



MINUTES OF THE WORK SESSION CITY COUNCIL

Council Chambers | 1953 Municipal Way

Alabaster, AL

February 22, 2024

CALL TO ORDER

City Council assembled for a Work Session and the meeting was called to order at 6:02 PM with Council President Sophie Martin presiding.

ROLL CALL

Sophie Martin, Rick Ellis, Stacy Rakestraw, Greg Farrell, Jamie Cole, Zach Zahariadis, Kerri Pate

PRESENT

Council Member - Ward 1 Sophie Martin
Council Member - Ward 2 Rick Ellis
Council Member - Ward 3 Stacy Rakestraw
Council Member - Ward 4 Greg Farrell
Council Member - Ward 6 Zach Zahariadis
Council Member - Ward 7 Kerri Pate

ABSENT

Council Member - Ward 5 Jamie Cole

AGENDA ITEMS:

1. Financial Update

Finance Director, John Haggard provided the Council with a Financial Update by reviewing revenues and expenditures as well as discussion on capital projects and future borrowings.

2. Fire Station #2 - Change Order Request

Review a request authorizing a Change Order for Fire Station #2 in the amount of \$99,000. Added to Monday's agenda.

3. Healthcare Affiliation Agreement RTI - Discussion

Chief Love will review proposed Memorandum of Understanding between the City and Regional Training Institute (RTI) to provide clinical experiences for students enrolled in EMS programs. (Resolution 022624-F Authorizing a MOU With Regional Training Institute) Added to Monday's agenda.

4. Pro-Forma & Financial Performance Analysis

Review agreement with Sports Facilities Advisory, LLC for Market Analysis and a Detailed Financial forecast (Pro Forma) for the new Alabaster Recreation Center complex. Added to Monday's agenda.

5. Sewer Hydraulic Model Proposal

Review an agreement with InSite Engineering, LLC for the continued Inflow and Infiltration (I&I) Reduction Program – Sanitary Sewer Hydraulic Model, Annual Data Gathering and Support 2024. Added to Monday's agenda.

6. Declaring Items within Public Works Department as Surplus

Declaring surplus items within the Public Works Department within the City of Alabaster. (Resolution 022624-C Declaring Items within Public Works Department as Surplus) Added to Monday's agenda.

7. Agreement with MBA Engineers for CMT and Inspections for the Amphitheater and Senior Center Expansion

REVIEW: Authorizing an agreement with MBA Engineers for Construction Materials Testing (CMT) and special inspections for the new Alabaster Amphitheater and Senior Center Addition at a cost not to exceed \$34,005. (Resolution 022624-D Authorizing an Agreement with MBA Engineers for CMT and Inspections for the Amphitheater and Senior Center Expansion) Added to Monday's agenda.

8. Old Police Station Property Discussion

City Administrator Brian Binzer will review findings and discuss the potential future of the old Alabaster Police Department building. City Council discussed declaring the property surplus during an upcoming meeting in anticipation of selling in the near future.

9. *Resolution 022624 Assessing Weed Abatement Cost for 1226 Thompson Rd

A public hearing is set for Monday, February 26, 2024, 6:30 PM to place a lien on property located at 1226 Thompson Rd for weed abatement. Council confirmed this item is on Monday's agenda.

10. *Ordinance 24-195 Authorizing Franchise Agreement with Spectrum Southeast dba Charter Communications Inc

A public hearing is set for Monday, February 26, 2024, at 6:30 PM to consider approving the new 2024 Charter Franchise Agreement request. Council confirmed this item is on Monday's agenda.

11. *Ordinance 24-196 Cancelling Delinquent Business Licenses on March 1 of Each Year

A public hearing is set for Monday, February 26, 2024, at 6:30 PM to amend Section 8-34 of the Alabaster Code of Ordinances relating to business licenses. Council confirmed this item is on Monday's agenda.

12. Executive Session To Discuss the General Reputation and Character of an Individual and Relating to Preliminary Negotiations Involving Matters of Trade or Commerce

Alabama Code Title § 36-25A-7 (1) To discuss the general reputation and character, physical condition, professional competence, or mental health of individuals, or, subject to the limitations set out herein, to discuss the job performance of certain public employees...

Alabama Code Title § 36-25A-7 (7) To discuss preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act...

Council President Sophie Martin announced that the Council would not reconvene following the Executive Session and City Attorney Jeff Brumlow stated that the reason for the Executive Session was authorized.

Motion made by Council Member - Ward 4 Farrell, Seconded by Council Member - Ward 6 Zahariadis. Voting Yea: Council Member - Ward 1 Martin, Council Member - Ward 2 Ellis, Council Member - Ward 3 Rakestraw, Council Member - Ward 4 Farrell, Council Member - Ward 6 Zahariadis, Council Member - Ward 7 Pate. Council entered Executive Session at 7:28 PM.

ADJOURNMENT

Motion made by Council Member - Ward 7 Pate, Seconded by Council Member - Ward 2 Ellis. Council exited the Executive Session and the meeting adjourned at 8:37 PM.

J. Mark Frey, City Clerk

Sophie Martin, Council President