

**PRE-MEETING AGENDA  
MOUNTAIN BROOK CITY COUNCIL**

**CITY HALL COUNCIL CHAMBER (A108)  
56 CHURCH STREET  
MOUNTAIN BROOK, AL 35213**

**FEBRUARY 27, 2023, 6:15 P.M.**

**As a matter of convenience, members of the public are invited to listen, observe and participate in public meetings by Internet video conference. Presenters and others interested in a particular matter for discussion are encouraged to attend the meeting in-person. The City is not responsible for technical issues that may occur that interfere with the virtual meeting. The City Council, at its sole discretion, may proceed with its in-person business meeting regardless of whether virtual attendees can hear and/or observe the proceedings. The City intends to make the meeting available by way of the Zoom app (re: Meeting ID 801-559-1126, password 02272023)**

1. Crestline “flats” drainage project options-Walter Schoel of Schoel Engineering (See attached information.)
2. Cherry/Lorena/Euclid drainage bid-Mark Simpson of Schoel Engineering (See attached information. This item may be added to the formal agenda.)
3. Proposed contract with The Friends of Jemison Park for improvements to the Jemison Park Nature Trail-Shanda Williams (See attached information. This item may be added to the formal agenda.)
4. Leaf Season update-Ronnie Vaughn
5. Conditional Use request for Stretch Zone located at 229 Country Club Park in Crestline Village-Dana Hazen (See attached information. This item may be added to the formal agenda.)



**Crestline Branch – Drainage Discussion**

October 24, 2022

Revised December 15, 2022

Crestline Branch is a channelized small stream whose drainage basin begins at Crestline Elementary and extends east of West Montcrest Road. This study generally covers the stretch of stream running from Spring Street to below West Montcrest.

Street Name	DA acres	existing	Pipe	Q Olin cfs	Desired	Chosen
		Pipes	Area		Size	Pipe
Spring	68.1	42" RCP	9.6	290	4' x 8'	3' x 8'
Peachtree	89	3.5 x 10' box	35	350	ok	ok
Honeysuckle	138.1	2 - 48"	25.1	470	5' x 10'	4' x 10'
W. Montcrest	151.9	2-42" x 63"	28.3	500	5' x 10'	4' x 10'

There are four roadway crossings in the study area. Of these four, only the box culvert at Peachtree Street is deemed adequate.

The table above shows the desired pipe sizes, based on a preliminary hydrologic analysis. However, the stream grade is typically only three to five feet below the roadway grade above. Due to this, the largest culvert that can be installed is generally one-foot less in height than desired.

The channel of Crestline Branch is typically an improved rectangular channel. However, the channel has become overgrown in some areas, and there are a number of areas where there are constrictions and partial blockages that can be improved.

Therefore the following is recommended:

- 1) Replace the culverts at Spring, Honeysuckle, and West Montcrest, as above. The culverts at Spring and Honeysuckle would be around 45 feet in length. The culvert at West Montcrest would be approximately 200 feet in length.
- 2) Clean out the channel and remove constrictions and partial blockages

#### REVISION

Based on the high estimated cost to perform the above-mentioned improvements, the minimum recommended improvements have been revised to include:

- 1) The replacement of the culvert crossing at Spring Street only.
- 2) Perform general channel maintenance from Spring Street to West Montcrest Drive.

Engineers Estimate of Probable Construction Costs:           \$ 235,903.50

#### REVISION 2 (February 13, 2023)

Based on information obtained from the residents closest to the W. Montcrest Dr during a recent public involvement meeting, the minimum recommended improvements have been revised to include:

- 1) The replacement of the culvert crossing W. Montcrest Dr
- 2) Perform general channel maintenance from Spring Street to West Montcrest Drive.

Engineer's Estimate of Probable Construction Costs:           \$ 725,000



February 23, 2023

City of Mountain Brook  
56 Church Steet  
Mountain Brook, AL 35213-3700

Attn: Mr. Sam Gaston

Project Reference: Cherry St, Euclid Ave, Lorena Ln and Fairmont Dr Drainage Improvements  
Award Recommendation-**REVISED**  
Bid No. 20230109 - 838

Mr. Gaston:

We are in receipt of the bids for work to perform certain necessary drainage improvements at Cherry St, Euclid Ave, Lorena Ln and Fairmont Dr. Only one bid was submitted, and that was by Gillespie Construction, LLC for the total amount bid of \$ 917,360.00. The submitted information appears to be in accordance with the bid requirements and the contractor has the required experience and qualifications, as stipulated.

