

CITY OF PELHAM – WORK SESSION

Pelham City Hall – Conference Room

July 24, 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 July 24, 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 6:00 p.m.

Record of Attendance

The following elected officials were present:

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

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 Scott to approve the July 10, 2017 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. The Mayor announced that Nick McMillan's Eagle Scout Project between City Hall and Station One was completed and it was phenomenal. He said the brick walkway "raises the bar" for the mini park behind city hall. There's an online order form for ordering a brick in memory or in honor of someone.
2. There was a major water leak early this morning impacting many Pelham residents for a relatively short period of time. The leak was slightly southeast of the I-65 and County Road 52 intersection, was difficult to locate, and will be difficult to repair. The city hopes to have the repair completed by tomorrow, but that is dependent upon receiving a replacement part. Water has been rerouted so that residents will have water while the repairs are completed.

3. Paving roads in Keeneland Valley will begin tomorrow and Lee Street will be paved this Thursday through Saturday. Lee Street will have one lane open to traffic so the road will not be closed entirely. Parkside Village paving work should start next Monday and continue to the end of the week and Business Center Drive work should start the following week.

Review of Council Agenda

President Hayes reviewed the July 24, 2017 city council agenda, starting with the one request to address the council.

K. New Business

1. **Resolution 2017-07-24-01** for consideration to renew a Line of Credit for the City of Pelham Commercial Development Authority

President Hayes stated this will extend the LOC for one year and that no adjustment to the \$1,000,000.00 amount was requested by the CDA at this time. There were no further comments or questions.

2. **Resolution 2017-07-24-02** for consideration to accept the donation of cash and real property from Double Mountain, LLC

This consists of 2.3 acres at the corner of Highway 11 and County Road 334 along with \$20,000.00. The land and money are designated for the construction of a new fire station that will replace Station Three on CR 52 East. There were no further comments or questions.

3. **Resolution 2017-07-24-03** for consideration to approve a special use permit for modifications by Verizon Wireless to the wireless tower located at 5050 Beabout Drive

Mr. David Aymett, Center for Municipal Solutions, reported that Verizon is requesting to replace three antennae located at a height of 151 feet on a 160 foot existing tower, and that there will be no aesthetic impact to the tower. He stated that CMS recommends council approval. There were no further comments or questions.

4. **Resolution 2017-07-24-04** for consideration to approve the appointment of Barbara Phelps to the City of Pelham Beautification Board

President Hayes said he reached out to Mr. Mosely Johnson, a current member of the beautification board, who recommended Mrs. Phelps. There were no further comments or questions.

5. **Resolution 2017-07-24-05** for consideration to approve an ABC license for El Santuario, LLC

Councilmember Scott said he had spoken with the applicant, Mr. Catanese, who told him that he was a trainer in the Responsible Vendor Program and trains his own employees. Scott also checked with the City of Alabaster regarding an establishment Mr. Catanese owns in that city, The Courtyard, and was told there had been no issues. Councilmember Scott said the applicant was very knowledgeable about alcohol sales and he had full confidence in approving this application. There were no further comments or questions.

6. **Resolution 2017-07-24-06** for consideration to approve an ABC license for Aiden Lees Food Service, LLC, operating under the trade name Golden Rule BBQ

Councilmember Scott said Mr. Paul Curcio, owner of the Golden Rule on Huntley, has been in business a long time and has done a super job of running his restaurant. He now wishes to sell beer with his BBQ, and he will train his employees through the Responsible Vendor Program. Councilmember Scott said he had no issues with approving the license application.

Police Chief Larry Palmer stated he had no issues with either of the ABC applications on tonight's agenda. There were no further comments or questions.

7. **Resolution 2017-07-24-07** for consideration to approve an agreement with Goodwyn, Mills & Cawood for architecture services related to the Pelham Civic Complex Main Arena Renovation Project

President Hayes said the city and GM&C negotiated the agreement to have fixed pricing, and not the usual percentage pricing, which seemed fair to all parties. There were no further comments or questions.

8. **Ordinance 324-05 (First Reading)** for consideration to amend the applicable interest rate to be computed on the payment of delinquent taxes to the City of Pelham as required by the State of Alabama

Finance Director Tom Seale explained that recent state legislation taking effect on August 1, 2017 necessitated this amendment and the need for the city council to suspend the rule related to first readings and ordinances being voted on during a meeting subsequent to the applicable first reading. Mr. Seale requested that the city council take immediate consideration by approving this ordinance tonight. There were no further comments or questions.

(End of July 24, 2017 Agenda Review)

Old Business - None

New Business

1. Discuss potential internship programs for the City of Pelham

Councilmember Lanier distributed a list of suggestions and recommendations for a City of Pelham Internship Program for the council's consideration. She would like to see the city fund a program for a paid intern in next year's budget.

Councilmember McMillan thanked Lanier for the information she provided and said she would like to expand the internship program to include other city departments such as the library and the parks. She would also like for the city to sponsor a similar program for high school students to give them exposure to municipal government. She suggested that the council wait until the city manager starts in order to get her input.

2. Review budget review meeting and related special called work sessions alternatives

Three tentative budget hearing schedules prepared by Tom Seale were distributed for the council's consideration. The council would like for the city manager to have input and decided they would each

review the three options and share feedback. Councilmember Scott suggested starting all the sessions at 6:30 p.m. and everyone was agreeable to that time.

