

## **CITY OF PELHAM – WORK SESSION**

**Pelham City Hall – Conference Room**

**October 2, 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 October 2, 2017 at 6:00 p.m. The regular work session was held in the Council 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 6:09 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: Emily Reed, 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 September 18, 2017 Regular Council Work Session Minutes and the September 26, 2017 Special Called Council Work Session Minutes. The motion was seconded by Councilmember Mercer and passed unanimously by voice vote of those members present.

Mayor Waters' Comments - None

City Manager's Comments - None

#### **Review of Council Agenda**

Council President Hayes reviewed the October 2, 2017 city council agenda.

H. Proclamations - None

J. Requests to Address the Council – None

K. Old Business – Resolutions – Ordinances – Orders and Other Business

1. **Ordinance #481** for consideration to deannex certain real property owned by the Pelham Board of Education, within the corporate limits of the City of Pelham. First Reading was on September 18, 2017.

Pelham Board of Education President Rick Rhoades stated there were no issues regarding the pending sale of the Riverchase Middle School property to the Hoover Board of Education. He further stated the sale should close in October 2017.

2. **Ordinance #483** for consideration to annex into the City of Pelham certain real property owned by Venture South located at 3420 Indian Lake Trail and 3478 Indian Lake Way, within the corporate limits of the City of Pelham. First Reading was on September 18, 2017.

There were no comments.

3. **Ordinance #484** for consideration to purchase approximately 240 acres of real property located west of Interstate 65 in Shelby County, Alabama. First Reading was on September 26, 2017.

Councilmember Scott stated he had heard very few comments about the property purchase, but those comments have been positive. Council President Hayes stated he had also received positive comments.

L. New Business – Resolutions – Ordinances – Orders and Other Business

1. **Resolution 2017-09-26-01** for consideration to approve a one-time bonus for retirees and beneficiaries of deceased retirees as specified by Alabama Legislative under Section 2 of Act #2017-367 of the Regular Session of the 2017 Legislature.

Council President Hayes noted there are two options in paying for the retiree bonus if the city council elects to approve Resolution 2017-09-26-01. Those options include (1) a single payment to the Retirement Systems of Alabama (RSA) in the amount of \$67,868.00; and (2) by adding the rate of 0.44% to the city's monthly employer contribution for one year beginning October 1, 2018 at an approximate cost of \$77,000.00. City Manager DiFante stated she recommends the single payment option of \$67,868.00. It was noted the calculated payroll of \$17,500,000 includes only RSA qualified employees. Councilmember McMillan stated this is not a "one-time retiree bonus." She noted that in 2007, 2008 and 2014, the city council was also asked to consider retiree bonuses and that the \$67,000.00 is a significant amount of money. She said a defined retirement package is a very important benefit for our employees. She also noted \$635,000.00 is being provided in the FY2018 budget for retiree health insurance coverage. Councilmember McMillan said the city has a very generous employment package. She suggested surveying other cities with regard to their employee benefits. Council President Hayes said the Personnel Board did a survey of a number of cities in our area for that very purpose. Councilmember Mercer asked Councilmember McMillan if she had any suggestions. Councilmember McMillan said she would like to see more of the city be able to enjoy the \$67,000.00 instead of just the retirees. The details of this issue were discussed and Councilmember Scott said the differences between corporate benefits and government benefits comes up often. Council President Hayes noted most of Pelham's surrounding cities and Shelby County approved this

one-time retiree bonus. Councilmember Scott said he is not opposed to Pelham being a little ahead of other cities. Councilmember Lanier thanked City Manager DiFante and Human Resources Director Ty Story for the information. She stated she was grateful the city was in a position to pay the one-time retiree bonus. Council President Hayes said he agrees that it makes more sense for the city to consider a one-time payment versus the RSA financing option.

2. **Resolution 2017-10-02-01** for consideration to authorize the mayor to enter into a utilities agreement with the State of Alabama, acting by and through the Alabama Department of Transportation (ALDOT), in a utilities project for a trail design and construction for Pelham Greenway along Bishop Creek from Pelham City Park to Oak Mountain State Park Road. (Project No. CMAQ-5916(253); Project Reference No. 100065163)

Council President Hayes explained the Greenway Project and TAP grants related to the utility agreement. He further stated GIS Director Josh Osborne recommended approving Resolution 2017-10-02-01. There were no additional comments.

3. **Resolution 2017-10-02-02** for consideration to authorize the mayor to enter into a construction agreement with the State of Alabama, acting by and through the Alabama Department of Transportation (ALDOT), in a construction project to include engineering and inspection for a trail design and construction for Pelham Greenway along Bishop Creek from Pelham City Park to Oak Mountain State Park Road. (Project No. CMAQ-5916( ); Project Reference No. 100065164)

Council President Hayes explained the Greenway Project and TAP grants related to construction agreement. He further stated GIS Director Josh Osborne recommended approving Resolution 2017-10-02-02. There were no additional comments.

