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Anniston, Alabama
June 15, 2015

The City Council of the City of Anniston, Alabama, met in Regular Session in the Council Chamber in the City Hall of the City of Anniston, Alabama, on Monday, June 15, 2015, at approximately 5:31 o'clock p.m.

Council Member Jenkins prayed the Invocation.

Council Member Jenkins led the Pledge of Allegiance to the Flag.

Mayor Stewart called the meeting to order. On call of the roll the following Council Members were found to be present: Council Members Jenkins, Reddick, Selase, Harris and Stewart; absent: none. A quorum was present and the meeting opened for the transaction of business.

Brian Johnson, City Manager, was present.

Bruce Downey, City Attorney, was present.

Council Member Selase made a motion to waive the reading of the minutes of June 1, 2015. The motion was seconded by Council Member Jenkins; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried.

Council Member Harris made a motion to approve the minutes of June 1, 2015. The motion was seconded by Council Member Selase; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried.

Council Member Selase made a motion to adopt the agenda. The motion was seconded by Council Member Jenkins; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried.

Jeanne Oglesby, 620 Hillyer High Road, thanked the Council for their support of the Downtown Market and stated they were now taking SNAP payments.

Pastor Nellie Siders, Rocky Hollow Association, thanked the Council for the help provided in their neighborhood.

Mayor Stewart announced that was the time for the Board Confirmation Hearing for Bud Owsley and his nomination to the Regional Medical Center Board.

Brian Johnson, City Manager, stated that Jeffrey Williams was not present for his confirmation hearing for the Anniston Main Street Board and stated the hearing and resolution appointing Mr. Williams to said board would be postponed.

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Mayor Stewart announced that was the time for the public hearing to consider the cost of abating certain public nuisances at 1919 – 1921 Rocky Hollow Road, declared the hearing open and asked if anyone wished to address the Council concerning said cost of abating certain public nuisances at 1919 – 1921 Rocky Hollow Road.

No one addressed the Council concerning said cost of abating certain public nuisances at 1919 – 1921 Rocky Hollow Road.

Mayor Stewart declared the public hearing to consider the cost of abating certain public nuisances at 1919 – 1921 Rocky Hollow Road closed.

Council Member Harris made a motion to approve the Consent Agenda items:

- (a) Resolution authorizing reimbursements to city officials for expenses incurred while traveling away from the city.
- (b) Resolution declaring a reported condition to be a public nuisance. (Group 2015-02 Pools)
- (c) Resolution declaring a reported condition to be a public nuisance. (Group 2015-32 Grass Lots)
- (d) Resolution receiving and confirming a cost report on the abatement of a public nuisance.
- (e) Resolution accepting the resignation of a member of the Longleaf Botanical Gardens Board.
- (f) Resolution accepting the resignation of a member of the Anniston Downtown Development Authority.
- (g) Resolution appointing a member to the Regional Medical Center Board.
- (h) Evaluation of bids for Nettles Park Improvements.

The motion was seconded by Council Member Selase; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried.

Council Member Selase introduced and read Ordinance Number 15-O-8 as follows:

(15-O-8, repealing Section 29.19 of the City Code, designation of person to supply house numbers)

Council Member Selase made a motion for the unanimous consent of the Council for the immediate consideration of Ordinance Number 15-O-8 as introduced and read. The motion was seconded by Council Member Jenkins; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried. Unanimous consent of the Council having been given for the immediate consideration of Ordinance Number 15-O-8 as introduced and read, Council Member Jenkins made a motion for the passage and adoption of Ordinance Number 15-O-8 as introduced and read. The motion was seconded by Council Member Harris; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried and Ordinance Number 15-O-8 was passed and adopted.

Brian Johnson, City Manager, stated the next resolution was in support of Freedom Riders Park.

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Council Member Selase thanked the Freedom Riders Park committee members for all their hard work. He stated he was excited about this resolution.

Council Member Harris stated she was happy that they were moving forward with the Freedom Riders Park.

