CITY OF PELHAM – WORK SESSION

Pelham City Hall – Council Conference Room
May 14, 2012 – 5:30 p.m.

MINUTES

Proper notice of the regular scheduled Pelham City Council Work Session was given at least 72 hours in advance of such public meeting and the notice remained posted through the scheduled meeting.

Members of the Pelham City Council met on May 14, 2012 at 5:30 p.m. The regular work session was held in the Council Conference Room in Pelham City Hall and was open to the public. The work session was called to order by Council President Nichols at 5:30 p.m.

Call to Order

Roll Call

The following elected officials were present:

Mayor Don Murphy
Council President Teresa Nichols
Councilmember Bill Meadows
Councilmember Steve Powell
Councilmember Karyl Rice
Councilmember Ron Scott

Media Present: Neal Wagner, Shelby County Reporter

Others present: City department heads, city employees and members of the public.

Approval of Minutes

A motion was made by Mr. Meadows to approve the May 7, 2012 regular work session minutes. The motion was seconded by Mr. Scott and by voice vote the motion was passed unanimously by those members present.

Mayor's Comments

Mayor Murphy elected to hold his comments until council meeting.

Review of Council Agenda

Dr. Nichols reviewed the council agenda for May 7, 2012.

A. Call to Order

B. Invocation

C. Pledge of Allegiance

D. Roll Call

E. Consent Agenda

(A consent agenda is presented by the Council President at the beginning of a council meeting. Items presented on the consent agenda are considered routine and non-controversial and are organized apart from the rest of the agenda and are adopted by general consent without debate. Items may be removed from the consent agenda on the request of any one member. Removed items may be taken up either immediately after the consent agenda is approved or placed later on the agenda at the discretion of the Council President and City Council.)

1. Approval of the May 14, 2012 City Council Agenda.

2. Approval of the May 7, 2012 regular City Council meeting minutes.

3. Approval of the following non-budgeted expenses from restricted fund accounts. None

F. Public Hearing - None

G. Mayor's Comments

H. Proclamations - None

I. Requests to Address the Council - None

J. Old Business - None

K. New Business

1. **Resolution 2012-05-14-01** for consideration to amend the Sewer Department's "Chemical" expense budget by increasing line item 412234 in the amount of $ 100,000.00 and decreasing the Sewer Department's "Unencumbered Fund Balances" in the amount of $ 100,000.00 due to the new chemical feed system becoming operational. There were no council comments or questions.

2. **Resolution 2012-05-14-02** for consideration to amend the Facilities and Landscaping Department's "Repair and Maintenance-Vehicle" expense budget by increasing line item 410030 in the amount of $ 900.00 and decreasing the Facilities and Landscaping Department's "Repair and Maintenance-Other" (Chemicals and Fertilizers) expense budget line item 411530 in the amount of $ 900.00. There were no council comments or questions.

3. **Resolution 2012-05-14-03** was introduced by Council President Nichols for consideration to authorize the Mayor to issue a Request for Proposals (RFP) and mail to those qualified respondents to the city's Request for Qualifications (RFQ) and to post said RFP in accordance with the Alabama Bid Law. Upon evaluation of said RFP the Mayor is authorized to negotiate a management contract for the Pelham Civic Complex and bring said proposed contract to the City Council for final approval and further authorizing certain personnel and operational changes at the Pelham Civic Complex.

   Dr. Nichols noted for the record City Attorney Butch Ellis suggested moving forward with a Request for Proposals (RFP) since the Request for Qualifications had already been completed. Mr. Ellis had stated an argument could be made the city was not required to issue an RFP due the "professional exemption" in the Alabama Bid Law. Dr. Nichols suggested getting the RFP out this week and have a proposal ready for the council on June 4. She stated the objectives were to solidify the ice programs and address the financial drain on the general fund at the Pelham Civic Complex. Mr. Meadows reviewed the provisions of Resolution 2012-05-14-03. He stated the city should look at possible employee buyouts. Discussion followed regarding the proposed Reduction in Force (RIF) as to whether it should be department specific or city-wide. Dr. Nichols stated this information will come to the council as a recommendation. Dr. Nichols further stated the city would take care of all the employees affected by a RIF. Additional discussion followed between Dr. Nichols and Mr. Meadows regarding a proposed employee buyout. Mr. Scott asked to be provided an organizational chart of the Pelham Civic Complex. Concerns about reclassifications and reassignments were raised. Mr. Scott suggested issuing a RFP for the management of the entire facility. Dr. Nichols said the city needs to address the operation losses at the Pelham Civic Complex. Mrs. Rice stated a resolution was not needed to issue the RFP. Mr. Powell moved to remove Resolution 2012-05-14-03 from the May 14, 2012 agenda in order to continue the discussion. Mrs. Rice stated she wants to vote on the resolution. There being no second to the motion to remove the Resolution from the agenda, said motion died for a lack of a second. Mrs. Rice said she wants more discussion on the Pelham Civic Complex issue.

