



**CITY OF FLORENCE
MINUTES OF CITY COUNCIL
JUNE 6, 2017**

The regular meeting of the City Council of the City of Florence, Alabama, was held in the City Hall Auditorium in Florence at 5:00 p.m., on Tuesday, June 6, 2017. President Jordan called the meeting to order. Councilmember Edwards gave the invocation and led in the Pledge of Allegiance. Robert M. Leyde, City Clerk, performed the roll call and noted that six Councilmembers were present and a quorum was present with the following members of the City Council in attendance: Kaytrina Simmons, William D. Jordan, David Bradley, Michelle Eubanks, Blake Edwards and Andrew Betterton.

AGENDA

CITY OF FLORENCE, ALABAMA

CITY COUNCIL MEETING

June 6, 2017

5:00 P.M.

-
1. Meeting called to order - President Jordan
 2. Invocation
 3. Pledge of Allegiance
 4. Roll Call - President Jordan
 5. Approval of Agenda
 6. Message from Mayor
 7. Reports of Department Heads
 8. Reports of Standing Committees
 9. Public Hearings:
 - (a) Proposed rezoning of approximately 12 acres located at 760 County Road 46 from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) as requested by Pinehurst Investments, LLC.
 10. Business from floor pertaining to items on the consent and regular agenda (5-minute time limit).
 11. Consent Agenda:

All matters listed within the Consent Agenda have been distributed to each member of the Florence City Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request. Please call 256-760-6400 for questions on Consent Agenda items prior to the Council meeting.

 - (a) Approval of minutes of the May 16, 2017, meeting.
 - (b) Confirm payment of bills by the City Treasurer.

- (c) Resolution to approve a contract with Chandler Painting Co., Inc., to provide labor, materials, equipment and incidentals necessary to paint all the signage and reserved seat backs a new color at Braly Municipal Stadium, in the amount of \$8,500.00, to be split 50/50 between the University of North Alabama and Florence City Schools, Account #266-44765, sponsored by Todd Nix.
- (d) Resolution to approve a contract with Crouch & Sons Plumbing, LLC, to provide labor, materials, equipment and incidentals necessary for repairs on the water line at the Royal Avenue Pool, in the amount of \$1,693.00, to be paid from budgeted funds, Account #260-44410 - Repairs & Maintenance, sponsored by Todd Nix.
- (e) Resolution to approve a contract with Shoals MPE Services, to provide labor, equipment, materials and incidentals necessary to repair and service four (4) heating and cooling units at the Sportsplex Facility, in the amount of \$1,165.00, to be paid from budgeted funds, Account #266-44725 - Repairs & Maintenance, sponsored by Todd Nix.
- (f) Resolution to approve the contract with C&H Cooling & Heating, Inc., to provide labor, materials, equipment and incidentals necessary to replace a 7.5 hp motor plus the cost of the motor repair on a Data-Aire System at the Wilson Lake Treatment Plant, in the amount of \$3,665.00, to be paid from budgeted funds, Account #652.00 - Equipment Maintenance, sponsored by Mike Doyle.
- (g) Resolution to approve a Water Purchase Agreement between the City of Florence and Greenhill Water & Fire Protection Authority for a contract term of three (3) years, beginning July 1, 2017, and ending June 30, 2020, sponsored by Mike Doyle.
- (h) Resolution to approve the Moorage Lease between the City of Florence and the Florence Harbor Marina for \$155.00 per month, sponsored by Ron Tyler.
- (i) Resolution to appoint Mayor Steve Holt as a Director of the Northwest Alabama Cooperative District for a term of office beginning on June 18, 2017, and ending on June 17, 2021, sponsored by the City Council.
- (j) Resolution to advance and reimburse travel expenses to City employees, sponsored by Mayor Holt.

12. Regular Agenda

- (a) Ordinance to rezone 13 plus acres, located at the West End of the unopened portion of the West Irvine Street Right of Way, from R-1 (Single Family Residential District) to R-3 (Multi-Family Residential District) as requested by Hensley Graves Holdings, LLC, sponsored by Melissa Bailey (public hearing held on May 16, 2017).
- (b) Ordinance to annex approximately 1 acre located at 760 County Road 46 as requested by Pinehurst Investments, LLC, sponsored by Melissa Bailey.
- (c) Ordinance to rezone approximately 12 acres located at 760 County Road 46 from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) as requested by Pinehurst Investments, LLC, sponsored by Melissa Bailey.
- (d) Resolution to approve the Real Estate Sale and Leaseback Agreement among the City of Florence, Lauderdale County and One Place of the Shoals, Inc., for the purchase of the property known as One Place of the Shoals Building, located at 200 Tennessee Street, for the amount of \$391,445.00, sponsored by Mayor Holt.