Council Member Reddick stated he was excited that they were honoring the Freedom Riders with this park. He thanked the Freedom Riders Park committee members for all they were doing.

Council Member Jenkins stated it was critical to share the story of the Freedom Riders with the next generation and this park would help accomplish that goal.

Council Member Reddick introduced and read Resolution Number 15-R-65 as follows:

(15-R-65, in support of Freedom Riders Park)

Council Member Reddick made a motion for the passage and adoption of Resolution Number 15-R-65 as introduced and read. The motion was seconded by Council Member Selase; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried and Resolution Number 15-R-65 was passed and adopted.

Brian Johnson, City Manager, stated the next item on the agenda was a proposed resolution authorizing the conveyance of the Victoria Inn to Marsh Properties, Inc. He stated over a number of years and owners, the Victoria Inn has not had the reinvestment back into the facility. He stated as a result the occupancy rate and room rate have suffered. He stated approximately a year and half ago the City purchased the Victoria Inn with the hopes of selling it to an owner who would reinvest in the property. He stated that Marsh Properties had been the only respondent to the RFP issue last December. He stated the City and Marsh Properties had communicated since then about the City's vision for the Victoria Inn. He stated the City had contacted Rod Cantor, attorney, to help with this process.

Rod Cantor, attorney, Bradley, Arrant, Bolt and Cummings, addressed the Council and stated the purpose of this agreement is to fill a hole that exists with respect to the overall revitalization of the downtown area. He stated with most communities there was a need for overnight accommodations with respect to downtown redevelopment. He stated this helps draw revenue into the city not only from lodging taxes but from visitors who come in and spend money throughout the city. He stated it is important for local events. He stated the proposed agreement requires the developer to spend \$1.5 million renovating the facility. He stated they must do this within 12 month or make a payment to the City for the difference between what has been invested and the \$1.5 million or the hotel could revert back to the City. He stated the plans for the renovation of the Victoria Inn must be approved by the City. He stated the Victoria Inn must be operated as a hotel over the next 15 years period. He stated there were many public-private partnerships all over Alabama.

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Brian Johnson, City Manager, stated the City had previously agreed to place the fence that had been removed from Cooper Homes up at the Victoria Inn. He stated the City had agreed to remove a few trees on the property. He stated the City had agreed to create a better pedestrian link between the City Meeting Center and Victoria Inn. He stated these were activities that the City had planned to do if the City maintained ownership of the hotel.

Council Member Reddick stated he did not remember talking about doing any of these things previously. He stated the only discussion he recalled was concerning the fence.

Mr. Johnson stated that these were the three activities to be performed by the City that were a part of the agreement and the activities would be accomplished in house.

Mr. Cantor stated that this agreement fills the need to get this hotel into the hands of someone with a long term perspective of operating it as a hotel and making improvements that will inure to the overall growth of the area. He stated the City should feel very comfortable with the terms of this agreement.

Mr. Johnson stated that the City had given the numbers to a market research firm and the total impact for the \$1.5 million renovation construction cost was \$3.1 million for the entire area and there would 18 jobs related to that construction.

Brian Johnson, City Manager, read Resolution Number 15-R-66 as follows:

(15-R-66, authorizing the conveyance of the Victoria Inn to Marsh Properties, Inc.)

Glen Ray addressed the Council and stated the taxpayers paid over \$700,000.00 for this hotel and the City was just going to give it away. He stated the taxpayers should at least get their money back.

Ginger Marsh, 546 Hillyer High Road, addressed the Council and stated the Victoria Inn was in dire need of repair and she and Mr. Marsh wanted to give to the city by investing in the hotel. She stated no one else had offered to purchase the hotel or offered a plan for renovation.

Rosalind Lawson, 1625 Marguerite Avenue, addressed the Council and asked that the Council not overlook public safety in this area.

Dottie Rimpsey addressed the Council and stated she was excited by the idea of the renovation of the Victoria Inn.

