

CITY OF PELHAM – WORK SESSION
Pelham City Hall – Conference Room
October 16, 2017 – 6:15 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 16, 2017 at 6:15 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 6:15 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: None

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

Approval of Minutes

A motion was made by Councilmember Scott to approve the October 2, 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 - None

City Manager's Comments

Ballantrae Golf Club General Manager Hal Brown introduced the new golf course superintendent, Rodney Bryant. Mr. Bryant was previously employed with the Mossy Oak Golf Course in West Point, Mississippi. Mr. Brown explained Mossy Oak and Ballantrae have the same type greens. Mr. Bryant was welcomed by the city council.

Review of Council Agenda

Council President Hayes reviewed the October 16, 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 #482** for consideration to purchase approximately 36.13 acres of real property located along Ridge Road, within the corporate limits of the City of Pelham, Alabama from The Jean E. Stameris Trust and The Sally J. Locke Trust. Original First Reading was on September 18, 2017. Due to related updates there will be a new First Reading.

Council President Hayes explained a survey of the property verified the parcel size to be 36.13 acres, instead of 38.95 acres which was listed in the purchase agreement and the original First Reading of Ordinance #482 on September 18, 2017. The smaller size of the subject property resulted in an amended appraisal and a reduction of the sale price from \$282,000 to \$273,000. Council President Hayes said the change will result in the need for a new first reading of the ordinance. He stated if the city council desired to consider the adoption of Ordinance #482 tonight, a unanimous vote to suspend the rule would be required.

2. **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 was on October 2, 2017.

Council President Hayes stated 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. It was noted the parcel is approximately ½ acre in size.

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

1. **Resolution 2017-10-16-01** for consideration to approve an agreement allowing the Governmental Utility Services Corporation of the City of Chelsea to operate within the city limits of Pelham, Alabama

Council President Hayes asked City Manager DiFante if she would like to explain to the city council the purpose of adopting the resolution. Mrs. DiFante stated Southwest Water, doing business as Double Oak Water Reclamation, LLC, would serve approximately 150 homes in the Grey Oaks area of Pelham via a proposed acquisition. She further stated the Governmental Utility Services Corporation of the City of Chelsea (GUSC) is being formed to get a “better handle” on the sewer rate fees. Mrs. DiFante said if the resolution is adopted, the GUSC will be allowed to operate in the city limits of Pelham. Also, the sewer rates will be frozen for three years at \$81 per month. After 2020 there will be a bi-annual rate adjustment which will be tied to the Consumer Price Index (CPI). She stated our residents will have the opportunity to purchase a grinder pump maintenance agreement for \$18 per month. Public Works Director Eddy Jowers explained the breakdown of Pelham’s municipal sewer rates. It was noted residents in Ballantrae area currently pay \$69 per month for sewer service managed by Southwest Water.

2. **Resolution 2017-10-16-02** for consideration to declare the city’s intent for reimbursement of costs associated with various public capital improvements

Council President Hayes explained the resolution would allow the city to reimburse itself for capital projects expenditures between now and the loan date, if the council chooses to do so. The amount of the loan will be determined by the city council.

3. Resolution 2017-10-16-03 for consideration to accept donation of vehicles from the United States Government and Colonial Pipeline Company

Police Chief Larry Palmer explained the donation of the mobile command unit by the United States Government will be a tremendous asset to the City of Pelham. He stated the current value of the mobile command unit is approximately \$225,000. He further stated after the upgrades to the vehicle and additional equipment are installed, the value of the unit will be in the neighborhood of \$750,000.

Fire Chief Tim Honeycutt said the Colonial Pipeline donation of two 2008 Ford F-150 pickup trucks will assist the fire department in meeting their needs.

4. Resolution 2017-10-16-04 for consideration to approve the expenditure of 911 funds for the purpose of upgrades and leasing of an existing communications tower

Chief Palmer explained the city is moving forward with the communications upgrades. He said over the past several years 911 funds have been held in reserve for this project. He stated the city thought an existing communications tower could be used, but this is now not an option. The 911 funds being requested are being used to upgrade the tower for use by the P-25 radio system. Chief Palmer said generators and back-up equipment are already in place. Chief Palmer further stated since the city's existing tower could not be used, there would be an additional \$10,800 in annual expenses for tower rental. Chief Palmer said the city is still negotiating with the tower owner for a possible reduction in the monthly rental rate.

5. Resolution 2017-10-16-05 for consideration to authorize a shared use agreement between the City of Pelham and the Birmingham Emergency Communications District

Council President Hayes explained this is the formal interoperable agreement with the Core group allowing the city to move forward with the new P-25 radio system. As mentioned earlier, Chief Palmer explained the City of Pelham is an infrastructure owner in the system since we are contributing a communications tower to the project.

