



CITY OF LEEDS, ALABAMA

REGULAR COUNCIL MEETING AGENDA

Leeds Civic Center Meeting Room -1000 Park Drive, Leeds, Alabama 35094
March 02, 2020 @ 6:00 PM

CALL COUNCIL MEETING TO ORDER

ROLL CALL / INVOCATION / PLEDGE OF ALLEGIANCE

APPROVE COUNCIL MINUTES

1. Minutes from February 24, 2020 meeting

REPORTS OF STANDING COMMITTEES OR SPECIAL BOARDS:

2. Finance Committee Report: Linda Miller
3. Public Works Committee Report: Ryan Bell
4. Public Safety Committee Report: Kenneth Washington

REPORTS OF OFFICERS:

5. Mayor's Report: Mayor David Miller
6. Police Department: Chief Atkinson
7. Fire Department: Chief Parsons
8. Library: Library Director Carden
9. Municipal Court: Magistrate Roberts
10. Development Services Department: Zoning Administrator Watson
11. Public Works Department: Public Works Director Warren

OLD BUSINESS:

NEW BUSINESS:

12. Ordinance 2020-03-01: Consider Supplemental Ordinance Amending O2020-02-01 which Authorizes the General Obligation Warrants, Series 2020-A
13. Resolution 2020-03-01: Consider Appointment to the Board of Trustees of the Leeds Jane Culbreth Library
14. Resolution 2020-03-01: Consider Appointment for a Vacancy on the Board of Trustees of the Leeds Jane Culbreth Library

PUBLIC COMMENTS

All comments are to be limited to 2 minutes

ADJOURNMENT

Item Attachment Documents:

1. Minutes from February 24, 2020 meeting



CITY OF LEEDS, ALABAMA

REGULAR COUNCIL MEETING MINUTES

Leeds Civic Center Meeting Room -1000 Park Drive, Leeds, Alabama 35094

February 24, 2020 @ 6:00 PM

CALL COUNCIL MEETING TO ORDER

Mayor David Miller called the meeting to order at 6:08 pm.

ROLL CALL / INVOCATION / PLEDGE OF ALLEGIANCE

PRESENT

Mayor David Miller
Council member Eric Turner
Council member Johnny Dutton
Council member Linda Miller
Council member Ryan Bell
Council member Kenneth Washington

INVOCATION

Council member Eric Turner

PLEDGE OF ALLEGIANCE

Mayor David Miller

PUBLIC HEARING

Anyone wishing to address the Council during the Public Comment section of the meeting must sign in with the City Clerk to provide their name and address.

1. Public input pursuant to State Constitutional Amendment 772 in regard to the proposed issuance of Series 2020 taxable Warrants

There was no Public Comment, and the matter was referred to Council.

Public Hearing closed at 6:10 pm.

APPROVE COUNCIL MINUTES

2. Minutes from February 3, 2020 meeting

Motion to approve February 03, 2020 minutes made by Council member Turner, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington

REPORTS OF STANDING COMMITTEES OR SPECIAL BOARDS:

3. Finance Committee Report: Linda Miller
No Report.
4. Public Safety Committee Report: Kenneth Washington
No Report.
5. Public Works Committee Report: Ryan Bell
No Report.

REPORTS OF OFFICERS:

6. Mayor's Report: Mayor David Miller
No Report.
7. Police Department: Chief Atkinson
Absent
8. Fire Department: Chief Parsons
No Report.
9. Library: Library Director Carden
Library Report is in packet. Ms. Carden announced an employment workshop every Friday in March.
10. Municipal Court: Magistrate Roberts
No Report.
11. Development Services Department: Zoning Administrator Watson
Mr. Watson explained the State's WRAP program which is 3 pages of data that must be transmitted monthly for business license renewals or new applications.
12. Public Works Department: Public Works Director Warren
Mr. Warren announced a full-time opening in Public Works for a cleaning person.