Jesse Siders addressed the Council and stated he would like to see the money to remain local in the construction process.

Council Member Harris made a motion for the passage and adoption of Resolution Number 15-R-66 as introduced and read. The motion was seconded by Council Member Jenkins.

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Council Member Reddick stated he thought the Marsh's would do a great job with this project but he had gotten the contract only fifteen minutes before this meeting. He stated he would never support any project when he had only fifteen minutes to look at fifty pages of contract. He stated everything sounds great and it all may be in the contract but it might not. He stated he had not had time to do his due diligence, so he could not support this resolution tonight.

Council Member Jenkins stated he did support this project and he did not think there was anything in the contract that was not reflected in the resolution. He stated this is why they had the City Manager and City Attorney to drill down to the brass tacks of the agreement.

Council Member Harris stated she appreciated the Marsh's taking on this project. She stated that others had the opportunity to answer the Request for Proposal and no one else had.

Council Member Selase asked Mr. Johnson how many people responded to the public Request for Proposals.

Mr. Johnson stated that the first time no one responded and the second time only Marsh Properties responded.

Council Member Selase stated he did not feel this was a complex issue and the only reason it was being made complex was because it was being politicized. He stated he appreciated the attorney speaking about the public-private partnerships going on all over Alabama and the nation.

Mayor Stewart stated he supported this project. He stated he like being categorized with the other cities in Alabama engaging in these types of projects.

Council Member Reddick stated he had not made any negative comments but he could not make a decision based on having the information fifteen minutes prior to voting.

On call of the roll on Council Member Harris' motion for the passage and adoption of Resolution Number 15-R-66 as introduced and read and Council Member Jenkins' second to said motion the following vote was recorded: ayes: Council Members Jenkins, Selase, Harris and Stewart; nays: none; abstentions: Council Member Reddick. The motion carried and Resolution Number 15-R-66 was passed and adopted.

Council Member Selase made a motion to approve the concept plan for The Finial, aka The Victoria, upon recommendation of a unanimous vote of the Anniston Planning Commission at its June 10th meeting. The motion was seconded by Council Member Harris.

Council Member Jenkins stated that at the Planning Commission meeting they had reviewed the location of the fencing, how to address the entry from Quintard and the closing of the entry from 17th Street and creating some green space there.

Council Member Reddick stated this plan was not in their agenda packet.

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Mayor Stewart stated he thought this was a great plan and would connect nicely with the City Meeting Center.

On call of the roll on Council Member Selase's motion to approve the concept plan for The Finial, aka The Victoria, upon recommendation of a unanimous vote of the Anniston Planning Commission at its June 10th meeting and Council Member Harris' second to said motion the following vote was recorded: ayes: Council Members Jenkins, Selase, Harris and Stewart; nays: none; abstentions: Council Member Reddick. The motion carried.

Council Member Harris stated they had done some positive things that night. She stated everyone should try to attend the Downtown Farmer's Market on Saturdays.

Council Member Selase stated they had a Coldwater Bike Trail meeting that morning and there were positive things coming there. He stated the Father's Day Brunch with the Housing Authority would be this Saturday at the Carver Community Center. He thanked the staff for the improvements to Nettles Park.

Council Member Reddick stated that the individual members of this Council had their own unique identities. He stated there would be a youth and education summit on August 8th at the City Meeting Center.

Council Member Jenkins thanked the Rocky Hollow Neighborhood Association for coming out that night. He encouraged everyone to attend the Downtown Farmer's Market.

Mayor Stewart stated he appreciated the attendance at this meeting. He stated tomorrow night they would be updating the public on the West Anniston Plan which was a large component of the overall City Strategic Plan.

There being no further business to come before the meeting at that time Council Member Selase made a motion the meeting be adjourned. The motion was seconded by Council Member Jenkins; and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Selase, Harris and Stewart; nays: none. The motion carried and the meeting was adjourned at approximately 6:50 o'clock p.m.