had for it.

Councilmember Robinson stated that a long-awaited project in South Huntsville was taking place, the paving of Weatherly Road. She stated it had been in need of paving for a long time, and they were so grateful to see the project start. She stated this was going to be inconvenient for a while, but it was going to be a great road when it was finished. She stated it was taking place concurrently with the rebuilding of the multi-use path, that there was an eight-foot sidewalk going in there that had really captured a lot of people's attention. She stated these two projects were going to make that a great entranceway into the Bailey Cove site of South Huntsville, and she thanked everyone who was involved in this.

Councilmember Robinson stated she would extend her thanks to Chief McMurray with a quote from John Wayne, who had said, "Courage is being scared to death and saddling up anyway." She stated that taking the top cop job was not something that had always been on Chief McMurray's radar, but they were certainly glad he had saddled up anyway. She stated that during his time, he had not only started the Crisis Intervention Team but also the Co-Responders, where they now had case managers/social workers going out with the officers on mental health calls. She continued that he had also brought in body cameras and tasers for the officers, and technology that became NAMACC, the crime center that was now nationally regarded. She stated the work Chief McMurray had done with recruiting and training had changed the face of HPD. She stated he had also built the gun range and the new training center, that all of that had happened in a very short time under his watch. She thanked Chief McMurray and wished him well.

President Meredith commended and thanked the tree-trimmers who were

cutting back the trees on the lower end of Zierdt Road, the part that was south of Martin Road. He stated the folks who lived out there knew how important that was, and it might be a little overdue, but it was really going to make a lot of difference in that part of Zierdt Road.

President Meredith stated, concerning the President's Forum on homelessness, that they had gotten together and had already had three break-out sessions, with all the various groups, as well as the Planning Department, Community Development, HPD, Communication, and the Housing Authority. He stated that the Administration and the advocates had sat in the same room and really hashed out some things, that they had come up with Next Steps. He commended the advocacy community for taking charge of this issue and presenting some ideas they could hopefully vet and bring to the Council, to address those issues.

President Meredith stated that on March 1st, they would have the next President's Forum, and the focus would be on parks and recreation.

President Meredith commended the folks in the Heritage Estates community, noting that he thought the advocacy they had brought to the Planning Commission earlier in the week was wonderful, that they had represented themselves wonderfully, and because they had done their homework and presented their arguments in a very succinct way, they were able to effectively get their way. He stated that, frankly, they deserved it, that the arguments they had made were wonderful. He stated he thought they were a good example for other civic groups that wanted to have that kind of impact, that they should look up the last Planning Commission records and see how this group had done it because they had done a wonderful job.

President Meredith thanked the Huntsville Fire and Rescue Chief, Chief McFarlen, for working with him with the neighborhood of the Maple Ridge area about some concerns they had with some safety issues. He stated he had given them

a lot of good information and the next steps to take, and he thanked him for that.

President Meredith stated he looked forward to meeting with the Wall Street/Rabbit Lane folks in Southeast Limestone County/Southwest Madison County, that he looked forward to having a great discussion with them, noting that he believed this would come up the following week.

President Meredith stated that the HPCAC quarterly report would be given to the Council, that it had just had to be pushed up to March, that the scheduling would not allow them to be in attendance at this meeting. He stated they would be presenting their quarterly report to the Council.

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

Councilmember Keith read and introduced a resolution authorizing Expenditures for Payment, as follows:

(RESOLUTION NO. 22-113)

Councilmember Keith moved for approval of the foregoing resolution, which motion was duly seconded by Councilmember Robinson and was unanimously adopted.

President Meredith asked Councilmember Keith if there was a report from the Finance Committee or any other announcements.

Councilmember Keith replied in the negative.

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

Councilmember Akridge read and introduced a resolution appointing Acacia Moore to the Beautification Board, Place 5, to fill a vacancy due to the passing of Cynthia Masucci, for the remainder of a vacant 3-year term to expire September 30, 2024, as follows:

(RESOLUTION NO. NO. 22-114)

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

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

There was no response.

President Meredith stated the next item on the agenda was Legal Department Items/Transactions.

Councilmember Robinson moved for approval of Resolution No. 22-10, consenting to the vacation of a Right-of-Way along Powell Road, Sections 9, 10, 15, and 16, which resolution was introduced at the January 13, 2022, Regular Council Meeting, as follows:

(RESOLUTION NO. 22-10)

Said motion was duly seconded by President Meredith.

President Meredith recognized Mr. Davis.