13. General Business:

- (a) Resolution to adopt an amendment to the General Fund 110 Fiscal Year 2016-2017 Budget, sponsored by Dan Barger.
- (b) Resolution - Alcohol Beverage License Application for a Special Event with On-Premises Beer & Wine by MAYRA BAHENA, d/b/a FAMILY BIRTHDAY PARTY, located at 702 VETERANS DRIVE - FLORENCE COLISEUM, to take place on Saturday, June 10th, FLORENCE, AL 35630, sponsored by Robert M. Leyde.
- (c) Resolution - Alcohol Beverage License Application for the operation of a Grocery Store with Off-Premises Beer & Wine by DOLGENCORP LLC, d/b/a DOLLAR GENERAL STORE 8730, located at 3111 HUNTSVILLE ROAD, FLORENCE, AL 35630, sponsored by Robert M. Leyde.

(d) Board Openings within the next 90 days or less:

<u>Board</u>	<u>Member</u>	<u>Appointed</u>	<u>Expires</u>
Agri-Business	Vacancy		
Library Board (FL-Laud)	Dihanne Westfield	11/15/11	12/01/16
Port Authority	Dick Smith	07/17/12	07/21/17
SCOPE 310	Vacancy		
	Josh Webster	08/21/12	07/21/15
	Reginald Owens	04/01/14	07/21/16

14. Business from the public (5-minute time limit).

15. Council Members reports and/or comments (5-minute time limit).

Council member Eubanks
Council member Edwards
Council member Betterton
Council member Simmons
Council member Bradley
Council member Jordan

16. Motion to Adjourn.

President Jordan asked for a motion for approval of the agenda. Councilmember Betterton moved for approval of the agenda. Councilmember Edwards seconded the motion.

There being no discussion, a vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Message from the Mayor:

Mayor Holt introduced Melissa Bailey, Planning & Community Development Director. Melissa Bailey's comments follow, to wit:

Mayor Holt noted that the labor report from April 2017 shows that the unemployment rate in the City of Florence is 4.6% which is the lowest in several years. Mayor Holt commended Dan Barger, Chief Accountant/Treasurer, for his work on the City's budget.

Mayor Holt made general comments regarding recent activities in Florence.

Report of Department Heads: none

Report of Standing Committee:

President Jordan, Chairperson of the Finance Committee, stated that the Finance Committee recently met and voted to recommend the purchase of the One Place of the Shoals building to the City Council. President Jordan noted that the cost of the building will be split between the City of Florence and Lauderdale County.

Public Hearing:

President Jordan noted that this is the day and time advertised for a public hearing regarding the proposed rezoning of approximately 12 acres located at 760 County Road 46 from R-1 (Single-Family District) to R-3 (Multi-Family Residential District) as requested by Pinehurst Investments, LLC.

Melissa Bailey, Planning Director, stated that the Planning Commission voted unanimously to recommend the proposed rezoning to the Council. Melissa Bailey further stated that the proposed property is located near the intersection of Seville Street extension directly behind Home Depot.

Mr. Bill Smoak, 2424 Roberts Lane, appeared and made comments regarding the proposed rezoning. Mr. Smoak stated that a traffic study is needed, due to increased development in this area

With no further comments, President Jordan closed the public hearing.

Business from the Floor Pertaining to Items on the Consent or Regular Agenda:

Mr. Sam Pendleton, 1934 Maple Avenue, appeared and made comments in support of Regular Agenda Item, 12 (a) Ordinance to rezone 13 plus acres, located at the West End of the unopened portion of the West Irvine Street Right of Way, from R-1 (Single Family Residential District) to R-3 (Multi-Family Residential District) as requested by Hensley Graves Holdings, LLC. Mr. Pendleton stated that he supports the proposed development for this area. Mr. Pendleton further stated that growth needs to happen in West Florence. Mr. Pendleton stated that he wants the citizens of Florence to embrace change.

