



**CITY OF LEEDS, ALABAMA
PUBLIC HEARING AND
REGULAR SCHEDULED COUNCIL MEETING
May 07, 2018**

The Council of the City of Leeds, Alabama met for a Public Hearing and Regular Scheduled Council Meeting on Monday, May 07, 2018 at 6:00PM in the Leeds Civic Center Meeting Room, 1000 Park Drive, Leeds, Alabama 35094.

1. CALL TO ORDER: Mayor David Miller called the meeting to order at 6:06PM with Councilmembers Ryan Bell, Johnny Dutton, Linda Miller, Eric Turner and Kenneth Washington present. Also present were the City Attorneys Johnny Brunson and Scott Barnett.

2. INVOCATION AND PLEDGE OF ALLEGIANCE: the invocation was led by Councilmember Turner.

3. PUBLIC HEARING:

a) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8259 Farley Avenue. The property was declared In Compliance.

b) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8255 Farley Avenue. The property was declared In Compliance.

c) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8256 Farley Avenue. The property was declared In Compliance.

d) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8662 Dover Drive. The property was declared In Compliance.

e) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 1183 Ashville Road. The property was declared In Compliance.

f) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 7624 Cedar Avenue. The property was declared In Compliance.

g) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 1921 Lane Drive. The property was declared In Compliance.

h) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 1825 Lane Drive. The property was declared In Compliance.

i) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 1739 Bethel Street. The property was declared In Compliance.

j) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8403 Thomas Avenue. The mayor asked if anyone was present to speak for or against this matter. No one was present to speak; matter was deferred to Council.

k) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8402 Dunnivant Road. The property was declared In Compliance

l) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 1916 Lane Drive. The mayor asked if anyone was present to speak for or against this matter. No one was present to speak; matter was deferred to Council.

m) Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8425 Lanewood Circle. The property was declared In Compliance.

The Public Hearing was closed at 6:08PM.

Mayor Miller recognized guests in attendance.:

Raymond Johnson, candidate for Jefferson County District Attorney

Judge Friday, candidate for reelection to Probate Judge in Jefferson County.

The Mayor also called attention to the race for our local State Representative on June 5, 2018.

4. REVIEW AND APPROVAL OF COUNCIL MINUTES: minutes of the April 16, 2018 Public Hearing and Regular Council Meeting were reviewed. Motion to approve the minutes as presented by Councilmember Turner, with a second by Councilmember Dutton; the motion passed unanimously.

5. REPORTS OF STANDING COMMITTEES OR SPECIAL BOARDS:

a) Finance Chairperson, Linda Miller. Ms. Miller advised the Council that the financial report is almost finalized and will be available by the end of May.

b) Public Safety Committee, Kenneth Washington. No Report

c) Public Works and Parks & Recreation Committee, Ryan Bell. No Report

6. REPORTS OF OFFICERS

a) Administration, Mayor Miller. The Mayor called attention to the Creek Bank Festival, scheduled May 19, 2018. The Festival will include two stages, a car show, and more vendors.

b) Public Safety, Mr. Atkinson: No report.

c) Fire Department, Chief Parsons. No report. Chief Parsons is away visiting a new granddaughter.

d) Police Department, Acting Chief Reaves. Chief Reaves announced two new officers, Connor Eagan and Ryan Shealy. Two officers, DeShaun Cook and Caleb Huguenard are currently attending the Police Academy.

e) Library, Director Carden. Ms. Carden supplied a draft of the Summer Reading Calendar. The library will host a music related event on May 14 jointly with Rails and Ales and Nina's. The Children's Calendar shows events everyday. The Book Sale is completed. The Shred-Event was successful with 3,000 pounds of paper shredded.

f) Municipal Court, Magistrate Roberts. Ms. Roberts asked that Councilmembers review their districts to identify areas that need attention because the Court will have community service workers available.

g) Inspection Department, Superintendent Watson. Mr. Watson offered a different view on complaints. The Department is more proactive about addressing complaints concerning stagnant water which leads to more mosquitos. Councilmember Washington expressed his appreciation to Mr. Watson and the team for their work.

h) Parks and Recreation Department, Supervisor Warren: No Report.

i) Streets and Sanitation Department, Supervisor Warren. No Report.

7. **OLD BUSINESS:** there was no Old Business to come before the Council.

8. **NEW BUSINESS:**

a) Resolution 2018-05-01 concerning property at 8259 Farley Avenue. Resolution was withdrawn.

b) Resolution 2018-05-02 concerning property at 8255 Farley Avenue. Resolution was withdrawn.

c) Resolution 2018-05-03 concerning property at 8256 Farley Avenue. Resolution was withdrawn.

d) Resolution 2018-05-04 concerning property at 8662 Dover Drive. Resolution was withdrawn.

e) Resolution 2018-05-05 concerning property at 1183 Ashville Road. Resolution was withdrawn.

f) Resolution 2018-05-06 concerning property at 7624 Cedar Avenue. Resolution was withdrawn.

g) Resolution 2018-05-07 concerning property at 1921 Lane Drive. Resolution was withdrawn.

h) Resolution 2018-05-08 concerning property at 1825 Lane Drive. Resolution was withdrawn.

i) Resolution 2018-05-09 concerning property at 1739 Bethel Street. Resolution was withdrawn.

j) Resolution 2018-05-10 Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 8403 Thomas Avenue. The Inspections Department recommended abatement. Motion to approve Resolution 2018-05-10 by Councilmember Washington, with a second by Councilmember Miller; the motion passed unanimously.