OLD BUSINESS:

None

NEW BUSINESS:

13. Resolution 2020-02-04 Consider Use and Granting of Public Funds and Things of Value in Aid to a Private Entity Pursuant to Amendment 772 of the Alabama Constitution
Motion to approve Resolution 2020-02-04 made by Council member Miller, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington
14. Ordinance 2020-02-01 Consider Authorizing the Issuance of General Obligation Warrants

Motion for Unanimous Consent to consider Ordinance 2020-02-01 made by Council member Turner, Seconded by Council member Bell. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington.

Motion to approve Ordinance 2020-02-01 made by Council member Turner, Seconded by Council member Bell. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington.

15. Resolution 2020-02-05 Consider the 2020 City Paving Project and Associated Budget Amendment

Motion to approve Resolution 2020-02-05 made by Council member Bell, Seconded by Council member Turner. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington

16. Resolution 2020-02-06 Consider Establishing the Escrow of Funds with Blue Rose Capitol

Motion for Unanimous Consent to add an agenda item made by Council member Bell, Seconded by Council member Miller. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington.

Motion to approve Resolution 2020-02-06 made by Council member Miller, Seconded by Council member Dutton. Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller, Council member Bell, Council member Washington.

PUBLIC COMMENTS

Ms. Viree Sweatt, 1315 Rowan Springs Drive, addressed the Mayor and Council with flooding concerns at her business located at 1751 10th Court. The building has been located there for over 50 years. Ms. Sweatt has owned the property for the last 32 years, and it floods every year even prior to her ownership. She has retained an attorney and is asking the City to correct it. She believes that a collision center built near her is the reason for her flooding which is beginning to rot the bottom of her building. Her attorney has advised her to speak to Mayor and Council for a resolution. She maintains a current business license and pays her property taxes every year. Mayor Miller advised her that since she has retained an attorney, she will need to have her attorney contact the City Attorney's office. Mr. Brunson advised that he is currently working on a case with Mr. John Sutterseth and will contact him regarding Ms. Sweatt's request.

Mr. Dennis Peoples, 1936 Lane Drive, addressed the Mayor and Council with flooding concerns. His new neighbor across the street has torn down a 30-year old City storm drain with a bulldozer. As a result, Mr. Peoples now has a flooded yard, a flooded garage and the pillars for his son's handicap ramp have washed out. Mr. Peoples presented photos to Mayor and Council. Mayor Miller and Mr. Washington both commented that they have looked at the property. Mr. Watson advised Mayor and Council that Mr. Peoples has sought the advice of an attorney. Mayor Miller advised him that since he has put the City on notice about retaining an attorney, he will need to have his attorney contact the City Attorney's office. Mr. Barnett requested the photos from Mr. Peoples.

Mr. Fred Britt, 1042 Goldenrod Street, addressed the Mayor and Council about having a sister city with the Chinese diplomats that visited the City recently.

ADJOURNMENT

Motion to adjourn made by Council member Washington, Seconded by Council member Miller.
Voting Yea: Mayor Miller, Council member Turner, Council member Dutton, Council member Miller,
Council member Bell, Council member Washington.

The meeting was adjourned at 6:30 pm.

David Miller, Mayor

ATTEST:

Toushi Arbitelle, City Clerk

Item Attachment Documents:

10. Development Services Department: Zoning Administrator Watson

Department Hours- OT

02/11/20 to 02/24/20

| Department | OT | COM | Totals |
|------------|--------|-------|--------|
| | 119:00 | 25:05 | 144:05 |
| ADMIN | 9:31 | | 9:31 |
| FIRE | 18:00 | | 18:00 |
| LIBRARY | 3:15 | 25:05 | 28:20 |
| POLICE | 82:21 | | 82:21 |
| STREET | 5:53 | | 5:53 |

Item Attachment Documents:

12. Ordinance 2020-03-01: Consider Supplemental Ordinance Amending O2020-02-01 which Authorizes the General Obligation Warrants, Series 2020-A

ORDINANCE NO. 2020-03-01

**A SUPPLEMENTAL ORDINANCE TO AMEND ORDINANCE NO. 2020-02-01
ADOPTED FEBRUARY 24, 2020, AUTHORIZING THE
GENERAL OBLIGATION WARRANTS, SERIES 2020-A**

BE IT ORDAINED by the governing body of the City of Leeds, Alabama (the “City”), as follows:

Section 1. Findings. The governing body of the City makes the following findings, representations and warranties as the basis for the undertakings on its part herein contained:

(a) The City has heretofore authorized the issuance of its General Obligation Warrants, Series 2020-A (the “Series 2020-A Warrants”), in an aggregate principal amount up to \$3,250,000, under the terms and conditions of an Ordinance No. 2020-02-01 adopted by the governing body of the City at its regular meeting held on February 24, 2020 (the “Parameters Ordinance”).