Ms. Betty Johnson Potter, 928 West Irvine Street, appeared and made comments in opposition to Regular Agenda Item 12 (a) Ordinance to rezone 13 plus acres, located at the West End of the unopened portion of the West Irvine Street Right of Way. Ms. Potter stated that she has not seen any

written procedures or requirements regarding this development. Ms. Potter further stated that it has taken her five minutes to back out of her driveway on West Irvine Street due to the heavy traffic. Ms. Potter further stated that she finds it hard to believe that the proposed development will not impact traffic on West Irvine Street. Ms. Potter noted that there are no sidewalks on West Irvine Street and people are walking in the streets.

Mr. Bill Smoak, 2424 Roberts Lane, appeared and made comments regarding Consent Agenda Item 11 (c) Resolution to approve a contract with Chandler Painting Co., Inc., to provide labor, materials, equipment and incidentals necessary to paint all the signage and reserved seat backs a new color at Braly Municipal Stadium, in the amount of \$8,500.00, to be split 50/50 between the University of North Alabama and Florence City Schools, Account #266-44765, sponsored by Todd Nix. Mr. Smoak noted that on May 2, 2017, the Council voted to give Braly Stadium to Florence City Schools. Mr. Smoak questioned why Florence City Schools were not handling this contract. Mr. Smoak stated that Braly Stadium also needs hand rails.

Mr. Billy Ray Simpson, 755 West Alabama Street, appeared and made comments in support of Regular Agenda Item 12 (a) Ordinance to rezone 13 plus acres, located at the West End of the unopened portion of the West Irvine Street Right of Way. Mr. Simpson stated that he fully supports the proposed rezoning and the proposed development for this area. Mr. Simpson further stated that he believes the major concerns regarding this development will be addressed.

Consent Agenda:

President Jordan asked for a motion for approval of the Consent Agenda items. Councilmember Betterton moved for approval of the ordinances and resolutions as follow, to-wit:

Councilmember Edwards seconded the motion. There being no discussion, a vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented an Ordinance to rezone 13 plus acres, located at the West End of the unopened portion of the West Irvine Street Right of Way, from R-1 (Single Family Residential District) to R-3 (Multi-Family Residential District) as requested by Hensley Graves Holdings, LLC, sponsored by Melissa Bailey. Said Ordinance follows, to wit:

Councilmember Simmons moved for immediate consideration of the foregoing Ordinance.

Councilmember Betterton seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Betterton moved for adoption of the foregoing Ordinance. Councilmember Simmons seconded the motion.

Discussion:

President Jordan's comments follow, to wit:

Councilmember Bradley stated that he appreciates all those who come forward and stated their opinions. Councilmember Bradley further stated that Council takes into consideration everyone who speaks. Councilmember Bradley stated that he wants to continue to have an open dialogue.

There being no further discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented an Ordinance to annex approximately 1 acre located at 760 County Road 46 as requested by Pinehurst Investments, LLC, sponsored by Melissa Bailey. Said Ordinance follows, to wit:

Councilmember Betterton moved for immediate consideration of the foregoing Ordinance.

Councilmember Simmons seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Edwards moved for adoption of the foregoing Ordinance. Councilmember Betterton seconded the motion.

There being no discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented an Ordinance to rezone approximately 12 acres located at 760 County Road 46 from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) as requested by Pinehurst Investments, LLC, sponsored by Melissa Bailey. Said Ordinance follows, to wit:

Councilmember Betterton moved for immediate consideration of the foregoing Ordinance.

Councilmember Bradley seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Bradley moved for adoption of the foregoing Ordinance. Councilmember Betterton seconded the motion.

There being no discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented a Resolution to approve the Real Estate Sale and Leaseback Agreement among the City of Florence, Lauderdale County and One Place of the Shoals, Inc., for the purchase of the property known as One Place of the Shoals Building, located at 200 Tennessee Street, for the amount of \$391,445.00, sponsored by Mayor Holt. Said Ordinance follows, to wit:

Councilmember Eubanks moved for immediate consideration of the foregoing Ordinance.

Councilmember Bradley seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Betterton moved for adoption of the foregoing Ordinance. Councilmember Eubanks seconded the motion.

Discussion:

President Jordan made comments in favor of the proposed ordinance. President Jordan stated that this has been a great joint project with Lauderdale County.

There being no further discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented a Resolution to adopt an amendment to the General Fund 110 Fiscal Year 2016-2017 Budget, sponsored by Dan Barger. Said Resolution follows, to wit:

Councilmember Simmons moved for immediate consideration of the foregoing Resolution.