6. Ordinance #486 for consideration to lease certain surplus real property to the Pelham Board of Education. **FIRST READING**

City Manager DiFante explained the Pelham Board of Education (BOE) has requested to rent approximately 4,000 square feet of the city-owned Valley Elementary School for their Pathways alternative education program. She said discussions are continuing to move the Pathways program into the current city library when it becomes available in the spring of 2018. She further stated studies have shown programs of this type work much better when it is away from the main school campus. Fire Marshal Dewitt Marcum is scheduled to inspect the Valley Elementary School for safety issues on Tuesday, October 17, 2017. City Manager DiFante said the BOE and Dr. Scott Coefield understand this is a short term lease. Mrs. DiFante explained several items in the lease agreement, including a cap on any repairs exceeding \$1,000 and the city's ability to sell the building and giving the BOE proper notice. She further stated everyone seems comfortable with the lease terms. Council President Hayes

said the BOE wanted to move quickly with the approval of the lease. He stated if the city council desired to consider the adoption of Ordinance #486 tonight, a unanimous vote to suspend the rule would be required. Councilmember McMillan asked about the high utility bills, specifically electricity. Mrs. DiFante explained the city is working with Alabama Power Company and is asking forgiveness in reducing the billing statements. She said an electrician has inspected the building and turned off breakers, lights and air conditioning units where practical and economical. Councilmember Lanier asked how many students are currently involved in the Pathways program. Dr. Coefield said approximately 20 students are enrolled in the program at this time. Councilmember McMillan asked what the electric bill will be in the future. Both Council President Hayes and City Manager DiFante said it would be difficult to calculate.

(End of October 16, 2017 Agenda Review)

Old Business

1. Complex, Recreation Center and Library projects update

Pelham Civic Complex & Ice Arena – Civic Complex Administrator Danny Tate said the seating installation was behind schedule, but they were working with the vendor to get the seating in place before the first Bull's hockey game. Council President Hayes said seats are installed on the east and west sides of the Main Arena. He further stated they are currently reworking the north end which includes the Bulls offices and player locker room. Council President Hayes said two of the remaining issues are finishing the snack bar and corporate suite. He further stated once the steel is up, the permanent seats can be installed very quickly. Council President Hayes said the city is working alongside the Bulls and their front office to continue to sell season tickets.

Pelham Recreation Center – Parks and Recreation Director Billy Crandall said the paint colors have been selected. He stated the wood gym floor installation is about 25% complete with a final completion date in about three weeks. He further stated construction of the new recreation center is scheduled to be completed on or before December 4th. Mr. Crandall discussed potential program ideas with the city council. Council President Hayes discussed whether or not to move forward with the wall mural design.

Pelham Library – Head Librarian Mary Campbell said construction of the new library is ahead of schedule at this time. She said the interior of the building is taking shape. She further stated they are currently in the process of selecting wall designs.

2. Paving projects update

Council President Hayes said the city had been involved in several summer paving projects. City Engineer Jesse Jowers reported the Lee Street, Parkside Village and Business Center Drive paving had been completed. He further stated Courtyard Manor and Big Mountain Center need a final seal coat. Mr. Jowers said he will have to follow up with the Huntley Parkway developers regarding the condition of the road. He said they do not feel they are responsible for any future repairs. Public Works Director Eddy Jowers asked if the city council wanted to use leftover monies from the Public Works budget for the Court Way project. It was the consensus among the members of the city council the \$500,000 in the

Public Works budget was to be used for the annual paving projects and not for the Court Way and Bearden Road improvements.

City Manager DiFante reported she and Building Official Bob Miller will be making recommendations to the Planning and Zoning Board for updating the city's sub-division regulations, including but not limited to, performance bonds, asphalt seal coats, street lights and sidewalks. Council President Hayes stated it was important to review and update the sub-division regulations from time-to-time.

Councilmember McMillan inquired about the number of radio read meters installed. Public Works Director Eddy Jowers reported the Water Department had replaced about 240 meter heads to date.

Councilmember Scott asked for an update on live streaming of council meetings. Information Technology Manager Dell Ann Holly stated there is a wide range of possibilities, including Facebook Live and Civic Plus, to name just a few. Mrs. Holly stated she had contacted several vendors for estimates on live streaming options. She reported the following:

- Focus 4 Media – Two cameras and training: \$27,600
- Pro Stream – Two cameras and training: \$10,200
- CDW – Sony camera with tripod and interfaces: \$4,500
- Wayne Morris (Chelsea): \$240 per meeting
- The Pelham High School Broadcast Class apparently does not have the time now, but maybe in the future. School Superintendent Scott Coefield stated they would take it under consideration and will follow up with the city council.

Council President Hayes said partnering with the Broadcast students would be an excellent opportunity for both the City and Pelham Board of Education to have live streaming of city council and board of education meetings.

Council President Hayes stated the need to schedule a water board meeting very soon.

New Business - None

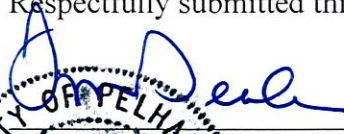
Public Announcements

Announcements were made during the October 16, 2017 council meeting.

Adjournment

A motion to adjourn the work session was made by Councilmember Scott and seconded by Councilmember Mercer. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:03 p.m.

Respectfully submitted this 16th day of October 2017,



Tom Seale, MMC, City Clerk/Treasurer





Rick Hayes, Council President