(b) The Parameters Ordinance also authorized the issuance of its General Obligations Warrants, Series 2020-B (the “Series 2020-B Warrants) to realize a savings in the City’s net interest cost by refunding, in part, the City’s Taxable General Obligation Warrants, Series 2018, dated May 31, 2018 (the “Series 2018 Warrants) with a portion to remain outstanding after the issuance of the Series 2020-B Warrants.

(c) Since the date of the Parameters Ordinance the market conditions for the sale of the Series 2020-B Warrants and refunding of the Series 2028 Warrants has improved dramatically and reduced the City’s savings in net interest cost by a much larger margin than anticipated at the time the Parameters ordinance was adopted allowing the City to issue the Series 2020-A Warrants in a larger principal amount.

(d) It is necessary and advisable that the Parameters Ordinance be supplemented and amended, as hereinafter set forth, and is further necessary and advisable that the Series 2020-A Warrants be sold, issued, and delivered in accordance with the terms of the Parameters Ordinance, as so supplemented and amended.

Section 2. Amendment of Section 7.2(b). Section 7.2(b) of the Parameters Ordinance is hereby amended by deleting Section 7.2(b) and replacing it with the following:

(b) The Series 2020-A Warrants shall be sold pursuant to the Purchase Agreement, the form of which has been presented to the governing body of the City and is hereby approved. In order to provide for the sale of the Series 2020-A Warrants, the Mayor of the City is hereby authorized and directed to execute and deliver the Purchase Agreement for and in the name and behalf of the City. The Purchase Agreement shall be in such form as the Mayor of the City, acting with the advice and recommendation of the employees of and advisors to the City, shall determine to be necessary or desirable in order to consummate the transactions authorized by this ordinance, the determination of the definitive form of the Purchase Agreement by the Mayor of the City to be conclusively established by his execution of the same. Notwithstanding the foregoing provisions of this paragraph, the Mayor of the City shall not execute and deliver the Purchase Agreement unless (1) the principal amount of the Series 2020-A Warrants does not exceed \$4,000,000; (2) the final maturity date for the Series 2020-A Warrants is not later than May 1, 2048; (3) the interest rate for any maturity of the Series 2020-A

Warrants does not exceed 5.0%; (4) the weighted average maturity of the Series 2020-A Warrants does not exceed twenty-nine (29) years; (5) the period of time between the date of the Series 2020-A Warrants and the first date on which the Series 2020-A Warrants are subject to optional redemption is no longer than ten (10) years, and the premium payable on the Series 2020-A Warrants in connection with any such optional redemption does not exceed 2.0%; (6) the all-in total interest cost for the Series 2020-A Warrants (that is, taking into account accrued interest, any original issue discount or original issue premium, the underwriter’s discount, any premiums or fees for credit enhancement paid from proceeds of the Series 2020-A Warrants, and any other costs of issuance paid from proceeds of the Series 2020-A Warrants) is not greater than 3.25%; (7) the purchase price of the Series 2020-A Warrants is not less than 94% or more than 106% of the par amount thereof; and (h) the underwriter’s discount reflected in the Purchase Agreement does not exceed \$8.50 per thousand dollars of the principal amount of the Series 2020-A Warrants. The Mayor’s execution and delivery of the Purchase Agreement and the Definitive Terms Certificate shall constitute his approval of the final pricing terms of the Series 2020-A Warrants.