k) Resolution 2018-05-11 concerning property at 8402 Dunnivant Road. Resolution was withdrawn.

l) Resolution 2018-05-12 Consider Determination Of Certain Conditions To Be An Annoyance And Public Nuisance In violation Of Chapter 32 Of The Code Of Ordinances at 1916 Lane Drive. The Inspections Department recommended abatement. Motion to approve Resolution 2018-05-12 by Councilmember Dutton, with a second by Councilmember Miller; the motion passed unanimously.

m) Resolution 2018-05-13 concerning property at 8425 Lanewood Circle. Resolution was withdrawn.

n) Leeds Library Board Appointment. Motion to reappoint Mary Anne Mosely for another term by Councilmember Turner, with a second by Councilmember Dutton; the motion passed unanimously.

o) Resolution 2018-05-14 Consider Determination of Approving a Merchant Services Agreement with Pay Pal. It was explained that credit card payments would be simplified. Motion to approve Resolutions 2018-05-14 by Councilmember Miller, with a second by Councilmember Dutton; the motion passed unanimously.

p) Resolution 2018-05-15 Consider Determination of Deeming Certain Municipal Property Surplus. The property in questions is an old fire truck. It was stated that Dunnivant would like to have the truck. Motion to sell the truck to Dunnivant for \$1 (one) by Councilmember Washington with a second by Councilmember Dutton: the motion passed unanimously.

q) Resolution 2018-05-16 Consider Determination of Approving an Updated Organizational Chart to be provided to the Jefferson County Personnel Board. Motion to approve by Councilmember Turner with a second by Councilmember Miller; the motion passed unanimously.

9. **COUNCIL COMMENTS:** there were no Council comments.

10 PUBLIC PARTICIPATION:

Residents of Oliver Crossings expressed their concern about a new subdivision in Oliver Crossings, but that is not the case. The Jones Street Bridge has one family which sued the city to maintain the bridge. The Mayor responded that the result would be to give one family access. The City guaranteed that no new subdivision would be built in Oliver Crossings.

Steven Loggins, 1608 Windsor Lane, stated that his problem would be that the direction of the access road would be right by his yard. Mr. Loggins further stated that such a road would degrade property values.

Mayor Miller commented that the City would determine that there would be minimum disturbance.

Gary Ander, 1621 Windsor, questioned the survey of the cul-de-sac on Dover Drive.

Attorney Brunson commented that two parcels would provide the front parcel with access, and the city does not have control over that, but has to satisfy the court order. Mr. Dutton also stated that it was the decision of the Planning and Zoning Commission to add more houses.

Attorney Brunson commented that two of the properties in the Public Hearing had indirect impact only and had to do with Jones Street.

Brad Watson, Planning and Zoning Administrator, offered his opinion that the issue is a new alleyway. This is not a new road; this is a front route.

Timothy Williams, 1617 Windsor, stated his opinion that this is an environmental issue because of the water and rain run-off and this is a wet lands area.

Mayor Miller stated that all of the impact is considered.

Jerry Wilson, 8540 Carrington Way, stated that there should be a 30 foot easement behind the fences to control the overflow problems. Mr. Wilson stated that it floods there.

Mr. Molan commented that they fought this battle once before when the owner wanted to build more homes and managed to stop it. There is a question as to who will stop the current owners.

Mayor Miller stated that the Planning and Zoning Commission will shut that down. If they did plan to add more houses, it would be sent out in certified mail.

Jamie Brown, 1609 Windsor, asked how many would be built? And would another exit be needed if more homes were built.

Brad Watson explained that it would be a 12 foot single lane road. The bridge is declared as sub-standard. Further discussion included the possibility of installing a traffic light, to which the Mayor replied that a Traffic Warrant Study would have to be done at the City's cost.

Hilda Burns asked if the cost for another road access would be under \$10k.

Mayor Miller responded that it would be under that amount.

Rodney Blankenship, Windsor Lane, commented that there are other access points, such as Lanewood, where the subdivision backs up to it. He also observed that Dover Drive dead-ends right to that property.

Mayor Miller stated that doesn't access the parcel we are ordered to save.

Brad Watson added that the City must have direct access; we cannot go through another property.

Mr. Blankenship commented that in order to cater to one property owner, it would degrade property values for 15-20 houses.

Pat Red, 1825 Linden Street, asked about the issue with 1916 Lane Drive being just for grass violation, and not the proposed development, to which Mr. Watson said it was just for grass.

Brad Watson explained that Cahaba Crossings, Lanewood and a new subdivision would result in the property being land locked, with two separate tracts and two owners. The Myrick property needs access and with the existing right-of-way, we knew they had access.

Peggy, Cedar Rock Road, announced upcoming events at the Leeds Arts Council. On May 12 the event will be “Elvis in the House” for \$10 ticket. Also on May 17th, there will be a presentation of “Steel Magnolias” by an acting group from Pell City.

An Executive Session was requested to (1) discuss preliminary negotiations including matters of trade or commerce in which the governmental body is in competition with private individuals or entities and (2) to discuss the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property. The session was for the purpose of information only with no vote to be taken concerning real property. The Council adjourned to Executive Session.

Motion to adjourn to Executive Session by Councilmember Turner, with a second by Councilmember Miller; the motion passed unanimously.

ADJOURNMENT:

David Miller, Mayor

ATTEST:

Danielle Filmore, Interim Acting City Clerk