L. Council and Public Comments

M. Public Announcements

N. Adjournment

Old Business – AS TIME PERMITS

1. Communications Presentation - Dell Ann Holly and Rick Hayes.

   Follow up to the December 5, 2011 meeting. Rick Hayes, Ingenuity, Inc. stated he had been working closely with Information Technology Manager Dell Ann Holly and Fire Chief Danny Ray on the evaluation of the city's telecommunications expenses. The city currently spends approximately $ 30,000 per month on telecommunications. Mr. Hayes said he looked at several vendors for potential savings to the City of Pelham. The Inline contract is currently the best option for the city. Mr. Hayes' recommendations: (1) keep the current switches; they have additional useful life; (2) install a new Voice over Internet Protocol (VoIP) system with a savings of $ 516,000 to $ 560,000 over a 3 to 5 year contract; (3) upgrade the current Nortel telephone system, which is not the best alternative. Mrs. Holly recommends moving to the Altigen VoIP system. She said our current telephone system will be obsolete in 3 years. She further stated the city could start moving toward the VoIP over the next three years. Mr. Scott said he will depend on Mrs. Holly to give the council guidance. Mrs. Holly requested more time to review the proposals prior to making a recommendation to the council. Mr. Meadows voiced several questions regarding VoIP and recommended a three year lease. Mr. Powell asked several questions regarding the Inline contract costs. Chief Ray made several comments about the proposals. He explained the reasons for using an analog system for emergency services at the various locations within the city. Mayor Murphy asked if there were any penalties for switching vendors or not renewing contracts. Mr. Hayes stated the time to implement the changes would be over the next 90 days. Dr. Nichols stated she would like a recommendation from Mrs. Holly by June 4th. Mr. Hayes recommended signing the Metro-E renewal contract, a savings of $ 80,000 per year.

2. Blight Ordinance

   Mr. Powell updated the council on the blight ordinance. He stated a meeting was recently held a Nino's Italian Restaurant to discuss the proposed blight ordinance. Mr. Powell said a majority of the issues discussed are already contained in our current ordinances. He provided the council with a handout outlining recommendations and proposed changes to the current ordinance. Dr. Nichols asked about enforcement of the ordinance. Mr. Powell recommended enforcement remain in Section 4 of the ordinance. Mrs. Rice confirmed that blight provisions were already on the books in various ordinances. Mr. Scott asked Mr. Powell if he anticipated any enforcement issues. Mr. Powell stated he had talked with Revenue Director Mike Morgan and the enforcement officers in the Police Department. Mr. Meadows stated he agreed with the proposals but does not know how many ordinances it will take to accomplish the blight objectives. Mayor Murphy said the city's current ordinances need some teeth in order to maintain the value of our resident's property. Mr. Powell said the city "cannot legislate prosperity". Mr. Powell further commented the blight ordinance offenses are a misdemeanor and penalties are set by the city's municipal judge. Dr. Nichols asked the city clerk to incorporate the recommendations into our current ordinances and have our attorney, the Pelham Homeowners' Association and Mr. Morgan review prior to the city council's adoption.

New Business – AS TIME PERMITS

1. Larry Watts, Goodwyn, Mills and Cawood regarding consulting services for the Highway 31 Improvement Project in the City of Pelham.

   Dr. Nichols stated she had asked Mr. Watts to attend tonight's meeting. Dr. Nichols noted for the record a planning and design plan was developed for Pelham several years ago, including a Highway 31 improvement plan, by Goodwyn, Mills and Cawood. Mr. Watts said the Alabama Department of Transportation (ALDOT) has plans for a Highway 31 widening and improvement plan over the next several years. Trees and landscaping options were discussed. Mr. Watts recommended the city have someone at the table to protect their interests, including median closings, etc. Goodwyn, Mills and Cawood's original design plans have been shared with engineering firm AECOM and ALDOT. Mr. Watts said his firm would work with property owners and provide services to the city calculated on an hourly rate. It was suggested Mr. Watts put together a proposal for services for review by the city council. Dr. Nichols stated she wants someone to be an advocate for Pelham during the Highway 31 project. Mrs. Rice said she agreed with Dr. Nichols. Mr. Powell suggested upon the completion of the proposal that it be placed on the agenda for council consideration. Mr. Meadows stated he was glad to see Goodwyn, Mills and Cawood make the presentation tonight. Mr. Meadows further stated, with regard to the Highway 31 project, "do we want a thoroughfare or a main street in Pelham". Mr. Meadows said he wants to employ Goodwyn, Mills and Cawood. Mr. Scott requested a copy of the design plan prepared by Goodwyn, Mills and Cawood several years ago. Mayor Murphy talked about the long term improvement project for Highway 31 and the need to move forward with this opportunity. He mentioned Highway 52 as a part of the improvement project. Mr. Meadows said he would like to eliminate the median along Highway 31 in order to have a main street in Pelham. Dr. Nichols asked the city clerk to prepare a resolution authorizing a contract with Goodwyn, Mills and Cawood.

2. The Ledges street lighting request.

   Mayor Murphy said he had received a request from one individual to install street lights in The Ledges sub-division. The Mayor stated a part of the sub-division has street lighting. He said Alabama Power Company can install eight street lights for approximately $ 11,000. Mayor Murphy said normally the developer is responsible for street light installation. He further stated the developer of The Ledges had gone bankrupt. Several suggestions were made to pay for the street light installation, including assessing the undeveloped lots or assessing all the lots in the sub-division. As the lots are sold the city would be reimbursed. Mr. Powell noted only one individual has made this request. He stated he sees no need to spend $ 11,000. He said he would like to hear from more residents and possibly handle this request through the budget process. Mr. Powell said procedures are in place in handle this request.

Announcements

None

Adjournment

Mr. Meadows moved to adjourn the work session and said motion was seconded by Mr. Scott. The motion passed unanimously by those present and the work session was adjourned at 7: 06 p.m.

Respectfully submitted this 14th day of May 2012.

Tom Seale, CMC, City Clerk

[SEAL]