At the February 13<sup>th</sup> meeting, the council agreed to allow Schoel Engineering to enter into negotiations with Gillespie in an effort to reduce the contract price.

On Tuesday February 21<sup>st</sup>, Gillespie Construction agreed to a \$25,000 deduction to their previously submitted bid of \$ 917,360.

Based on this, Schoel recommends consideration of award of this project to Gillespie Construction, LLC in the total amount of \$ 892,360.

Yours very truly,

SCHOEL ENGINEERING CO., INC.

A handwritten signature in black ink, appearing to read "Mark E. Simpson".

Mark E. Simpson, PE, CFM

Cc: Mr. Ronald Vaughn, Public Works Director  
Mr. Steve Boone, Finance Director

Attachments: Proposal form-Gillespie

VI. EXHIBITS

EXHIBIT A - CONTRACTOR BID RESPONSE FORM\*

Below is the firm bid of the undersigned to perform the Cherry St, Euclid Ave, Lorena Ln and Fairmont Dr Drainage Improvements Project at the price indicated below. The undersigned submits this Form in response to the City's Invitation for Bids for this Project. The City may use the address and contact information below for its communications with the undersigned bidder. By submitting a bid, the undersigned acknowledges that it has read and understands the Contract Documents that apply to the Project and conditions for the award of the contemplated Contract and, except as may be listed in any exception sheet, submits its bid and agrees to perform the Work in accordance with the requirements in the Contract Documents.

(Instructions to Bidder: Please complete Part A and enter the Total Amount Bid)

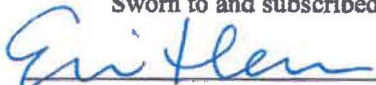
A. LUMP SUM CHARGE FOR ALL ITEM 1 OPERATIONS\* \$ ~~917,360.<sup>00</sup>~~

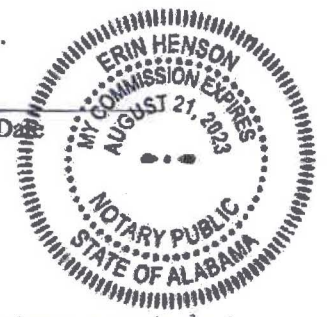
Gillespie Construction, LLC  
 Name of Firm or Company Submitting Bid  
 3304 3rd Ave S  
 Street Address  
 Jasper AL 35901  
 City State Zip  
  
 Signature of Bidder Representative  
 Ron Gillespie  
 Printed Name Representative Executing for Bidder  
 Member  
 Title

2/3/2023  
 Date of Bid  
 26-0780015  
 Tax Id # of Bidder  
 Web Site of Bidder  
 205 295 5263  
 Office Ph. # Bidder  
 205 302 3344  
 Cell Ph. # Bidder Contact  
 gillespieconstructionllc@yahoo.com  
 Email Address Bidder Rep.

Revised Amt:  
 \$892,360  
 M. Simpson,  
 Schoel

This Bid Response must be notarized.

Sworn to and subscribed before me on this 3 day of February 2023.  
  
 Notary Public  
 My Commission Expires August 21, 2023  
 Commission Expiration Date



\* Notes:

1. Please state any Exceptions to the Specifications or other requirements in the Contract Document on a separate sheet and attach that sheet to your Bid Response.
2. Bidders must complete, sign, notarize and return the Bidder Affidavit and Warranty below with their Responses.
3. The Item 1 and Item 2 operations are detailed on EXHIBIT E and on EXHIBIT F.

**BIDDER AFFIDAVIT AND WARRANTY**

The undersigned warrants, represents and agrees that each of the following is true and correct in connection with its Contractor Bid Response for the Contract to be awarded for the Cherry St, Euclid Ave, Lorena Ln and Fairmont Dr Drainage Improvements Project:

- (a) it has not colluded with any other bidders;
- (b) it has not, directly or indirectly, induced any other bidder to submit a sham bid or to refrain from making a bid;
- (c) it has not paid or agreed to pay any party, either directly or indirectly, any money or other thing of value for assistance or aid rendered to or to be rendered in attempting to procure the contract contemplated in this bid;
- (d) if the subject contract is awarded to the bidder, no employee or officer of the City has an interest, either direct or indirect, in it or is a beneficiary of the contractual arrangement made the basis thereof.
- (e) all the information contained in the response to the bid is true and correct; and
- (f) the City may rely on information submitted in awarding the subject contract.