4. **Resolution 2017-10-02-03** for consideration to adopt the Fiscal Year 2018 Budgets for the City of Pelham

Council President Hayes suggested that the city council discuss the FY2018 budget during the “Old Business” portion in tonight’s Work Session.

5. **Resolution 2017-10-02-04** for consideration to approve an extension of the Special Use Permit for Verizon for the Modification of Equipment on the existing cell tower facility located at 2000 Bearden Road. Original Special Use Permit was approved by Resolution 2017-04-17-07.

There were no questions.

6. **Ordinance #485** for consideration to annex into the City of Pelham certain real property owned by Jimmy L. Martin and Sandra Martin located at 770 County Highway 72, within the corporate limits of the City of Pelham. **FIRST READING**

Council President Hayes stated that the property owners had expressed their desire for the City of Pelham to annex this small parcel next to their house, which is already in Pelham. Councilmember Scott asked about the size of the lot in question. It was noted the parcel is approximately ½ acre in size.

*(End of October 2, 2017 Agenda Review)*

## Old Business

### 1. Review the FY 2018 Budget

Council President Hayes reviewed changes that had been made since a preliminary draft of the FY2018 budget was provided to the city council last Friday. He noted a 1.50% pay plan adjustment was included, effective April 1, 2018. Council President Hayes suggested a follow up review of the pay plan adjustment in January 2018 to see where the Consumer Price Index (CPI) is at that time and how the city is doing relative to its budget. Other changes included the fireworks for the Fire on the Water was increased from \$11,000 in FY2017 to \$12,000 in FY2018 and the Pelham Palooza event planner compensation was reduced by \$5,000. Councilmember Scott said the Christmas Open House at the Pelham Civic Complex & Ice Arena drew a small crowd in 2016. He further said the Christmas Tree Lighting was a signature event for our community. Councilmember Scott said the city is being asked to fund the Christmas Open House event that no one is happy about. Council President Hayes said this is a very important year to have a Christmas Tree Lighting or similar large gathering of the community. He said we would like to have a big crowd to show off the renovated Civic Complex. He further stated this is a huge marketing opportunity for the city and a great chance missed if we do not have the Christmas Tree Lighting this year. Councilmember Scott asked Pelham Board of Education (BOE) President Rick Rhoades if there had been any discussion among the BOE not to participate in the Christmas Open House. President Rhoades said the BOE is waiting to see what level of participation the city wants. Councilmember Mercer said the key to a successful event is getting the students involved. City Manager DiFante mentioned speaking with School Superintendent Dr. Scott Coefield. Mrs. DiFante said the schools are willing to work with us. She further stated there are a lot of things up in the air with the Civic Complex at this time. Mrs. DiFante said the schools have concerts already planned for the Christmas season. President Rhoades said any chance we have to participate is an opportunity the schools look forward to. Council President Hayes asked if something could be scheduled for this year. Mrs. DiFante said Dr. Coefield said the Christmas programs were pretty much set this year. Civic Complex Administrator Danny Tate said they could do almost anything, but the calendar is filling up quickly. Mayor Waters said the city needs to look at all options and give careful consideration to planning this event every year.

New Business - None

## Work Session Recessed

A motion to recess the work session was made by Councilmember Scott and seconded by Councilmember Lanier. The motion passed unanimously by voice vote of those members present, and the work session was recessed at 6:54 p.m.

## Work Session Called Back to Order

Council President Hayes called the recessed October 2, 2017 work session back to order at 7:41 p.m.

## Executive Session

A motion was made by Councilmember Scott to enter into an Executive Session of the city council for the purpose of discussing preliminary negotiations involving matters of trade or commerce. Said motion was seconded by Councilmember McMillan. Council President Hayes asked the city clerk/treasurer for a roll call vote. The vote to adopt said motion was recorded as follows:

|                                |            |
|--------------------------------|------------|
| Rick Hayes, Council President  | <u>Yes</u> |
| Ron Scott, Council Member      | <u>Yes</u> |
| Beth McMillan, Council Member  | <u>Yes</u> |
| Maurice Mercer, Council Member | <u>Yes</u> |
| Mildred Lanier, Council Member | <u>Yes</u> |

The city council moved into Executive Session at 7:47 p.m.

The Mayor, City Manager and City Clerk/Treasurer were asked to attend the Executive Session.

Council President Hayes stated the city council would return following the Executive Session in about 20 minutes.

A motion to adjourn the Executive Session was made by Councilmember Scott and seconded by Councilmember Mercer. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned.

The city council returned from the Executive Session at 8:05 p.m.

## Public Announcements

Announcements were made during the October 2, 2017 council meeting.

## Adjournment

A motion to adjourn the work session was made by Councilmember Scott and seconded by Councilmember Lanier. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:06 p.m.

Respectfully submitted this 2nd day of October 2017,



Tom Seal, MMC, City Clerk/Treasurer



Rick Hayes, Council President

