

Gardendale Called City Council Meeting
Monday April 27, 2020 7:00 pm

The Gardendale City council met in a called council meeting at 6:00 p.m. on Monday April 27, 2020, at City Hall located at 925 Main Street to discuss general business relating to City operations and conduct a public hearing at 7pm for consideration of PUD by PGP Properties.

Members present were as follows:

Alvin Currington	Allen Jerkins	Adam Berendt
Greg Colvert	Will Hardman	

Absent: none

Also attending: Stan Hogeland

Councilor Currington stated the 2nd quarter finance meeting will be rescheduled June 8th and June 9th.

Discussion of Covid and Stay at home issue and how the city will respond if the order extends beyond April 30, 2020.

City Clerk Melissa Honeycutt gave a report of March 2020 taxes (paid in April) showing that revenues are down by 16.4%.

Councilor Hardman asked the council to keep Don Creel's family in your prayers, he died this past week and the fireman came back and followed up with the family.

Councilor Hardman asked if city employees were back working full hours, mayor responded as of today all employees are back working full hours but with restrictions for social distancing, etc.

Mr. Ken Thompson stated he is looking in to how the county is planning to spend the money they received under the CARES act. There is some guidance on the Treasury website, but not many expenses are covered and there will hopefully be additional guidance. The disbursement can not currently be used for loss of revenue.

At 7:00PM councilor Currington opened a public hearing for presentation and consideration of PUD for the Crossing at Magnolia City Place submitted by PGP. Mr. Greg Triola with PGP was present and representing. Mr. Triola stated we have covered the scope of the project in several meetings Plan was submitted to get it as PUD. Passed out a revised "bubble plan" for consideration under the PUD consideration. Councilor Currington stated this is the same designs that were approved in the P&Z in accordance with bubble plan. Mr. Triola stated that if not changed this will keep tenants from signing leases since they can't utilize their needed spaces.

Councilor Currington asked on page 19 in the minutes if the P&Z meeting item iii. The restaurants will have at least

P&Z agreed on item d if we allowed industry standards to 9x18 then the other city regulations related to the city parking requirements. Their spaces will reduce length by 1 foot than our code and then apply our regulations based on usage.

2nd item on page 19 and 20 item 8 c, stated LED should be allowed, but city standards changed that all lighting is LED. Should read required not allowed.

Would like a red line version of exhibit I beginning on page 21. Mr. Triola stated there may be some changes and the preliminary submission may have had some changes as well. He will reach out to counsel or otherwise redline the differences. Mayor Hogeland stated what will this determine. Councilor Currington stated the council will need to consider the changes to see if we are comfortable with that change in the PUD and if we approve with those differences being allowed in the PUD. The submittal dated Feb 20th is the final submittal for the PUD.

Councilor Currington read Ordinance 2020-006 to approve the PUD development submitted. Councilor Hardman made a motion to approve. Councilor Jerkins seconded the motion. Mayor Hogeland asked if any conversations have been had with potential tenants since the Covid outbreak. The city is putting a lot of faith in PGP and this master plan, we know what we are supposed to expect, and PGP has the same expectations, hopefully this will not change as the next few months develop. Mayor Hogeland stated that he hopes that what we have been talking about for tenants is what we have been led to believe. Councilor Hardman asked the difference in the red and green boxes, green is deal in process. With a roll call vote the motion was approved.

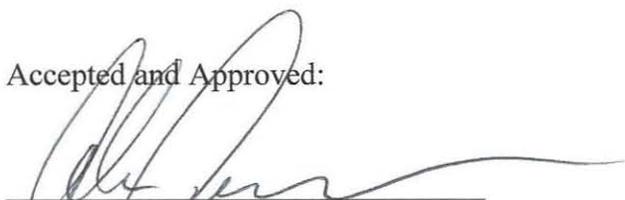
Mr. Triolia stated that we don't know what the tenants current outlook is. Mayor stated the city needs to know if the plan changes. PGP has done a lot of development in the city of Gardendale and we want to protect our investment. The next step is to get approval from Chairman and financing approval. He does not have enough information to provide a timeline at this point, previously it was end of April with construction taking 18 months.

Melissa Honeycutt was told to get with Robert Ryant about making the change to parking standards to match industry standard.

With no further business to discuss the meeting was adjourned.

Submitted:


Melissa Honeycutt

Accepted and Approved:

Alvin Currington, Council President