

## **CITY OF PELHAM – WORK SESSION**

**Pelham City Hall – Conference Room  
June 6, 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 June 6, 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 6:04 p.m.

#### **Approval of Minutes**

A motion was made by Councilmember McMillan to approve the May 16, 2016 regular council work session minutes. The motion was seconded by Councilmember Scott and passed unanimously by voice vote of those members present.

#### **Mayor Waters' Comments**

1. Introduced Resolution 2016-06-06-09 to authorize an agreement with Pyro Shows of Alabama for the July 4<sup>th</sup> fireworks event and asked the council to add it to tonight's agenda.
2. There is interest in leasing the city's Lee Street property for a food bank that would be run by the Southern Baptists and the Department of Agriculture. The mayor and council asked Mr. Eddy Jowers to review and update the previous estimates to provide the necessary additional utilities to this property and to present his findings during the next work session.

## Review of Council Agenda

Council President Hayes reviewed the June 6, 2016 council agenda.

Business items include two public hearings, one proclamation and one request to recognize a Pelham Police Officer.

### J. Old Business

1. Ordinance #135-211 for consideration to rezone property located at 3680 Highway 11 from B-2 General Business District to R-1 Residential District for applicant Valadez Enrique Cortes

There will be a public hearing tonight. There were no further comments.

### K. New Business

1. **Resolution 2016-06-06-01** for consideration to extend the moratorium on certain new business licenses

Councilmember Scott distributed a memo about the moratorium to the mayor and council and commented that the moratorium has huge public support. He has asked for formal input from the Planning Commission and Commercial Development Authority as the council continues to work toward the best possible permanent solution.

Mayor Waters asked about issues related to extending a temporary moratorium, and President Hayes stated this should be the last extension and that the council should endeavor to complete the study and implement a more permanent solution within the next 90 to 120 days.

2. **Resolution 2016-06-06-02** for consideration to reappoint Joe Schifano to the Pelham Board of Adjustment

President Hayes commented that he believed all of the councilmembers knew Mr. Schifano and were appreciative of his willingness to continue serving on this board.

3. **Resolution 2016-06-06-03** for consideration to approve an ABC license application for Britos Restaurant, LLC, located at 152 Cahaba Valley Road, Pelham, Alabama 35124

The council agreed to combine resolutions 2016-06-06-03 and 2016-06-06-04 and consider them together.

Councilmember Scott reported that he visited with Mr. Brito. He has no ABC violations and will participate in the Responsible Vendor Program (RVP). Mr. Scott also reported that the ABC Board has changed their procedure regarding the RVP training, and they recommend vendors get the ABC license first, and then enroll in the RVP course.

4. **Resolution 2016-06-06-04** for consideration to approve an ABC license application for Britos Shopping Center, LLC, located at 150 Cahaba Valley Road, Pelham, Alabama 35124

5. **Resolution 2016-06-06-05** for consideration to approve an ABC license application for El Ray Nayar, LLC, located at 3569 Pelham Parkway, Pelham, Alabama 35124

Councilmember Scott reported that the manager has been in the restaurant business for twenty years and is already enrolled in the RVP course.

6. **Resolution 2016-06-06-06** for consideration to authorize the mayor to enter into an agreement with ALDOT for Transportation Alternatives Project (TAP) funding for trails and greenways projects

There were no questions or comments.

7. **Resolution 2016-06-06-07** for consideration to authorize the mayor to enter into a construction agreement with Safford Building Company, LLC to act as general contractor for the renovations to Fire Station One for an amount not to exceed \$269,950.00

Fire Chief Danny Ray updated the council saying the general contractor will route all bills through the city and the project would be set up under force account. Unfortunately, the general contractor will not be able to complete the work in this fiscal year. Chief Ray will budget the remaining work in next year's budget.

8. **Resolution 2016-06-06-08** for consideration to authorize the mayor to execute an agreement with Goodwyn, Mills and Cawood for initial program design services related to the design of a new city library

President Hayes said this agreement will give the library employees and Library Board the tools they need to help plan a new library.

Councilmember Scott recommended getting more input from the community. He has heard comments that residents want a library as nice as the ones in Hoover, Homewood and Vestavia.

Councilmember Rice said other libraries have groups such as Friends of the Library that support the libraries and raise funds.