Mr. Davis stated this was a small portion of right-of-way along what previously was Powell Road. He stated this portion of Powell Road did not exist at this time, that it actually subdivided a portion of Mazda Toyota's campus, so once they had gotten everything finalized, one of the last things to do was to vacate this portion of right-of-way. He stated Mazda Toyota had the west side of the right-of-way, and Forever Wild had the east side, and both property owners had signed off and requested this vacation, to better preserve the MTMUS campus, and also for Forever Wild to better protect the ecosystem in this area.

Mayor Battle stated that most of this had about 10 to 20 feet of dirt on top of it, so there would be no way to get back at it if they ever wanted to preserve that.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 22-10, and it was

unanimously adopted.

Councilmember Robinson moved for approval of Ordinance No. 22-11, vacation of a Right-of-Way along Powell Road, Sections 9, 10, 15, and 16, which ordinance was introduced at the January 13, 2022, Regular Council Meeting, as follows:

(ORDINANCE NO. 22-11)

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

President Meredith stated the next item on the agenda was Unfinished Business Items for Action, and that under that item, 19.a had been withdrawn.

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

President Meredith asked if any of the Council members would like to hold any items from the consolidation.

After discussion, President Meredith stated that items 20.e, 20.f, 20.g, 20.h, 20.i, 20.p, and 20.v would be held from the consolidation.

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

Resolution authorizing travel expenses, as follows:

(RESOLUTION NO. 22-115)

Resolution authorizing the acceptance of donations, as follows:

(RESOLUTION NO. 22-116)

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

(ORDINANCE NO. 22-117)

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. 22-118)

Resolution authorizing the Mayor to enter into an Agreement for Cooperative Maintenance of Public Right-of-Way between the Alabama Department of Transportation and the City of Huntsville, Alabama, as follows:

(RESOLUTION NO. 22-124)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Schoel Engineering Company, Inc., for engineering services for the Hays Farm Sport Park, as follows:

(RESOLUTION NO. 22-125)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Schoel Engineering Company, Inc., for engineering services for the Raymond W. Jones Center, as follows:

(RESOLUTION NO. 22-126)

Resolution authorizing the Mayor to execute Change Order No. 2 and Final to the agreement between the City of Huntsville and Turner Construction Company, for construction services for the Monroe Street Parking Deck, as follows:

(RESOLUTION NO. 22-127)

Resolution authorizing the Mayor to execute Modification No. 1 to the agreement between the City of Huntsville and Turner Construction Company, for the New City Hall and Parking Deck, as follows:

(RESOLUTION NO. 22-128)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and GTEC Corporation, for engineering services for the John Hunt

Park Kids Space, as follows:

(RESOLUTION NO. 22-129)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Pitney Bowes, Inc., for the rental of a SendPro P3000 Mailing System, as follows:

(RESOLUTION NO. 22-131)

Resolution authorizing the Mayor to submit a grant application to the Alabama Historical Commission, for grant funding to be utilized for the completion of a National Register nomination of the Whitesburg Estates neighborhood, as follows:

(RESOLUTION NO. 22-132)

Resolution authorizing the Mayor to submit a grant application to the Alabama Historical Commission, for grant funding to be utilized for the completion of a historic resource survey of the Terry Heights neighborhood, as follows:

(RESOLUTION NO. 22-133)

Resolution authorizing the Mayor to terminate the contract between the City of Huntsville and Kronos Incorporated for the Telestaff Software, as follows:

(RESOLUTION NO. 22-134)

Resolution authorizing the City Council to modify the agreement between the City of Huntsville and Roadside Towing & Collision, for wrecker impoundment services, as follows:

(RESOLUTION NO. 22-135)

Resolution authorizing the Mayor to enter into an agreement with VanValkenburg Properties, LLC, to lease warehouse space located at 620 Pearl Avenue for Community Development programs, as follows:

(RESOLUTION NO. 22-137)

Resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Catholic Center for Concern, Inc., as a subrecipient to use grant funds from the U.S. Treasury Emergency Rental Assistance Program, as follows:

(RESOLUTION NO. 22-138)

Resolution authorizing the Mayor to enter into a special employee agreement between the City of Huntsville and Sherry Jones, as follows:

(RESOLUTION NO. 22-139)

President Meredith stated the Council would now consider the items that had been held from the consolidation.

Councilmember Robinson read and introduced a resolution authorizing a portion of the proceeds of certain future borrowings to reimburse the General Fund of the City for expenditures incurred prior to borrowing issuance, as follows:

(RESOLUTION NO. 22-119)

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

President Meredith recognized Ms. Penny Smith, Director of Finance.

