

CITY OF PELHAM – WORK SESSION

**Pelham City Hall – Conference Room
January 21, 2016 – 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 January 21, 2016 at 6:00 p.m. The regular work session was held in the Conference Room in Pelham City Hall and was open to the public.

Record of Attendance

The following elected officials were present:

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

Media Present: Jessa Pease, Shelby County Reporter

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

Call to Order

The work session was called to order by Council President Hayes at 6:00 p.m.

Approval of Minutes

A motion was made by Councilmember Mercer to approve the January 4, 2016 regular council work session minutes as presented. The motion was seconded by Councilmember Rice and passed unanimously by voice vote of those members present.

Mayor Waters' Comments

At Mayor Waters' invitation, Police Chief Larry Palmer reported the first Firearms Safety Course was completed with ten people participating. He has received positive feedback from several people, especially on the open carry and concealed carry laws that were reviewed in the course.

Tom Seale reported that the real estate swap between the city and the Pelham City School Board was completed. The city now owns Valley Elementary School and the school board owns a portion of the land adjacent to the park where the new middle school will be constructed.

Mr. Seale also reported that all remaining trailers, appliances and the letters on the entrance sign of Belle Vista Mobile Home Park have been sold.

Engineer Jesse Jowers updated the council on the flooding in Saddle Run. Goodwyn, Mills and Cawood contacted FEMA and learned the city has clearance to start the demolition of the five houses which the city owns in the flood area.

Mayor Waters announced that Uber may be coming to town; that the Meridian Graphics newsletter contract has ended; and that Pelham, once again, made a list of top cities. Niche.com named Pelham No. 4 on their list of "Best Suburbs for Millennials in Alabama."

Review of Council Agenda

Council President Hayes reviewed the January 21, 2016 council agenda noting there were two requests to address the council on the agenda.

K. New Business

1. **Resolution 2016-01-21-01** for consideration to approve an ABC license application for Cajun Quick Mart, LLC, located at 3118 Highway 52 West, Pelham, Alabama

Chief Palmer stated all background reports were good. Councilman Scott questioned owner Jack Donovan about the Responsible Vendor Program and Mr. Donovan presented his verification of enrollment in the program. Mr. Donovan shared his plans for the property which will be a gas and convenience store with plans to open a restaurant in the same building at a future date.

2. **Resolution 2016-01-21-02** for consideration to approve the use of electronic vote counting devices and a voting system to assist individuals with disabilities

City Clerk Marsha Yates explained the need to approve the voting equipment was because the county had changed the model of equipment used to tabulate votes since the last election, and council approval of the new equipment was required by state law.

3. **Resolution 2016-01-21-03** for consideration to support and authorize the ALDOT and MPO TAP applications for trails and greenways funding for the City of Pelham

President Hayes stated that the ALDOT application was due by January 29th and the MPO application was due one week later. Mayor Waters, Josh Osborne and Mr. Hayes will work together to complete the applications.

4. **Ordinance #135-208** (First Reading) for consideration to approve the rezoning of property located on County Road 105 (Bearden Road) across from Pelham High School from R-T Residential Townhouse District to R-G Residential Garden Home District.

President Hayes gave an overview and Councilmember Rice spoke for the planning commission saying plans for development have not been brought before the commission yet. The property is approximately 96 acres. Mayor Waters reported tentative plans called for 125 homes in the \$200K-\$239K price range, some to be built on slabs and some with basements.

There was no further discussion.

(End of January 21, 2016 Agenda Review)

Old Business

1. Update on the Bearden Road Sidewalk Project

Mr. Chris Cousins, Municipal Consultants, and Mr. Doug Peterson, Gonzalez-Strength, reported the bidding process for utility relocation portion of the project would start immediately and bids should be opened February 17th. The construction portion of the project has now been approved by ALDOT and bids should be opened on March 25th. Pending the approval of an early award by ALDOT, construction should begin this summer once school lets out for the summer break.

2. Update on the 261 Flood Mitigation Project

Mayor Waters and Jesse Jowers gave an update earlier in the meeting.

New Business

1. Review draft ordinance related to ride-sharing alternatives

Tom Seale passed out a draft ordinance for the council to consider and discuss at a future meeting.

2. Discuss alternatives for potentially hiring a city manager

President Hayes distributed three handouts to the mayor, council and city clerk containing information about the city manager position and various ways to incorporate a city manager into a municipal government.

Mayor Waters said that his only concern is related to the lack of knowledge on a council/manager form of government and that the position is not currently addressed in our Civil Service Law. He went on record to say he supports whatever form of city government that best moves our city forward.

Councilmember Rice spoke in favor of a city manager because it places a professional in charge of the business of the city, someone with no political agenda and someone to provide stability during administration transitions.

Councilmember Scott also supported the idea of a city manager, saying other cities that have a city manager seem to be successful.

Councilmember Mercer questioned what the mayor's role would be with a city manager. President Hayes stated there were different options for a city manager and that the mayor's role would depend on which option was taken. He said the second option listed in the handout, described under Section 11-43-20 of the Code of Alabama, is the one that he and the mayor had discussed as a potential initial option, but he emphasized we still need to review and consider all options.

3. Ms. Regina Mills, at the invitation of Councilmember Mercer, made a brief presentation to the mayor and council for a ten-week summer series of free jazz concerts. This would be an outdoor event to promote the community and provide entertainment. Ms. Mills would provide the jazz bands each week along with needed sponsors. After stating she had planned similar events for eight years in Maryland she took questions from the city council.

Announcements

1. The quarterly meeting of the Pelham Business Council is scheduled for January 26th from 11:00 A.M. until 1:00 P.M. at the Pelham Civic Complex & Ice Arena.
2. The annual Polar Plunge on the beach at Oak Mountain State Park will take place Saturday, January 30th at 10:00 a.m. There is a contest for the best costume, and all proceeds go to the Law Enforcement Special Olympics.
3. The Pelham City Council will hold a public hearing on February 1, 2016 in the Council Chambers of Pelham City Hall at 7:00 p.m. to consider Ordinance #135-208 changing the present zoning of R-T Residential Townhouse District to R-G Residential Garden Home District for property located at County Road 105 (Bearden Road) across from Pelham High School. The applicant is J.R. Adams.

Adjournment

A motion to adjourn the work session was made by Councilmember Rice and seconded by Councilmember Mercer. 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 21st day of January 2016,



Marsha Yates, MMC, City Clerk



Rick Hayes, President of the Council