Section 3. Approval of Warrant Purchase Agreement. The City does hereby (i) approve the sale of the Series 2020-A Warrants to INTL FCStone Financial Inc. (the “Underwriter”) at a purchase price of \$3,828,100.25 (which reflects original issue discount of \$129,979.75 and underwriter’s discount of \$31,920), (ii) approve the sale of the Series 2020-B Warrants to INTL FCStone Financial Inc. (the “Underwriter”) at a purchase price of \$47,789,600 (which reflects an underwriter’s discount of \$385,400), and (iii) does hereby ratify, confirm, and approve the execution by the Mayor of the City of the Warrant Purchase Agreement dated February 27, 2020, between the City and the Underwriter.

Section 4. Confirmation of Ordinance 2020-02-01. All terms, covenants and conditions of the Parameters Ordinance, as supplemented by this ordinance, are hereby in all things confirmed, and they shall remain in full force and effect.

ADOPTED AND APPROVED this the 2nd day of March 2020.

[S E A L]

David Miller,
MAYOR OF THE CITY OF LEEDS

ATTESTED:

Its City Clerk

Item Attachment Documents:

13. Resolution 2020-03-01: Consider Appointment to the Board of Trustees of the Leeds Jane Culbreth Library

CITY OF LEEDS

RESOLUTION NO.: 2020-03-01

APPOINTMENT TO THE BOARD OF TRUSTEES OF THE LEEDS JANE CULBRETH LIBRARY

WHEREAS, by the authority vested in the Leeds City Council by law, we are authorized to appoint members to the Board of Trustees of the Leeds Jane Culbreth Library; and

WHEREAS, the City Council is desirous of making the necessary appointment of (1) citizen to the Board of Trustees of the Leeds Jane Culbreth Library; and

WHEREAS, City Council has determined that the candidate possesses the necessary qualifications to serve this entity; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Leeds, Alabama, that:

- A. The above Recitals are included herein as if fully set forth.
- B. The following named person is hereby appointed to serve on the Board of Trustees of the Leeds Jane Culbreth Library:

| APPOINTEE | EXPIRATION OF TERM |
|-----------------------|--------------------|
| 1. Mr. Joseph R. Kemp | January 31, 2024 |

- C. The Clerk is hereby directed to notify the above-named persons of their appointment and to further notify the respective board of said appointment.
- D. All resolutions, or parts of resolutions of the City of Leeds, Alabama, in conflict with this Resolution are hereby repealed to the extent of such conflict.

BE IT FURTHER RESOLVED that the Mayor shall have the full authority to do those things, perform those functions, and to sign necessary documentation in order to carry out the actions so authorized herein.

AYES: _____

NAYS: _____

ABSENT FROM VOTING: _____

ABSTAIN: _____

CITY OF LEEDS, ALABAMA

David Miller, Mayor

Date

ATTEST:

Toushi Arbitelle, City Clerk

I, Toushi Arbitelle, City Clerk of the City of Leeds, hereby certify that the above Resolution was duly adopted by the City Council of the City of Leeds at a regular meeting held on the 2nd day of March 2020

City Clerk

CITY OF LEEDS, ALABAMA
NOMINATION AND/OR REQUEST APPLICATIONS
FOR
APPOINTMENT TO CITY BOARDS

- 1. Board(s) for which nomination is to be Leeds Jane Culbreath Library Board of Trustees
- 2. Name of Nominee Joseph R. Kemp
- 3. Address 7900 Parkway Drive, Leeds, AL 35094
- 4. Mailing Address (if different) _____
- 5. Phone Number (205) 699-5500 (hm.) _____ (wk.) _____
- 6. Place of Employment Hill Gossett Kemp & Hufford PC
- 7. Education University of Alabama, Cumberland School of Law JD
- 8. Civic and Professional Activities Rotary, Alabama State Bar, OMPC member
- 9. List of City Boards Presently Serving On None
- 10. List City Boards Previously Served On None
- 11. Areas of Special Interest and/or Concerns _____
- 12. Nomination Submitted By Melanie A. Carden

Please forward this form to the City Clerk's office, 8373 1st Avenue SE, Leeds 35094, 699-2585 or 699-6558 (fax), no later than the Tuesday prior to the City Council meeting for which this nomination is to be considered. If there are no vacancies on board(s) requested, your form will be kept on file to be considered at a later date.