Ms. Smith stated that before the Council at this time was a reimbursement resolution, which allowed the City to incur costs out ahead of the borrowing of a project, and to reimburse itself for those hard costs incurred prior to the actual borrowing, so they could right-size the borrowing and make sure they were not borrowing too much or too little. She stated that in this case, this was for the Von Braun Center. She stated they were starting projects for the North Hall and the Playhouse Theater, and they were contemplating some other things in the arena, which they were working through at this time. She stated they might not incur this much debt, but this would allow them to reimburse those costs, so they could get through the bidding process, especially in this time of uncertainties.

President Meredith asked if there was any discussion.

Councilmember Akridge inquired as to the amount of the debt.

Ms. Smith stated that the total listed here was for \$9 million, noting that was an estimate of the cost, that they could borrow under that or a little over that.

President Meredith called for the vote on Resolution No. 22-119, and it was unanimously adopted.

Councilmember Robinson read and introduced a resolution authorizing the Mayor to enter into a Detention Facilities Maintenance Agreement between the City of Huntsville and HSV CHASE SPE, L.L.C., as follows:

(RESOLUTION NO. 22-120)

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

President Meredith recognized Mr. Davis.

Mr. Davis stated this was a pretty routine item that came before the Council, that when a private developer built a subdivision or a commercial development, they had to have a retention pond, and one of the City's requirements was that when that was complete, they enter into a maintenance agreement, that they would maintain that, for the City's stormwater regulations. He stated there was no cost to the City, that this was just their accepting the agreement they required them to commit to.

President Meredith asked if there was any further discussion.

Councilmember Akridge asked what subdivision this was for.

Mr. Davis stated it was for The Villages at Chase Creek, that it was a residential subdivision.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 22-120, and it was unanimously adopted.

Councilmember Robinson read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and OMI, Inc., for Environmental Site Assessment Studies for Resolute Way I-565 Interchange, Project No. 71-22-SP16, as follows:

(RESOLUTION NO. 22-121)

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

President Meredith recognized Mr. Davis.

Mr. Davis stated this was part of the MPO Long-Range Transportation Plan, that this was actually a new interchange that would occur between Zierdt Road and Research Park Boulevard, to help take pressure off Research Park and the Redstone Arsenal Gate, to provide better connectivity to Redstone Gateway and Research Park , Governors West, and Madison Boulevard, into Madison. He stated it was a regional-type interchange project, that they were working with multiple agencies: the Federal Highway Administration, the Alabama Department of Transportation, and Redstone Arsenal. He stated the scale and scope of the project lay both inside Redstone Arsenal and outside. He stated that Redstone Arsenal was handling the Environmental Site Assessment inside their property, as had been done with Zierdt Road. He stated they were picking up the responsibility outside of Redstone Arsenal property.

Mr. Davis stated this was the first step of preliminary engineering, to get this project to full engineering, and eventually funded, through the MPO. He stated that the City was the primary sponsor since it lay within the city limits of Huntsville, as the MPO agent. He stated this was the first phase of the Environmental Site Assessment, Archeological, Environmental, and all the due diligence materials, to determine right-of-way, and, really, to find the final location of the interchange and its

connectivity, on Post and outside the Arsenal.

Mr. Davis stated that the contract amount was \$42,989.23. He stated that these were pretty routine, that they came through when there were large road projects, to get the project started.

President Meredith asked if there was any discussion.

Councilmember Akridge stated that Mr. Davis had used an acronym, MPO.

Mr. Davis stated that it was the Metropolitan Planning Organization, noting that was a body made up of Federal Highway, the Alabama Department of Transportation, the City of Huntsville, Madison County, Owens Cross Roads, Triana, and the City of Madison. He stated it was a governmental body to determine the Long-Range Transportation Plan for the metro area.

Councilmember Akridge thanked Mr. Davis for elaborating on that. She stated she was on that board, and Mr. Larry Mason, who was in the audience, was on the Citizens Advisory group for that board. She asked her fellow Council members, when they heard, "There is no plan," to please send those persons to the Metropolitan Planning Organization, specifically for transportation planning, which, in turn, had implications for other topics. She stated that was where the rubber was meeting the road.

Councilmember Akridge thanked Mr. Davis for explaining that particular project.

Mr. Davis stated he might misquote the number, but he believed the 2045 Long-Range Plan identified 114 road projects in the metro area.

President Meredith recognized Councilmember Robinson.

