

CITY OF PELHAM – WORK SESSION

**Pelham City Hall – Conference Room
June 20, 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 20, 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 Beth McMillan
Councilmember Maurice Mercer
Councilmember Karyl Rice
Mayor Gary Waters

Absent: Councilmember Ron Scott

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 Rice to approve the June 6, 2016 regular council work session minutes. The motion was seconded by Councilmember McMillan and passed unanimously by voice vote of those members present.

Mayor Waters' Comments

1. Mrs. Lou Payne, wife of former Councilman Willard Payne, died on Sunday.
2. HealthSouth Rehabilitation is building a facility in Pelham. Mr. Jonas Booker, a project architect, attended the work session to answer any questions. He reported this will be a 34 bed hospital and approximately 44,200 square feet. Permits are expected to be pulled in January 2017. Construction should take 11 to 12 months, and a contractor has yet to be selected.
3. Mayor Waters will be out of town this week for a family matter.

Review of Council Agenda

Council President Hayes reviewed the June 20, 2016 council agenda.

I. Old Business

1. **Ordinance #474** for consideration to annex property located in The Highlands development into the City of Pelham

President Hayes reviewed the events leading up to the annexation request, saying this will place all the property in The Highlands Community sub-division in Pelham rather than being split between Pelham and Chelsea. There were no other comments or questions.

2. **Ordinance #475** for consideration to sale surplus real property

President Hayes shared the minor updates that were made to the CSX agreement today related to minimizing the inconvenience for residents related to the temporary closing of Lee Street. The agreement calls for as much notice as possible for citizens related to the Lee Street closings and the review/approval by the city if closing schedules are significantly changed.

Councilman Mercer pointed out that the CSX agreement does not include a guarantee from CSX that the crossover project will be completed. Hayes confirmed and said this is related to the potential for unknown issues that could come up, but also pointed out that CSX has been investing a substantial amount of money on these plans and this agreement will include them spending another \$450,000 related to the purchase of the required property from the city. Mayor Waters suggested the economy taking a significant downturn as an example of what could impact the current CSX plans.

J. New Business

1. **Resolution 2016-06-20-01** for consideration of the condemnation of 1830 Trail Ridge Drive

Building Inspector Bob Miller stated the condition of the property had become worse; Mayor Waters said that the extenuating circumstances, the owner was serving his country overseas when the property started deteriorating, justified the extra time that had been provided and that it was a sad situation; and President Hayes agreed that it was sad that this had become such a problem and needs to be addressed through the condemnation process.

2. **Resolution 2016-06-20-02** for consideration to approve an agreement with CSX Transportation, Inc.

President Hayes reiterated the Lee Street closure updates to the agreement and the long-term benefits of this project including the Lee Street culvert replacement (previously estimated to cost \$98,000) and the significant upgrades to Lee Street near the railroad crossing.

Related to the Lee Street closure, President Hayes passed on a citizen's recommendation to consider of extending the right turn lane on CR 52 West at U. S. 31. It was discussed that this had been reviewed in the past and Eddy Jowers said that he would investigate this again.

(End of June 20, 2016 Agenda Review)

Old Business

1. Update from Eddy Jowers on the work and related costs necessary to provide utility service to the city-owned property on Lee Street

Mr. Jowers distributed a written report to the council showing estimates for the utility work. Option 1 is for a small lift station and force main to the manhole behind Pelham Plaza for \$40,560.00. Option 2 is to extend a gravity sewer line to the existing manhole off the SW corner of Summer Classics for \$146,389.00.

New Business

1. Review a request for a new business license for an existing business wishing to change the name of the business – Mr. Tim Fulmer

Mr. Fulmer told the council his reason for requesting approval to change the name of his business from Barnette Wholesale Auto to Merritt Motor Company was because Mr. Barnette was not an owner in the business and was no longer affiliated with the company. He confirmed that there would be no change in ownership and this was only related to the name change that Mr. Fulmer would prefer.

