

CITY OF PELHAM – WORK SESSION

**Pelham City Hall – Conference Room
May 1, 2017 – 6:00 p.m.**

MINUTES

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

Members of the Pelham City Council met May 1, 2017 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.

Call to Order

The work session was called to order by Council President Hayes at 6:04 p.m.

Record of Attendance

The following elected officials were present:

Council President Rick Hayes
Councilmember Ron Scott
Councilmember Maurice Mercer
Councilmember Mildred Lanier
Mayor Gary Waters

The following elected official was not present:

Councilmember Beth McMillan

Media Present: Briana Harris, Pelham/Shelby County Reporter

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

Approval of Minutes

A motion was made by Councilmember Mercer to approve the April 17, 2017 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 - None

Review of Council Agenda

Council President Hayes reviewed the May 1, 2017 city council agenda.

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 May 1, 2017 City Council Agenda
2. Approval of the April 17, 2017 Regular City Council Meeting Minutes
3. Approval of non-budgeted expenses from restricted fund accounts:

Police Chief Larry Palmer requested \$1,500.00 from the 911 account to purchase small equipment, including dispatch headsets and a computer scanner. He explained the need to replace dispatcher headsets from time to time. The scanner requested will further allow the police department to go paperless.

F. Public Hearing

1. To consider Ordinance 135-213, an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-1 Neighborhood Business District to R-G Residential Garden Home District and A-1 Agricultural District to R-G Residential Garden Home District and R-1 Residential Single Family District.
Applicant: Randall Goggans; Property Address: Highway 33 – West of Interstate 65

President Hayes explained the rezoning request had recently been passed unanimously by the Planning Commission. He further explained that traffic patterns had been discussed and the need to exchange property between the Pelham Board of Education and Randy Goggans.

K. New Business

1. **Resolution 2017-05-01-01** for consideration to participate in the State of Alabama's 2017 "Back to School" Sales Tax Holiday the weekend of July 21-23, 2017

President Hayes explained the City of Pelham has participated in the "Back to School" Sales Tax Holiday for a number of years. He further explained the tax-free holiday is several weeks earlier this year in order to allow families plenty of time to shop prior to the beginning of school.

2. **Resolution 2017-05-01-02** for consideration to authorize a right-of-way acquisition agreement between the State of Alabama and the City of Pelham related to the Greenway Trail Design and Construction along Bishop Creek from Pelham City Park to Oak Mountain State Park Road

President Hayes explained the right-of-way acquisition agreement between the State of Alabama and the City of Pelham. He informed the city council the agreement may have to be amended due to additional right-of-way costs that could be incurred along the northern route of the trail.

3. **Resolution 2017-05-01-03** for consideration to approve certain previously completed road repairs to Huntley Parkway and further instructing the city engineer to make immediate contact with the developer regarding additional street repairs and maintenance that maybe necessary

President Hayes explained Huntley Parkway has not been accepted by the city for maintenance. City Engineer Jesse Jowers explained there are many maintenance issues with Huntley Parkway that need to be addressed. Public Works Director Eddy Jowers gave a brief history of the road. Mayor Waters also noted there is a lot of work that needs to be done to Huntley Parkway. Councilmember Lanier asked if the developer thought the city was responsible for the road repairs.

4. **Resolution 2017-05-01-04** for consideration to further authorize a donation of \$3,000.00 to the Jefferson County Schools Education Foundation for sponsorship of "Gone Fishin', Not Just Wishin'" at Oak Mountain State Park

Chief Palmer stated the annual, three day fishing rodeo held at Oak Mountain State Park is for the benefit of special needs kids and adults. The event this year will be May 10-12, 2017. Chief Palmer thanked the city council for their participation in this great event. President Hayes stated the "Gone Fishin', Not Just Wishin'" event is very heart-warming and a lot of fun.

5. **Ordinance 135-213** for consideration to rezone property located at Highway 33 – West of Interstate 65 from B-1 Neighborhood Business District to R-G Residential Garden Home District and A-1 Agricultural District to R-G Residential Garden Home District and R-1 Residential Single Family District. Applicant: Randall Goggans (**First Reading**)

There was no further discussion.

(End of May 1, 2017 Agenda Review)

Old Business

1. Review the City Manager applicants again and determine the interview process

President Hayes provided the council members and mayor a list of those candidates who he believed should be interviewed and asked for feedback from the other council members. He recommended four candidates be interviewed and said that he thought there was one other candidate who should potentially be added to the list. He stated again that he thought that only those candidates with a legitimate opportunity of being selected should be interviewed. He pointed out that interviewing those candidates who really are not a good fit to be selected as Pelham's first city manager could create unnecessary issues for those candidates. There was discussion regarding the scheduling, timing and direction of the interviews. Discussion continued on the length of each interview and whether to call a special council work session. Councilmember Scott commented about comparing apples-to-apples noting the information that President Hayes provided regarding the candidates being from cities varying widely in size. Councilmember Lanier suggested the council pool their list of candidates in order to come up with the final list to be interviewed and said that her initial list was similar to the list that President Hayes had passed out. President Hayes distributed a list of his top candidates for review by the council. He asked the council to review the list and add names if they so desired. President Hayes suggested a first and second round of interviews with the first round being 30 to 45 minutes. Councilmember Lanier asked if there will be a list of questions for the candidates to be asked and not questions "created in the moment". President Hayes asked the council to send questions to his attention and he would compile a list for their review. Councilmember Mercer suggested 30 minutes per interview. The question was asked as to