Gillespie Construction, LLC  
Name of Firm or Company Submitting Bid

By: [Signature]  
Signature of Bidder Representative

Printed Name: Ron Gillespie

Its: Member  
Title

Date: 2/3/2023

Sworn to and subscribed before me on this 5 day of February, 2023.

[Signature]  
Notary Public

My Commission Expires  
August 21, 2023

Commission Expiration Date

SEAL



Date: February 24, 2023

To: Council Members

From: Shanda Williams, Parks and Recreation

Subject: Agreement with Friends of Jemison for work on the Nature Trail

The Friends of Jemison have finished the improvements to the Irondale Furnace Trail and would like to make improvements to the Nature Trail. They plan to hire a contractor to dress up the trail with fresh gravel and grade out a few spots along the side for better drainage. They will use the funds that have been donated for trail improvements.

This is an effort to have the trail ready for more traffic when part of the Jemison Trail is shut down for renovation in May.

I will work with our lawyers to prepare an agreement like the one used for the Irondale Furnace for your approval Monday night.



**CITY OF MOUNTAIN BROOK**

**Dana O. Hazen, AICP**  
**Director of Planning, Building & Sustainability**  
56 Church Street  
Mountain Brook, Alabama 35213  
Telephone: 205/802-3816  
Fax: 205.879.6913  
hazend@mtnbrook.org  
www.mtnbrook.org

**DATE:** February 27, 2023

**TO:** Mayor, City Council & City Manager

**FROM:** Dana Hazen, City Planner

**RE:** Stretch Zone – 229 Country Club Park

Personal fitness uses, such as the proposed practitioner-assisted stretching studio, require council approval of a conditional use. The conditional use is reviewed primarily for its anticipated effect on street parking. Here is what the code says:

“The conditional review and approval process shall ensure that, in addition to the other factors of conditional review, sufficient parking exists so that the use will not negatively impact existing established businesses, and that the proposed service use, either in isolation or in conjunction with other service or office uses, will not have a detrimental impact on public parking in the villages.”

The proposed space at Country Club Park (previous 32 Degrees yogurt and temporary BBVA) has a parking credit of 9 spaces. Based on the square footage of the space and the higher parking requirement for fitness uses, 12 parking spaces in the common parking lot would be required for Stretch Zone.

Country Club Park currently has a surplus of 13 parking spaces (over and above that required for the current mix of uses). *The on-site credit includes 48 street parking spaces created along Dan Watkins and Keeley Court during the 1997 installation of public sidewalks and parking, part of which is contained on the Scott property (see attached map of Dan Watkins and Keely Court).*

An additional 3 parking spaces would be required for the proposed personal fitness use, which would lower the shopping center's overall surplus down to 10 parking spaces.

See attached Applicant Request for details on proposed hours of operation, and peak hour employee and patron ratio. It is not anticipated that the proposed use would have a detrimental effect on street parking in Crestline Village.

*Note\*\* The zoning code indicates that a conditional use shall be approved by the city council if all required parking is provided on site and in the quantities set forth in subsection 129-555(a) of this Code, but it does not necessarily prevent the council from placing conditions on the approval on a proposed conditional use that would serve to mitigate any anticipated negative effects on the established businesses in the vicinity of the proposed use.*





February 22, 2023

Dear Mountain Brook City Council,

Thank you for the opportunity to provide this business proposal.

We believe Stretch Zone would be a great addition to the Mountbrook community.

Stretching has many benefits, from pain relief in the hips, back, shoulders, and neck, to injury prevention. As we age, flexibility is naturally declining, leading to decreased mobility.

Stretch Zone is the industry leader in practitioner-assisted stretching. The founder Jordan Gold pioneered the industry. Our certified practitioners stretch clients using a patented table and strapping technology. Said a little simpler, our clients lay on a comfortable table, and we do all the work.

Stretch Zone enables our clients to continue living the life they want and, for many, return to a life they thought they had lost.

We currently have two Stretch Zone locations in Huntsville. One has been open since April of 2022 and has over 100 5-star reviews on Google. The other location is in Madison and has been open since mid-November. That studio has over 80 5-star reviews in slightly over three months. You can google both by typing Stretch Zone Huntsville and Stretch Zone Madison AL.

The franchise has over 250 nationwide and has never had a studio fail and close.

I have provided the requested parking information on page two of this letter.

Thank you for your consideration.

Sincerely,

Paul Powell



**Parking and hours of business information**

Number of employees on the site during a peak hours: 4

Number of patrons on the site during a peak hour: 4

Proposed hours of operation and days of the week;

Mon - Friday (7am - 7pm)

Sat - (9am - 4pm)