2. Discuss a request from Summer Place to consider a potential deannexation of this neighborhood

Resident Paul Rogers made very positive statements about Pelham, but asked the city council to consider approving an ordinance related to the deannexation of the Summer Place sub-division saying the main issue for the residents was the distance to Pelham schools versus all four Oak Mountain schools being very close to the entrance of their neighborhood.

Mayor Waters spoke about the distance of this neighborhood from a Pelham fire station and the North Shelby Fire District station that is very close to the entrance of this neighborhood.

Police Chief Palmer reported on minimal costs for the city to provide police service to Summer Place.

President Hayes thanked Mr. Rogers for approaching this the right way and following the appropriate procedures related to their request. He said that the neighborhood should list on their application for deannexation all of the key issues and impacts related to the potential deannexation so that residents signatures will clearly show that they are making the best informed decision possible. Issues like insurance rates based on the ISO rating and water rates were discussed. The multiple reasons for needing 100% of the residents to agree to be deannexed were discussed including not deannexing residents against their will, avoiding serious complications related to Pelham vacating the related roads, and eliminating the need for a citywide vote on the deannexation. It was also discussed that Shelby County would need to formally agree to take over the ownership and maintenance of the roads in Summer Place as it appears that it will. The process to determine if the deannexation would be in the city's best interest was reviewed and everyone agreed to continue working together on this effort.

3. Discuss a request from Verizon Wireless for a release from certain setback requirements for a proposed new monopole tower

CMS Representative David Andrews reported on the application from Verizon to construct a new tower on McCain Parkway. He addressed the fact that the tower would not meet all the setback requirements, but the city has options and is allowed to work with Verizon to approve a variance.

Councilmember Rice asked how far the tower would be from the playground shown in one of the photos from the balloon test. Mr. Andrews replied he would get the information to the city clerk for the council.

4. Evaluate alternatives for advancing or loaning funds to the Pelham CDA related to potential property acquisitions that it might consider

President Hayes reported talking with City Attorney Butch Ellis and Finance Director Tom Seale relative to the City of Pelham providing funds to the Commercial Development Authority (CDA) in the form of a \$600K or more short term loan or line of credit with a nominal market interest rate that exceeds the current average interest rate that the city is receiving on its investments. It is legal for the city to loan to the Pelham CDA whose current source of funding is related to the city lodging tax. The city has strong cash reserves, and this would be a good investment for the city, giving the CDA the ability to act quickly as opportunities present themselves.

All council members present were in agreement that this was a good option and Mayor Waters said the city loaning money to the CDA would give the city some oversight of the CDA.

5. Confirm the rescheduling of the next city council meeting currently scheduled for July 4th to Tuesday, July 5th

All were in agreement of rescheduling to July 5th.

Announcements

1. ALDOT will hold a public involvement meeting/open house on Thursday, June 23rd, 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.
2. The mayor and city council will host a Town Hall meeting on June 23rd at 7:00 p.m. at the Pelham Civic Complex & Ice Arena.
3. The City of Pelham will host the annual "Fire on the Water" Fourth of July fireworks display at Oak Mountain State Park on Sunday, July 3rd. The fireworks will begin at dark.
4. City offices will be closed Monday, July 4th. The city council meeting has been rescheduled for July 5th.
5. The City of Pelham will host the annual Pelham Palooza on Saturday, July 16th at the Pelham Civic Complex. Please check PelhamOnline.com for complete details.
6. The Pelham Civic Complex & Ice Arena will host the 2016 National Theater on Ice Competition Thursday, June 30th through Sunday, July 3rd.

Adjournment

A motion to adjourn the work session was made by Councilmember Mercer and seconded by Councilmember McMillan. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:04 p.m.

Respectfully submitted this 20th day of June 2016,



Marsha Yates, MMC, City Clerk



Rick Hayes, President of the Council

[SEAL]

