

CITY OF TRUSSVILLE  
SPECIAL CITY COUNCIL  
SEPTEMBER 29, 2017

The City Council of the City of Trussville met in special session on Friday, September 29, 2017 at 9:00 a.m. to consider adoption of the FY 2017-2018 budget and to consider a development agreement for Edgars. Council President Plant presided at the meeting, and City Clerk Lynn Porter served as recording secretary. Council President Plant called the meeting to order and those members answering present were as follows:

Council President Brian Plant  
Councilman Perry Cook  
Councilman Jef Freeman  
Councilman Zack Steele  
Councilman Alan Taylor

Absent: None

Others present in official capacity: Mayor Buddy Choat  
Attorney Rick Stotser

There are a few accounts payable items that need to be cleared up by year's end including the liability and property insurance for the coming year.

Accounts Payable

Ambulance and Parks transfers	74,000.00
Liabilities	30.00
Non-Departmental	5,290.00
Mayor and Council	91.75
Administration	13.91
Inspections	8.99
Municipal Court	938.62
Police Department	737.66
Fire Department	108.85
Public Works	11.91
Parks and Recreation	70.33
GENERAL FUND TOTAL	81,303.02
2017 WARRANT FUND	1,473.00
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>82,775.02</b>

LIABILITY AND PROPERTY INSURANCE

Mayor and Council	10,822.00
Administration	43,335.00
Inspections	5,751.00
Information Technology	840.00
Police Department	90,630.00
Fire Department	53,721.00
Public Works	25,214.00
Parks and Recreation	35,990.00
Library	3,371.00
<b>TOTAL</b>	<b>269,674.00</b>

Councilman Taylor moved these items be approved, seconded by Councilman Steele and the vote was unanimous.

Mayor Choat stated this is his first time to do the City's budget. Our sales tax revenues were up \$1.2 million this year due to increased retail. This budget includes a 2% pay increase for employees and longevity pay. The city will pick up the health insurance increase. There is a one-time, lump-sum retiree payment included. The budget includes funding for Meals on Wheels, a one-time contribution to Cahaba Blue, an organization promoting access and recreational use of the Cahaba River through several municipalities in multiple counties. We are bringing back the Gateway newsletter with a monthly insert in the print version of the Tribune, and monthly video clips on their website. We have budgeted \$100,000 to begin work on our ADA transition plan. Some of the branches of service are filled on our Veterans' monument. We will add a plaque on a wall to add additional names that will not be service-specific. We will have some new employees coming on this year, and some new equipment. The new library should be open by the first of the year, and we will add library employees at that time. The budget was presented as follows:

**CITY OF TRUSSVILLE BUDGET  
FY 2017 - 2018**

	Revenues	Expenditures
<b>GENERAL FUND</b>		
Local Taxes	\$27,105,550	
State Taxes	148,950	
County Taxes	769,700	
Local Fees	1,871,000	
Municipal Court	310,750	
Park and Recreation	742,050	
Miscellaneous Revenues	<u>187,000</u>	
	\$31,135,000	
Mayor and Council		\$ 362,083
Administrative		1,015,862
Inspections		691,605
Municipal Court		344,755
Information Technology		308,934
Police Department		7,391,160
Fire Department		5,015,358
Public Works		1,843,660
Garbage Expense		2,020,000
Parks and Recreation		4,024,382
Library		1,287,438
Rental Properties		17,000
Non-Departmental		1,907,641
Debt Service		<u>4,905,122</u>
		\$31,135,000
STATE GASOLINE SEVEN CENT FUND	190,000	190,000
STATE GASOLINE FOUR CENT FUND	170,000	170,000
EDUCATION FUND	9,626,000	9,626,000
CAPITAL IMPROVEMENT FUND	170,500	170,500
CORRECTIONS FUND	125,500	125,500
<b>TOTAL FY 2017-2018 BUDGET</b>	<b>\$41,417,000</b>	<b>\$41,417,000</b>

Councilman Taylor moved the FY 2017-2018 budget be approved, seconded by Councilman Steele, and the vote was unanimous.

A tax incentive agreement as authorized by Amendment 772 of the Alabama Constitution for Edgar's was presented. They have agreed to build a place in downtown that will make us proud.

A public hearing was opened and Mr. George Glenn, 134 Dogwood Lane was recognized. Mr. Glenn stated he understood the parking lot lease with Charles Payne is a part of this agreement. He stated he has asked three real estate agents to explain this parking lease to him, and they cannot.

Mayor Choat stated the lease is for ten years, with an option to renew for an additional ten years. The city will also have the first right of refusal should Mr. Payne decide to sell the property.

Mr. Glenn stated the lease contract says at the end of a one year term. Does that mean any time after the first year it can be cancelled?

Mayor Choat said he did not recall this, but it probably means the lease can be cancelled by either party after one year.

Mr. Glenn stated he owns adjoining property, so he feels that this will make his property more valuable. He asked is a parking lot on a main road not contradictory to the downtown plan to bring buildings to the front of the street with parking behind?

Attorney Stotser stated we understand that this is not the best use of the property, but it secures a property that we do not own.

Mr. Glenn stated he has never heard of giving a business \$250,000 to buy additional property. The city is already selling the property for \$500,000 when they paid \$750,000, and provided a parking lot.

Councilman Plant stated we need this parking, and it is not exclusively for Edgars.

Mayor Choat stated Edgar's is making a \$2.5 million investment in downtown, using our recommended architect. They will have a bakery and restaurant and will have one additional retail space available. We hope that this will serve as a catalyst for other investments in redeveloping downtown.

Mr. Glenn asked if there are any other tax breaks being offered to Edgars, and where is a copy of the agreement?

Council President Plant stated there are no other tax incentives being given, and told Mr. Glenn that he was out of order.

Mr. Glenn asked if anyone has seen a copy of the agreement or knew what if there was anything else being offered?

Council President asked Mr. Glenn to sit down, and closed the public hearing.

Councilman Taylor stated we may wish to see if anyone else wishes to comment before we close the hearing.

Councilman Plant reopened the hearing.

Mr. Glenn again asked if there are any other tax breaks, and where a copy of the agreement was available? He stated the Council said that they were going to be transparent, but this is the least transparent Council ever.

There being no further comments, the public hearing was closed.

Councilman Taylor moved Resolution 2017-049 approving the tax incentive agreement for Edgar's be approved, seconded by Councilman Steele, and the vote was unanimous.

No other business coming before the Council, a motion was made to adjourn.

Respectfully submitted,

Lynn B. Porter  
City Clerk