

CITY COUNCIL
SPECIAL WORKSHOP
PROJECT UPDATE SESSION

APRIL 18, 2017

The City Council of the City of Trussville met in a special workshop session to receive updates on city projects. Those members answering present to roll call were as follows:

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

Absent: Councilman Perry Cook

Others present in Official Capacity: Mayor Buddy Choat
Mr. Tyler Davis, Civil Consultants
Mr. J. T. Murphy, Civic Consultants
Mr. David Reese, Turner Batson Architects

Mayor Choat called the meeting to order and stated that he invited representatives from Civil Consultants and Turner Batson to update us on the status of some of our projects.

He stated the Council has identified the Valley Road Extension as a top priority item, and asked Mr. Tyler Davis to explain where we are on this project. Mr. Davis stated an offer has been made to the Luttrell family on the small tract of land needed to complete this project. This roadway is 1.75 miles long and requires right-of-way acquisition through the Guy Martin property and the Tutwiler property that has now been deeded to the City. There is a small sliver of the Harris property that extends across Linden Street to the south side of the road that will have to be acquired. A geotechnical study has been done by Chuck Burgin of Bhate Engineering, drainage considerations have been discussed with ALDOT, and the surveying has been done. Getting a description written for the easements and right-of-way is in progress. Chesley Payne of Massey, Stotser and Nichols is waiting on the title information. The parking lot and sidewalk have been taken out of this plan.

Councilman Taylor asked how much the right-of-way through the Martin property will cost? City Clerk Lynn Porter stated the former Mayor's proposal to Mr. Martin was that the property for the right-of-way be donated, as most of his property is landlocked now, limiting its value. The creation of the roadway will increase the value of his property and make it marketable.

Councilman Plant arrived at 6:55.

Mr. Davis said the plans should be ready in sixty days to get a bid package together. We will want to give the contractor four to six weeks to work on the bid. Construction will take twelve months. The road is fairly level for the most part, with an 8% rise in the area behind the shopping center. There is both rock and sensitive drainage areas along this project. There has been a history of slope failure in the area. He said that there are certain soils that they do not want exposed during the rainy season from December to February. They may address "Wintering" the project to avoid this.

Councilman Freeman asked if we knew a dollar figure on the costs we have already incurred on the Valley Road project? City Clerk Porter asked was this to include the land costs for the connection on the west end of the project, and was told yes. She stated she did not have an exact figure as this project has been in the planning stages for seven or eight years, but she could provide this information tomorrow. A comment was made that some of these costs could be offset by the sale of the two lots created on either side of the roadway at Roosevelt Boulevard.

Mayor Choat asked Dave Reese to give us an update on plans for the downtown area. He

displayed maps of the area depicting a desired orientation of buildings, roadways, and public areas. Morrow Avenue will become "right in/right out" only. A traffic signal is proposed at Cedar Lane with full access. A pavilion and 250-300 seat amphitheater is proposed along the river. A potential buyer is working with the Bell family and other owners to secure property for a large segment of the project. This plan shows 63 parking spaces with additional on-street parking on the Morrow Road side and an additional parking area on the Cedar Lane side.

A question was asked was Great Harvest a potential tenant in this area, and the answer was that they are going into the former Café on Main space.

Proposed new traffic circulation patterns with roadway extensions and traffic signals to alleviate some of the traffic at the Main Street and Chalkville Road intersection were shown. These include extending Glenn Avenue to Talley Street and an extension from Watterson to Chalkville Road, and from Chalkville Road to Will Street, to Vann Circle, back to Main Street with a traffic signal or to Cherry Street to Main Street with a traffic signal. Linden Street will be straightened out to intersect with John Street near the Board of Education office. Some of these options are more viable than others due to existing structures in the pathways.

Discussion followed, in light of new proposed traffic patterns, about was the roadway widening at the Braden's corner still necessary. It was pointed out that abandoning this project may forestall our ability to improve the drainage in the area, as a component of the original plan would improve the drainage from the Baptist Church all the way to Pinchgut Creek.

There was general discussion about city needs to address anticipated growth and development. Mayor Choat stated we need a ten-year master plan. Councilman Steele pointed out that we have outgrown our facilities at our sports complex and we need to be making plans for additional ball fields in the near future. Mayor Choat stated we need to evaluate all of our city facilities. Councilman Freeman stated we need to move forward to update our Subdivision Regulations and requested up to \$40,000 in funding for this project. Councilman Freeman also suggested that we hire a financial advisor to assist us in determining how much money is needed for these projects and what funding resources are available. Councilman Taylor stated he did not think we needed a financial advisor, as we have that with our bond group. He stated he felt we needed an accountant or someone to track projects and the associated costs of projects for us. City Clerk Porter stated our current computer software has a project accounting module that allows us to track projects regardless of multiple funding sources and through multiple fiscal years. The trick is to identify the project early so that all expenses can be associated with the project. Currently many of our older projects must be researched through two computer systems, with the older system requiring knowledge of the funding source and the vendors paid and/or the general ledger account(s) used. Councilman Freeman stated we need a financial advisor to write RFPs to get grants for some of our projects.

The meeting was adjourned.

Respectfully submitted,

Lynn B. Porter
City Clerk