President Hayes suggested rescheduling the September 4th council meeting to September 5th because of Labor Day falling on the 4th. The council was agreeable to rescheduling to September 5th.

3. Discuss the July 15th flooding in Pelham and related projects that have been planned or are under consideration

Bob Miller reported meeting with representatives of Cross Creek Baptist Church and Newcastle, the Camelia Ridge developer, regarding the water and mud damage to the church. Newcastle told Mr. Miller that they will handle the damage and cleanup issues in-house. They contacted Servpro and received an estimate in excess of \$75,000.00 which they gave to the adjuster who will coordinate clean-up with the church. Mr. Miller said he felt the amount of rainfall caused the under construction detention pond to overflow, and the lack of vegetation in and around the pond attributed to the mud washing down to the church. He said the developer is looking at other options to redirect water away from the church.

Keith Strickland with Goodwyn, Mills and Cawood said the recent flooding on July 15th was part of a tremendous rainfall event and that Pelham received more rain than any other area in the state according to rainfall maps. Mayor Waters added that his rain gauge registered 7-1/2 inches of rain in a period of fourteen hours.

In addition to the heavy rainfall, some of the flooding in Cedar Cove was caused by debris washing into storm drains causing them to become blocked. Councilmember Scott asked if the city had periodic follow-up drain inspections. Mr. Eddy Jowers said the public works department does periodic drain inspections, including in Cedar Cove. Mayor Waters suggested the city partner with HOAs in known problem areas to establish a similar arrangement like the one with Holland Lakes where the HOA maintains the storm drains to keep them clear of debris, and the city checks the infrastructure where the pipes go under the road bi-weekly. During this recent flooding event, there were no issues reported in Holland Lakes.

Mr. Strickland distributed copies of a study done in 2015 related to the Cedar Cove flooding issues and discussed the three recommendations cited in the study. One option would be to build a detention pond and install piping to take the water from the pond to Bishop Creek so it would not flow to the lowest area of Cedar Cove. This would be the most expensive option and property would need to be acquired for the pond. The second option would be to construct a catch basin on Philippians Drive and install piping along the west side of Bearden Road to carry the water around Cedar Cove. This option could require relocating utilities that run along the west side of Bearden Road. The third option would be to improve the infrastructure in Cedar Cove by upgrading catch basins and existing piping.

Mr. Strickland said he had talked with flood experts regarding grant opportunities that could provide funding for the potential projects, but said it is doubtful that the related flooding and these projects would meet the requirements for FEMA or ADECA grants.

President Hayes said the city budgeted \$150,000.00 in this year's budget for improvements in the Cedar Cove and surrounding areas. Mayor Waters added that the original plan was to address one project at a time and to start this one after the Dodd Branch Drainage Project was completed. Mr. Strickland reported that Dodd Branch was over 90% completed and the remaining work was mostly landscaping. President Hayes recommended the city move forward quickly on the Cedar Cove

drainage work that was included in this year's budget, and Councilmember Mercer agreed the city should start now. Mayor Waters said Brookfield and Indian Hills have similar flooding issues and he thinks these areas should be evaluated along with Cedar Cove.

President Hayes distributed photographs and estimated cost sheets prepared by Gonzalez-Strength and Associates related to reconfiguring the intersection of Cummings Street and Lee Street. This area has been used for outside storage and has become an eyesore. Mayor Waters recommended the old shop building be taken down, and Eddy Jowers said there was a tremendous amount of water flowing into this area. President Hayes reminded the council members that the back entrance for this area had been budgeted for the past two years and the necessary easement had been acquired from Summer Classics, so he requested that the budgeted driveway be completed as soon as possible, but not the city street extension alternatives that had been reviewed tonight. He mentioned that the Summer Classics parking lot flooded at the front entrance and this project could potentially help with drainage issues. This project would provide the city with a back entrance to the shop.

President Hayes told the council he had been contacted by APH Broadcasting asking if the city plans to sponsor broadcasting the Pelham High School football games this fall. Councilmember Scott asked if every game is broadcast, both home and away games. President Hayes replied that all games are broadcast but not always in real time. Some games are taped and aired at a later date and/or time. Scott said he would like to see a broadcasting schedule of the Pelham games before paying any money. President Hayes stated that he understood that all games were available live via the internet, but would confirm the broadcast schedule and availability. He also reminded the council that APH recently offered to support Pelham events in any way it could.

Mayor Waters asked if the residents in attendance that were affected by the flooding could have an opportunity to speak to the council. President Hayes said due to the time, it would be better if they spoke during the council meeting instead of the work session and everyone seemed agreeable with the alternative.

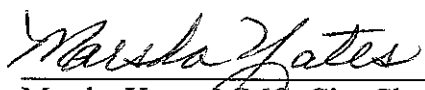
Announcements

1. The American Legion Post 555 will meet Thursday, August 3, 2017 at 7:00 p.m. at the Pelham Senior Center.

Adjournment

A motion to adjourn the work session was made by Councilmember McMillan and seconded by Councilmember Mercer. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:06 p.m.

Respectfully submitted this 24th day of July 2017,


Marsha Yates, MMC, City Clerk


Rick Hayes, Council President