Councilmember Mercer said that Library Director Mary Campbell and members of the Pelham Library Board plan to meet with the Hoover Friends of the Library to get ideas.

9. **Resolution 2016-06-06-09** for consideration to authorize an agreement with Pyro Shows of Alabama, Inc. for July 4<sup>th</sup> Fireworks Display

This resolution was discussed and added to the agenda during the work session.

10. **Resolution 2016-06-06-10** for consideration to authorize an Investment Banker Agreement with Protective Securities

This resolution was discussed under new business in the work session and added to the agenda.

11. **Ordinance #474** (First Reading) for consideration to annex property located in The Highlands development into the City of Pelham

President Hayes stated this property is the 4.1 acres recently deannexed from Chelsea. This annexation request is part of the plan to have the entire subdivision in the Pelham city limits.

**12. Ordinance #475** (First Reading) for consideration to sale surplus real property

This ordinance was added to the agenda during the work session to be presented as a first reading.

*(End of June 6, 2016 Agenda Review)*

Old Business - None

New Business

1. Discuss flooding issues with representatives of Holland Lakes HOA

Janet Barclift spoke on behalf of the HOA and read a report about two floods experienced in their subdivision. One major cause appears to be storm drain pipes that are too small to handle the amount of water pouring into them. Originally homes in Holland Lakes were not in a flood zone. However, FEMA updated the flood plain maps and now parts of the subdivision are in a flood plain.

Dick Paxton said when it flooded residents could not get in or out of the subdivision in some areas.

Peggy Ballard told the council seven or eight homes were flooded during the first flood and three or four homes flooded during the second flood.

Mayor Waters said he walked the property with Goodwyn Mills and Cawood engineers earlier and saw the issue with the size of the pipe. He also stated that the lake is filling up with silt which raises the water level creating more flooding.

President Hayes thanked the HOA representatives for attending and providing the helpful information. He also said that the City needs to continue working to complete its comprehensive plan to address and minimize all the flooding along the Highway 31 corridor.

2. Review the potential refunding options for the 2006-A & 2006-B warrants

President Hayes reported the city has an opportunity effective August 1, 2016 to refund the Series 2006 A & B Warrants.

Finance Director Tom Seale said these warrants covered water, city and racquet club debt that will pay out in six years. By refinancing the city should save more than \$500K without increasing the monthly payments or term of the debt. The city is leaning toward using local banks for this refunding.

3. Discuss CSX proposal and draft agreement

President Hayes reported that an agreement with CSXT is not ready to be executed due to some timing issues in regard to when Lee Street would be closed. However, the ordinance to sell the property to the railroad was added to the agenda as a first reading.

Before adjourning, President Hayes shared a report on housing starts in Pelham prepared by Tom Seale. From January 1 to May 31, 2015, there were 45 new residential housing permits issued. For the same time frame in 2016, the number was 67.

#### Announcements

1. The City of Pelham and Cahaba Valley Elks invite you to a Flag Day Celebration on Sunday, June 12<sup>th</sup>, at the Pelham Civic Complex & Ice Arena from 2:00-4:00 p.m.
2. Ballantrae Golf Club will host the Family Night Dinner on Tuesday, June 21<sup>st</sup> from 6:00-8:00 p.m. Reservations are required by Friday, June 17<sup>th</sup>.
3. ALDOT will hold a public involvement meeting/open house on Thursday, June 23<sup>rd</sup>, from 4:00 p.m. until 7:00 p.m. at the Oak Mountain State Park Golf Pro Shop. The public may review maps and project information regarding intersection improvements and adding bike/pedestrian lanes along John Findlay Drive and State Park Road.
4. The mayor and city council will host a Town Hall meeting on June 23<sup>rd</sup> at 7:00 p.m. at the Pelham Civic Complex & Ice Arena.

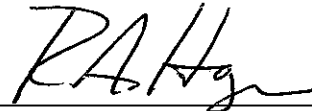
#### Adjournment

A motion to adjourn the work session was made by Councilmember McMillan and seconded by Councilmember Scott. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:02 p.m.

Respectfully submitted this 6<sup>th</sup> day of June 2016,



Marsha Yates, MMC, City Clerk



Rick Hayes, President of the Council

