

CITY OF PELHAM – WORK SESSION

**Pelham City Hall – Council Conference Room
July 1, 2013 –6:00 p.m.**

MINUTES

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

Members of the Pelham City Council met July 1, 2013 at 6:00 p.m. The regular work session was held in the Council Conference Room in Pelham City Hall and was open to the public.

Call to Order

The work session was called to order by Council President Rick Hayes at 6:02 p.m.

Roll Call

The City Clerk called the roll and the following elected officials were present:

Mayor Gary W. Waters
Council President Rick Hayes
Councilmember Ron Scott
Councilmember Beth McMillan
Councilmember Maurice Mercer
Councilmember Karyl Rice

Media Present: Rachel Crisson, Pelham City News magazine

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

Approval of Minutes

A motion was made by Councilmember Scott to approve the June 17, 2013 regular work session minutes. The motion was seconded by Councilmember Mercer and passed unanimously by voice vote of those members present.

Mayor Waters' Comments

Mayor Gary Waters welcomed those in attendance and had no further comments.

Review of Council Agenda

Council President Hayes reviewed the council agenda for July 1, 2013.

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 July 1, 2013 City Council Agenda
- 2. Approval of the June 17, 2013 Regular City Council Meeting Minutes
- 3. Approval of non-budgeted expenses from restricted fund accounts: None

- F. Public Hearing - None
- G. Mayor Waters' Comments
- H. Proclamations - None
- I. Requests to Address the Council - None
- J. Old Business - None
- K. New Business

- 1. **Resolution 2013-07-01-01** for consideration to authorize the Mayor to enter into an agreement with Byrd Contractors in the amount of \$25,000 for the repair of the western pedestrian bridge between the amphitheater and civic complex, a public works project. Live Nation has agreed to reimburse the City of Pelham for half of the expense based the original agreement signed in 1996 between the City of Pelham and Oak Mountain Amphitheater.

Mayor Waters recommended the council approve the repairs to the bridge for safety reasons as well as aesthetic reasons. Councilman Scott asked whose responsibility it was to trim the shrubs and trees around the bridge because the overgrowth was also a safety concern. Mayor Waters said it was the responsibility of the Oak Mountain Amphitheater.

2. **Resolution 2013-07-01-02** for consideration to authorize the Mayor to enter into an agreement with Gonzalez, Strength & Associates, Inc. for engineering and surveying services for the purpose of adding a right turn lane at the intersection of Lee Street and County Road 52 in Pelham, Alabama.

Mayor Waters told the council the engineering for this project was being outsourced to this company due to their relationship with CSX Railroad. He thinks construction of a right turn lane will solve drainage and pothole issues at this location and improve traffic flow. It appears an existing fire hydrant will not need to be moved to add the turn lane.

3. **Resolution 2013-07-01-03** for consideration to ratify the First Amendment to Sales Contract between the City of Pelham and Summer Classics Properties, LLC to extend the Inspection Period and Closing Date of the Contract.

Council President Hayes explained an extension to the inspection period and closing date was necessary in order to complete the inspection of the building, due partly to the fact the electricity was not turned on until July 1.

4. **Resolution 2013-07-01-04** for consideration to ratify the First Amendment to Sales Contract between the City of Pelham and HHH Acquisition Company, LLC to extend the Inspection Period and Closing Date of the Contract.

No further discussion.

L. Council and Public Comments

M. Public Announcements

1. Pelham Boy Scout Troop 404 will hold their 2nd Annual Flag Retirement Ceremony on July 4, 2013 at 10:00 a.m. at the Pelham Park Pavilion located in Pelham City Park.
2. Pelham City Hall will be closed on Thursday, July 4, 2013 and Friday, July 5, 2013 in observation of the Fourth of July holiday.
3. The Pelham City Council will host a Town Hall meeting Monday, July 8, 2013 from 7:00–8:30 p.m. at the Pelham Civic Complex & Ice Arena.
4. The public is invited to *Pelhambration* Saturday, July 13, 2013 at the Pelham Civic Complex & Ice Arena from 11:00 a.m. until 4:00 p.m. Free admission and family fun for everyone. Planned events are free ice skating, a kid zone, dunking booth, live entertainment featuring the band “Vintage Grey”, along with food, merchant and artisan vendors.
5. The Pelham City Council will hold a Special Called Work Session Tuesday, July 16, 2013 in the conference room of Pelham City Hall. Time to be determined.

N. Adjournment

(end of July 1, 2013 council meeting agenda)

Old Business

1. Review ITB for Garbage Bid

The council agreed to take out the requirement that a bidder have been in the waste removal business for at least 5-years and the current company in existence for 5 years.

Councilman Scott said he would like to negotiate a glass recycling option for the city but did not want that as a requirement in the bid specifications.

2. Discuss Current City Financials

Council President Rick Hayes discussed the current options for refinancing the applicable debt issues and explained the issues with recent spikes in interest rates. There was a very sharp jump in interest rates on June 19, 2013 and rates have continued to trend upward for several months.

Finance Director Tom Seale updated the council on current debt issue balances, the city's debt history and payoff dates. The council agreed that based on the recent significant volatility in rates, Council President Hayes, Mayor Waters and Finance Director Seale should act on the council's behalf and attempt to lock in good refinancing rates should the opportunity present itself before the next council meeting.

Council President Hayes said that the opportunity to include some additional funding for upcoming capital expenditures as part of the refinancing was still an option and suggested considering using the related savings from the better interest rates to fund these capital expenditures. The council agreed that this was a good option because of the historically low rates and better terms available through the refinancing. It was also agreed that those items that should be funded via the related savings would be determined at a later meeting.

Mayor Waters listed some pending capital improvement expenditures that can be funded via the current capital expenditure budget including a handicap ramp at the library and the cooling tower at the complex. He stated that the city also needs to replace fire engines and should consider purchasing some property close to the Pelham Civic Complex and Ice Arena.

New Business

1. Evaporative Condenser Bid for the Pelham Civic Complex & Ice Arena

Danny Tate, Interim Director of the Pelham Civic Complex & Ice Arena, told the council the condenser will be purchased with capital improvement funds we have on hand. The city clerk verified the bid would be opened on July 9, 2013 and on the council agenda for

approval July 15, 2013. As soon as the city determines what unit will be purchased, a separate bid for the installation will be posted.

Executive Session

Council President Hayes requested a five minute executive session to discuss a possible real estate opportunity with Mayor Waters. A motion was made by Councilmember Scott for the purpose of entering into executive session to discuss the possible real estate deal. Said motion was seconded by Councilmember Rice. There being no further discussion Council President Hayes asked the city clerk to call the roll on the motion to enter into executive session. The roll call votes were recorded as follows:

Council President Rick Hayes	Yes
Councilmember Ron Scott	Yes
Councilmember Beth McMillan	Yes
Councilmember Maurice Mercer	Yes
Councilmember Karyl Rice	Yes

The motion to enter executive session was passed unanimously by those members present. Council President Hayes stated the City Councilmembers and Mayor Waters would be in executive session for approximately five minutes then reconvene the work session.

The council recessed at 6:47 p.m. and returned from executive session at 6:54 p.m. at which time Council President Hayes called the work session back to order.

Announcements

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Adjournment

A motion to adjourn was made by Councilmember Rice and seconded by Councilmember McMillan. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 6:57 p.m.

Respectfully submitted this 1st day of July 2013,

Marsha Yates
Marsha Yates, CMC, City Clerk

[Seal]