FOR OFFICE USE ONLY

Date Application Submitted: _____ / _____ / _____

Appointed to _____ Date of Appointment _____ Term Expires _____

Reason for vacancy of position (select one of the following):

New Board _____ Original Member Resigned _____ Other _____
(list name of former member)

If the position is to fill an expired term of a member, please list the name of the former member _____

Item Attachment Documents:

14. Resolution 2020-03-01: Consider Appointment for a Vacancy on the Board of Trustees of the Leeds Jane Culbreth Library

CITY OF LEEDS

RESOLUTION NO.: 2020-03-02

APPOINTMENT TO THE BOARD OF TRUSTEES OF THE LEEDS JANE CULBRETH LIBRARY

WHEREAS, by the authority vested in the Leeds City Council by law, we are authorized to appoint members to the Board of Trustees of the Leeds Jane Culbreth Library; and

WHEREAS, the City Council is desirous of making the necessary appointment to fill the vacancy of (1) one citizen to the Board of Trustees of the Leeds Jane Culbreth Library; and

WHEREAS, City Council has determined that the candidate possesses the necessary qualifications to serve this entity; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Leeds, Alabama, that:

- A. The above Recitals are included herein as if fully set forth.
- B. The following named person is hereby appointed to serve on the Board of Trustees of the Leeds Jane Culbreth Library:

| APPOINTEE | EXPIRATION OF TERM |
|---------------------------|--------------------|
| 1. Ms. LaToya Hall Turner | March 31, 2022 |

- C. The Clerk is hereby directed to notify the above-named persons of their appointment and to further notify the respective board of said appointment.
- D. All resolutions, or parts of resolutions of the City of Leeds, Alabama, in conflict with this Resolution are hereby repealed to the extent of such conflict.

BE IT FURTHER RESOLVED that the Mayor shall have the full authority to do those things, perform those functions, and to sign necessary documentation in order to carry out the actions so authorized herein.

AYES: _____

NAYS: _____

ABSENT FROM VOTING: _____

ABSTAIN: _____

CITY OF LEEDS, ALABAMA

David Miller, Mayor

Date

ATTEST:

Toushi Arbitelle, City Clerk

I, Toushi Arbitelle, City Clerk of the City of Leeds, hereby certify that the above Resolution was duly adopted by the City Council of the City of Leeds at a regular meeting held on the 2nd day of March 2020

City Clerk

CITY OF LEEDS, ALABAMA

NOMINATION AND/OR REQUEST APPLICATIONS FOR APPOINTMENT TO CITY BOARDS

1. Board(s) for which nomination is to be LTC Library Board of Trustees
2. Name of Nominee Latoya Hall Turner
3. Address 1094 Kings Forest Drive Leeds, AL 35094
4. Mailing Address (if different) _____
5. Phone Number 205.213.3211 (hm.) 205.288.2588 (wk.)
6. Place of Employment Leeds City Schools - Leeds Middle School (Asst. Principal)
7. Education Educational Specialist - Instructional leadership
8. Civic and Professional Activities CLAS, NASSP and NAESP
9. List of City Boards Presently Serving On None
10. List City Boards Previously Served On None
11. Areas of Special Interest and/or Concerns Educational Advocacy, planning & policies
12. Nomination Submitted By Melanie Carden + Amy Foster

Please forward this form to the City Clerk's office, 8373 1st Avenue SE, Leeds 35094, 699-2585 or 699-6558 (fax), no later than the Tuesday prior to the City Council meeting for which this nomination is to be considered. If there are no vacancies on board(s) requested, your form will be kept on file to be considered at a later date.

FOR OFFICE USE ONLY

Date Application Submitted: _____ / _____ / _____

Appointed to _____ Date of Appointment _____ Term Expires _____

Reason for vacancy of position (select one of the following):

New Board _____ Original Member Resigned _____ Other _____
(list name of former member)

If the position is to fill an expired term of a member, please list the name of the former member _____