whether the council preferred having a single special work session from 5:30 p.m. until 9:00 p.m. or splitting the interviews over two meetings. Councilmember Lanier was concerned having a single meeting might result in fatigue among the council members. President Hayes said the need to focus was very important. Councilmember Mercer suggested meeting earlier in the day. President Hayes asked the council to send him dates they would be available to meet for the interviews in order to finalize an appointment schedule. Councilmember Mercer asked if there were any legal issues meeting the timeline in hiring a city manager. President Hayes said he had discussed this issue with the city's attorneys. The attorneys suggested simply passing a follow up resolution once a candidate was selected would resolve any issues related to the timing of the hiring of the city manager. Councilmember Lanier suggested the alternative of using Skype to conduct interviews for those candidates who are out of state.

2. Discuss business license moratorium

President Hayes stated the need to consult with the Commercial Development Authority and the Planning Commission regarding the business license moratorium for discussion during the May 15, 2017 council work session. Councilmember Lanier recommended the Planning Commission review proposals for a business license moratorium. Councilmember Scott noted there has been a reduction in the number of pay day loan stores, pawn shops, used car lots along Highway 31 and gold and silver locations in Pelham. He further stated the property owners will be challenged in finding tenants who bring a "higher level of business" to the community. Councilmember Scott said he was delighted the affect the moratorium has had on opening the doors for better businesses along Highway 31. He suggested expanding the moratorium to include massage parlors. President Hayes asked Mayor Waters to take the lead in developing the next moratorium resolution or ordinance.

3. Discuss proposed City Hall renovations to improve customer service

President Hayes said several options and suggestions, including the office assignment of the city manager, had been made by city employees and members of the city council. One suggestion involved moving the council conference room to the mayor's old office and current city clerk's office. This would only require the removal of two interior walls, new flooring and ceiling tiles. The current conference council conference room could be reconfigured for possible use by both the city manager and others. Councilmember Scott noted if an overflow crowd attended a council work session, the meeting could simply be moved into the Council Chambers. President Hayes suggested considering moving the Building Department to the first floor since the main entrance to City Hall on the second floor had recently been "hardened" for security purposes.

4. Commercial Development Authority (CDA) Appointments

President Hayes said he would consider nominations to the vacant positions on the CDA be added to tonight's city council agenda. Discussion followed. Councilmember Scott stated he endorses Lenny Glynn and Clay Alford for reappointment to the CDA. Councilmembers Mercer and Lanier concurred. President Hayes stated the city had a very good list of candidates to fill the positions on the Commercial Development Authority Board and recommended both Mr. Glynn and Mr. Alford for their commitment to the CDA. Councilmember Scott said Amy Bradley was his choice to fill the final vacancy on the CDA board. He further stated she had an excellent resume. President Hayes, Councilmembers Mercer and Lanier agreed Ms. Bradley was a good fit for the appointment. Councilmember Lanier said all the candidates were exceptional and she could support Ms. Bradley's appointment. President Hayes said he had spoken with Councilmember McMillan and she would support the three nominees. Councilmember Scott moved to add the reappointments of Leonard F. Glynn, Jr. (Place 3) and Clay F. Alford (Place 5) and the appointment of Amanda G. Bradley (Place 4) to the May 1, 2017 city council agenda. Said

motion was seconded by Councilmember Mercer and passed by a unanimous voice vote of those members present.

New Business

1. Discuss related to a used car business license request – Jonathan Hoffman

Jonathan Hoffman, Exclusive Auto Sales, addressed the council regarding the business license moratorium on used car sales. Mr. Hoffman explained he was a mechanic for ten years and currently holds a wholesale license but would like to begin selling cars retail. He assured the council his business is not a “Buy Here, Pay Here” and does not sell wrecked cars. He further explained he started the process about two years ago to open a retail used car lot in Pelham. Mr. Hoffman explained the differences in floor plan financing between wholesale and retail. He said in order for him to sell retail the car is first sold to a retail dealer who in turn sells to the customer. He told the council all his sales are over the Internet and he plans to stay in his current location. Mr. Hoffman said his plans are to continue selling only “high-end” cars and increasing inventory to 20-30 cars. Councilmember Scott commented that automobile sales tax revenues are significant in Pelham. Councilmember Scott asked the question on how to differentiate between the different types of used cars for licensing purposes.

Announcements

1. The groundbreaking ceremony for the new Pelham Library will be this Friday, May 5, 2017 at 10:00 a.m.
2. The annual Pelham Palooza will be held Saturday, May 20, 2017 at the Pelham Civic Complex and Ice Arena from 9:00 a.m. until 5:00 p.m.
3. The 2017 “Just Show Up Show” at the Oak Mountain Amphitheater showcasing headliner Lukas Graham will be on Saturday, May 20, 2017. Doors open at 6:00 p.m. with the concert beginning 7:00 p.m.
4. The 2017 Pelham High School graduation will be Thursday, May 25, 2017 at 7:00 p.m. at the Pelham Civic Complex and Ice Arena
5. Pelham City Offices will be closed Monday, May 29th in observance of Memorial Day

Adjournment

A motion to adjourn the work session was made by Councilmember Mercer and seconded by Councilmember Lanier. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:13 p.m.

Respectfully submitted this 1st day of May, 2017,



Tom Seale, MMC, Acting City Clerk



Rick Hayes, Council President