Councilmember Robinson stated she wanted to thank whoever had prepared the cover sheet for this, noting that all the information they needed was summarized so well there. She stated it had taken them a while to figure out how to access that in

Legistar, the new system. She stated this was a really good snapshot, that she thought it gave all the information that was needed before these meetings.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 22-121, and it was unanimously adopted.

Councilmember Robinson read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and Arcadis U.S., Inc., for Grant Application Development Support Services for Dallas Branch/Pinhook Creek, as follows:

(RESOLUTION NO. 22-122)

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

President Meredith recognized Mr. Davis.

Mr. Davis stated this was a project they had been working on for quite a while. He stated they had received a FEMA grant through Hurricane Katrina funds, noting that it had been a long process to get approval before being awarded the grant, and once they had gotten approval, the time frame to expend the funds had not fit the project. He stated that FEMA had helped them in finding other grant opportunities within their program, and the City, along with FEMA, had identified a program to submit to. He stated that what this resolution would do would let Arcadis, who had helped them with the design, and with the design now being ready to go, go through the process of this alternative grant program, to hopefully get the project built. He stated this contract was for Arcadis to help them apply for the grant. He stated there were some new requirements, such as benefit/cost ratios and doing some analysis on the construction costs versus the benefit the community would see. He stated it would be getting all that prepared for a full application in late summer or early fall.

Councilmember Akridge asked Mr. Davis if he felt this one would have the ability to increase the cost if a certain amount of time went by.

Mr. Davis stated it was much more flexible, for the type of project they had.

Councilmember Akridge stated that was great news.

Mr. Davis stated this was a very large project, and they felt pretty good with where they were with it. He stated FEMA had actually recommended that they go this route.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 22-122, and it was unanimously adopted.

Councilmember Robinson read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and CDG Engineers & Associates, Inc., for Engineering Design Services for Pratt Avenue Improvements, Project No. 71-22-SP18, as follows:

(RESOLUTION NO. 22-123)

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

President Meredith recognized Mr. Davis.

Mr. Davis stated this was a project they had been working on, to get funded in the Capital Plan, for a couple of years. He thanked the Council for approving the budget in October, noting that this project was in that budget. He stated this would start the design of upgrading Pratt Avenue, the 3200 block, between Russell Street and Maysville, to match the current other portions between there and what was most commonly referred to as "Five Points," or the Andrew Jackson area, the California Street intersection.

Mr. Davis stated there were portions of the right-of-way that had on-street

parking in front of some homes, which was in gravel, and there were some ADA upgrades which needed to be done, with sidewalks, and redoing the streetscape standards through there so it would be cohesive and match what had been done around the commercial district and let it flow up into the neighborhood there.

Mr. Davis stated this was a project that Councilmember Akridge and the residents in that area had been asking for. He stated they appreciated their patience in getting there, and he stated they would like to finish the design and start construction sometime late in the current year.

President Meredith asked if there was any discussion.

President Meredith called for the vote on Resolution No. 22-123, and it was unanimously adopted.

Councilmember Robinson read and introduced a resolution authorizing the Mayor to enter into an agreement between the City of Huntsville and GTEC Corporation, for engineering services for the John Hunt Park Championship Soccer, Phase 2, as follows:

(RESOLUTION NO. 22-130)

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

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

Mr. Wilkinson stated this was an engineering services agreement with GTEC Corporation, for a future phase, Phase 2, at the John Hunt Park Championship Soccer Fields. He stated this was a geotechnical and construction materials testing contract, and the amount of the contract was \$53,941.

President Meredith asked if there was any discussion.

Councilmember Akridge stated she saw it was geotech, and she inquired as to

the “Soccer, Phase 2.”

Mr. Wilkinson stated that the John Hunt Park Soccer, Phase 2, project at this time was under design, and it included two synthetic turf fields, to the north of the existing natural turf fields there, and it would also include two new parking lots adjacent to that, a new press box, and a new locker room, as well as some decorative fencing to go around the facility.

Councilmember Akridge asked if all those items were on the cover sheet.

Mr. Wilkinson stated this was not specific to that, that this resolution was just for construction materials testing and geotechnical testing for the project. He stated that the design contract and the future construction contract were separate.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 22-130, and it was unanimously adopted.

Councilmember Akridge stated they had consolidated and approved item w. on the agenda, and she asked if the cover sheet had been corrected, noting that it said 42,000 in one year.

President Meredith stated that was out of order at this time.

Councilmember Akridge stated that it was a lot more than 42,000 in one year.

President Meredith stated the next item to be considered was item 20.v.