Councilmember Bradley seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Edwards moved for adoption of the foregoing Resolution. Councilmember Betterton seconded the motion.

There being no discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented a Resolution - Alcohol Beverage License Application for a Special Event with On-Premises Beer & Wine by MAYRA BAHENA, d/b/a FAMILY BIRTHDAY PARTY, located at 702 VETERANS DRIVE - FLORENCE COLISEUM, to take place on Saturday, June 10th, FLORENCE, AL 35630, sponsored by Robert M. Leyde. Said Resolution follows, to wit:

Councilmember Betterton moved for immediate consideration of the foregoing Resolution.

President Jordan seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Betterton moved for adoption of the foregoing Resolution. Councilmember Bradley seconded the motion.

There being no discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

City Clerk, Robert M. Leyde, presented a Resolution - Alcohol Beverage License Application for the operation of a Grocery Store with Off-Premises Beer & Wine by DOLGENCORP LLC, d/b/a DOLLAR GENERAL STORE 8730, located at 3111 HUNTSVILLE ROAD, FLORENCE, AL 35630, sponsored by Robert M. Leyde. Said Resolution follows, to wit:

Councilmember Bradley moved for immediate consideration of the foregoing Resolution.

Councilmember Simmons seconded the motion. A vote taken thereon resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Councilmember Betterton moved for adoption of the foregoing Resolution. Councilmember Bradley seconded the motion.

Discussion:

Councilmember Bradley noted that the City Clerk's Office has procedures in place to screen applicants that are applying for an alcohol license.

There being no discussion, a vote taken on the motion resulted as follows:

Ayes: Kaytrina Simmons
William D. Jordan
David Bradley
Michelle Eubanks
Blake Edwards
Andrew Betterton

Noes: None

Board Openings within the next 90 days or less:

<u>Board</u>	<u>Member</u>	<u>Appointed</u>	<u>Expires</u>
Agri-Business	Vacancy		
Library Board (FL-Laud)	Dihanne Westfield	11/15/11	12/01/16
Port Authority	Dick Smith	07/17/12	07/21/17
SCOPE 310	Vacancy		
	Josh Webster	08/21/12	07/21/15
	Reginald Owens	04/01/14	07/21/16

Business from the Public (5-minute time limit):

Mr. Chris Connolly, Lauderdale County District Attorney, appeared and thanked the City Council and Mayor Holt for their support of One Place of the Shoals. Mr. Connolly further stated that One Place of the Shoals improves the quality of life for this area.

Ms. Eva Knight, 2810 Waldrige Street, appeared and made comments regarding the Senior Center. Ms. Knight asked if the City has completed the purchase of the Senior Center. Ms. Knight noted that the signage at the Senior Center is a concern.

Mr. Bill Smoak, 2424 Roberts Lane, appeared and noted that June 6, 1944 is the anniversary of D-Day. Mr. Smoak noted that Memorial Day is an excellent holiday.

Mr. Smoak also made comments regarding repairs at the Senior Center. Mr. Smoak stated that the City needs to make the much needed repairs so the center can be a first-class facility.

Mr. Billy Ray Simpson, 755 West Alabama Street, appeared and made comments in opposition to the sale of alcohol on Sundays. Mr. Simpson stated that there are some people who make money off of other people's problems.

Council Reports and Comments:

Councilmember Eubanks thanked the citizens for their comments tonight. Councilmember Eubanks also thanked Melissa Bailey, Planning & Community Development Director, for work in our community.

Councilmember Edwards congratulated Melissa Bailey, Planning & Community Development Director, and her staff for the award that they received for their work in the community.

Councilmember Betterton stated that he will be meeting with Mayor Holt and the Council regarding repairs at the Senior Center. Councilmember Betterton thanked Chris Connolly and others for One Place of the Shoals and what it has become.

Councilmember Simmons also congratulated Melissa Bailey, Planning & Community Development Director, and her staff for their award.

Councilmember Bradley also congratulated Melissa Bailey. Councilmember Bradley thanked everyone for coming out and speaking at tonight's meeting. Councilmember Bradley stated that it is very important to get involved with City government. Councilmember Bradley also thanked Chris Connolly for his work at One Place.

President Jordan recognized former Councilmembers Sam Pendleton and Jean Musselman in attendance to tonight's meeting.

Councilmember Betterton presented the closing prayer.

There being no further business the meeting was adjourned.

ATTEST:

CITY CLERK