

CITY OF PELHAM – WORK SESSION

Pelham City Hall – Council Conference Room

July 15, 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 15, 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 6:03 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; Neal Wagner, Shelby County Reporter; Martin Reed, Birmingham News

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 July 1, 2013 regular work session minutes. The motion was seconded by Councilmember Rice and passed unanimously by voice vote of those members present.

Mayor Waters' Comments

Mayor Gary Waters welcomed those in attendance and invited everyone to attend a promotion ceremony for selected Pelham firefighters/medics on Tuesday, July 16 at 8:00 a.m. in the council chambers.

He announced Mastec, a telecommunication company currently located in Pelham, will be moving into the former Stacks Furniture building to consolidate their offices and expand the company.

Mayor Waters met with Shelby County mayors, Sheriff Curry, Randy Fuller, the county commission president and others to discuss school safety funding. Pelham will receive a designated amount of funding from the county for added security in our public schools.

Regarding the Saddle Run/AL 261 flood mitigation update, he stated our engineers are waiting for approval from FEMA on some recommended changes to improve upon the original preliminary plans.

Old Business

1. Discuss Summer Classics Properties/Inspection Period Status and Related Amendments

President Hayes said the sales agreements for HHH and Summer Classics had to be amended to adjust the sale price. Both parties agreed to the new sale price, and the difference will be used to cover repairs discovered during the inspection period, which ends July 24, 2013. The closing is scheduled for July 31, 2013 if not earlier.

2. Review Current City Financials and Related Refinancing Opportunity

President Hayes recommended refinancing existing warrants at a lower rate and borrowing additional money, not to exceed 1.5 million dollars, to address existing capital needs of the city. The council reviewed a list of capital improvement projects. President Hayes asked for a motion to move forward to lock in a favorable interest rate and borrow the additional money as discussed. Councilmember Rice moved to authorize President Hayes, Finance Director Tom Seale and Mayor Waters to negotiate terms for refinancing. Councilmember McMillan seconded the motion and all the council approved.

New Business

1. Discuss Special Work Session for new Classification and Pay Plan Review

President Hayes confirmed the special called work session for Tuesday, July 16, 2013 at 6:00 p.m. when the council will meet with the Pelham Personnel Board to discuss the proposed pay plan.

2. Councilman Scott announced Mr. Charles Branch with Retail Strategies will make a presentation to the council at the August 5, 2013 council work session.
3. Councilman Mercer briefly discussed the response letter he had received from Mr. Randy Fuller, Superintendent of Shelby County Schools, saying some of the issues he had questioned were addressed in Mr. Fuller's letter.

Review of Council Agenda

Council President Hayes reviewed the council agenda for July 15, 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 2013-07-15-01** for consideration to authorize the Mayor to enter into an agreement with Hulon Construction Company, Inc. in the amount of \$13,875.00 to be paid from the Capital Improvement Fund for the reworking of the handicap ramp, sidewalk and handrail/guardrail located at the rear entrance of the Pelham Library to meet ADA standards.

Mayor Waters spoke in favor of using existing capital improvement funds and city resources, including public works personnel and equipment to do as much of the work as possible.

2. **Resolution 2013-07-15-02** for consideration to accept the lowest bid of \$33,725.00 from Dowdy & Associates, Inc. for an evaporative condenser for the Pelham Civic Complex & Ice Arena and authorize the Mayor to purchase same with revenue from the Capital Improvement Fund.

Interim Director Danny Tate recommended the council accept the bid saying it came in about \$7,000 less than anticipated. A bid for the installation should be let soon, but he is waiting to resolve issues related to a temporary chiller needed during the installation and deciding about the type of coolant to use.

3. **Resolution 2013-07-15-03** for consideration to approve an ABC license application for 050 Retail Beer (Off Premises Only) and 070 Retail Table Wine (Off Premises Only) for applicant Pelham Corner Store located at 9249 Helena Road, Pelham.

Councilman Scott verified the applicant was in attendance and asked him to talk with Scott after the work session.

4. **Resolution 2013-07-15-04** for consideration to engage bond counsel for advising and preparing the required documentation for the purpose of refinancing certain existing debt and to provide funds to pay the costs of certain public capital improvements within the city.

No further discussion

5. **Resolution 2013-07-15-05** for consideration to authorize the Mayor, President of the City Council and Finance Director to take the necessary steps to lock in applicable interest rates in connection with the refinancing of certain bond issues and for the Mayor to execute a related Term Sheet following the review of the city's bond counsel.

No further discussion

6. **Resolution 2013-07-15-06** for consideration to authorize the Mayor to execute amendments to the HHH Sales Contract and Summer Classics Properties Sales Contract related to the Inspection Period-related updates.

President Hayes restated this would allow Summer Classics to use the money difference between the sales contracts to repair broken items found during site inspections.

7. **Resolution 2013-07-15-07** for consideration to authorize the Mayor to execute a Tax Abatement Agreement with Summer Classics based on the applicable state law.

President Hayes stated the Tax Abatement Agreement had been approved by attorneys for Summer Classics and city attorneys.

8. **Ordinance 324-03** for consideration to amend Ordinance 324-02 to increase the amount of Pelham privilege license and excise tax by 1% to support the improvement of public education for Pelham residents and to eliminate discounts for taxes being paid before they become delinquent. **First Reading**

Tom Seale explained the discount allowed for paying sales taxes on time and said the city had rebated approximately $\frac{3}{4}$ million dollars last year. Should this tax increase pass and go into effect September 1, 2013, revenues would increase by \$450,000 for the rest of the year.

Councilmembers Rice and Scott discussed the impact to businesses if the discount is eliminated and sales tax increased.

President Hayes asked the council if they wanted to suspend the rule in order to vote on the ordinance in tonight's meeting. Councilman Mercer was against suspending the rule and wanted it held over to the next council meeting.

Mayor Waters requested that the council delay a decision until after the Business Council meeting on July 23, 2013 in order to hear from the business community.

9. **Ordinance 196-02** for consideration to amend Ordinance 196-01 to eliminate discounts for lodging taxes being paid before they become delinquent. **First Reading**

No further comments

L. Council and Public Comments

M. Public Announcements

1. The Pelham City Council will hold a Special Called Work Session Tuesday, July 16, 2013 in the conference room of Pelham City Hall at 6:00 p.m. to review the proposed new classification and pay plan for the City of Pelham.

N. Adjournment

(end of July 15, 2013 council meeting agenda)

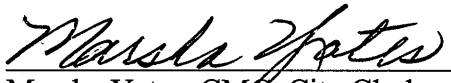
Announcements

1. The Pelham City Council will hold a Special Called Work Session Tuesday, July 16, 2013 in the conference room of Pelham City Hall at 6:00 p.m. to review the proposed new classification and pay plan for the City of Pelham.

Adjournment

A motion to adjourn was made by Councilmember Rice and seconded by Councilmember Scott. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:00 p.m.

Respectfully submitted this 15th day of July 2013,


Marsha Yates, CMC, City Clerk