Councilmember Robinson read and introduced a resolution authorizing the Mayor to enter into a Memorandum of Understanding (MOU) between the City of Huntsville and GCRFTF, in the amount of \$30,000, for Overtime expenditures, October 12, 2021, through September 30, 2022, as follows:

(RESOLUTION NO. 22-136)

Councilmember 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 what was before the Council was an MOU with the U.S. Marshal Service, related to HPD's participation in the Gulf Coast Regional Fugitive Task Force. He stated this was one of several task forces where there were multiple agencies throughout the region that worked together in fighting crime. He stated that in this particular case, they worked to pick up fugitives from the law. He stated this MOU allowed them to receive reimbursement for the cost of the service of their officers, so that the U.S. Marshal Service would bear that cost. He stated that it essentially reimbursed them for any overtime they expended in service to that task force.

President Meredith asked if there was any further discussion.

President Meredith called for the vote on Resolution No. 22-136, and it was unanimously adopted.

President Meredith recognized Councilmember Akridge.

Councilmember Akridge stated she would like to know, for the public's benefit, if that cover sheet had been corrected.

President Meredith stated that was really a housekeeping issue at this point.

President Meredith stated the Council would move on to the next item on the agenda, New Business Items for Introduction.

President Meredith read and introduced Ordinance No. 22-140, to amend Ordinance No. 89-79, Classification and Salary Plan Ordinance.

President Meredith read and introduced Ordinance No. 22-141, to amend Budget Ordinance No. 21-867, to modify the authorized strength of various departments.

President Meredith read and introduced Ordinance No. 22-142, amending the Code of Ordinances of the City of Huntsville, Chapter 2, Administration, by adding

Article XII, Electronic Records and Electronic Signatures, Section 2-2160 thru 2-2163.

President Meredith read and introduced Ordinance No. 22-143, declaring one 15-passenger van as surplus and to be donated to the Boy Scouts of America, Troop 400; and authorizing the Mayor to enter into an Agency Agreement between the City of Huntsville and the Boy Scouts of America, Troop 400, for said donation.

President Meredith read and introduced Ordinance No. 22-144, declaring two 15-passenger vans as surplus; and authorizing the Mayor to enter into an Agency Agreement between the City of Huntsville and The Arc of Madison County for said donation.

President Meredith read and introduced Ordinance No. 22-145, declaring one medium-sized passenger bus as surplus; and authorizing the Mayor to enter into an Agency Agreement between the City of Huntsville and Oakwood University for said donation.

President Meredith stated that concluded the business portion of the meeting.

President Meredith recognized Councilmember Keith.

Councilmember Keith asked if, in reference to item 21.d, they could reach out to have someone who represented Troop 400 for that meeting.

President Meredith replied in the affirmative.

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 called, persons 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 that 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.

Mr. Ed Sasan appeared before the Council, asking if he could pass out a handout.

President Meredith stated that Mr. Hamilton would get that from Mr. Sasan.

Mr. Ed Sasan, 167 Emory Drive, Harvest, addressed the Council, having signed up to speak concerning "Sponsorship for International Girls Soccer Match."

Dr. Alfred Kelly, 27837 Lands End Drive, Madison, addressed the Council, having signed up to speak concerning "Rockhouse Landing Fiber Internet."

President Meredith stated to Dr. Kelly that his time had expired. He stated he would be in contact with him, that they were aware of his issue.

Ms. Jackie Reed, Jack Coleman Drive, addressed the Council, having signed up to speak concerning "Government Issues."

Mr. Rod Montgomery addressed the Council, stating that he was a resident of Huntsville and his information was correct on the roster, and having signed up to speak concerning "Police Chief."

Ms. Jouviole Myrtil, 27 East Revere Boulevard, Madison, addressed the Council, having signed up to speak concerning "Black Femicide."

Mr. Larry Mason, 201 Concord Drive, Madison, addressed the Council, having signed up to speak concerning "Traffic Safety."

President Meredith stated to Mr. Mason that his time had expired, and he thanked him for his comments.

Ms. Jamie Miernik, 1010 Humes Avenue, addressed the Council, having signed up to speak concerning "Traffic Safety."

Dr. Chris Brown, 103 Highwood Court, addressed the Council, having signed up to speak concerning "HPCAC."

Ms. Nadia Niakossary, 311 Stanhope Drive, addressed the Council, having signed up to speak concerning "Persian New Year Events."

President Meredith stated that concluded the second round of public speakers.

Upon motion, the meeting was adjourned.

PRESIDENT OF THE CITY COUNCIL

ATTEST:

CITY CLERK-TREASURER

(Meeting adjourned at 7:50 p.m. on February 24, 2022.)