

CITY OF PELHAM – WORK SESSION
Pelham City Hall – Conference Room
November 20, 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 November 20, 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 6:02 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

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 November 6, 2017 Regular 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

City Manager Gretchen DiFante made the following comments:

1. Reported Human Resources Director Ty Story has provided a complete list of all full time city employees, by department, to the city council per their request. She asked if anyone had questions regarding the list to please direct them to Mr. Story or herself.
2. Reported the Alabama Department of Environmental Management (ADEM) has extended the city's sewer discharge permit from 2022 to 2027. She noted the difficulty to achieve the required phosphorous levels currently under consideration for adoption by ADEM.

3. Updated the City Council on the road construction project along Village Place (Court Way). She said that Keith Strickland with Goodwyn Mills and Cawood confirmed that AT&T should be back on site the second week of December 2017 to complete the utility relocations with the completion slated for late January or early February 2018. City Manager DiFante further stated once the utilities are moved road construction can proceed.
4. Thanked Building Official Bob Miller for serving as project manager for the Civic Complex renovations. She stated communication lines are opening between Seating Solutions, Inc. and the city's general contractor, Taylor Miree, Inc.

Review of Council Agenda

Council President Hayes reviewed the November 20, 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 #487** for consideration to annex into the corporate limits of the City of Pelham 47.39 acres of real property owned by Elizabeth Sherman Pardue, et al, located along Shelby County Highway 11. The First Reading was on November 6, 2017.

There were no additional comments or questions for the developer Connor Farmer, representing Highpointe Properties, or the city council.

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

1. **Resolution 2017-11-20-01** for consideration to grant a special use permit to AT&T for modifications of equipment to the existing wireless telecommunications tower located at 5000 Oak Mountain Drive

David Andrews with the Center for Municipal Solutions (CMS), the city's telecommunications consultant, stated AT&T's application was for an upgrade to this site. He explained this site currently has a 150 foot monopole with nine antennas. AT&T plans to remove three antennas, replace with three antennas and add five additional feed lines inside the monopole. There will be no visual changes to the tower site. Mr. Andrews further stated the upgrade will increase capacity but not coverage. He said CMS recommends approval of the application.

2. **Resolution 2017-11-20-02** for consideration to grant a special use permit to AT&T for modifications of equipment to the existing wireless telecommunications tower located at 2000 Bearden Road

David Andrews with the Center for Municipal Solutions (CMS), the city's telecommunications consultant, stated AT&T's application was for an upgrade to this site. He explained this site currently has a 150 foot self-supporting tower with nine antennas. AT&T plans to remove three antennas, replace with three antennas and add two additional feed lines on the outside of the tower. He stated with the two additional feed lines there will be a slight, negligible change to the visual appearance of the tower. Mr. Andrews further stated the upgrade will increase capacity but not coverage. He said CMS recommends approval of the application.

3. **Resolution 2017-11-20-03** for consideration in designating certain city officials who will have the authority to execute financial documents on behalf of the City of Pelham

There were no questions or comments.

4. **Resolution 2017-11-20-04** for consideration to authorize the purchase of a replacement fire pumper truck

Fire Chief Tim Honeycutt stated the purchase, if approved, is a part of their five year capital plan to replace an engine every two years. He further stated the engine would replace the truck currently assigned to Station 2. Chief Honeycutt reminded the city council of the significant discounts available if the purchase was approved tonight. Council President Hayes noted that the council will need to keep this in mind when it determines the amount of the planned financing in 2018.

5. **Resolution 2017-11-20-05** for consideration to declare as surplus certain items of personal property which are no longer needed for public or municipal purposes and authorize the disposal of same

Council President Hayes asked Tom Seale, City Clerk/Treasurer to speak about the surplus sale. Mr. Seale stated each department was surveyed in order to prepare the surplus list. He further stated in several instances surplus vehicles were transferred to other departments for their use.

6. **Resolution 2017-11-20-06** for consideration to participate in the 2018 Severe Weather Preparedness Tax Holiday – February 23-25, 2018

There were no questions or comments.

7. **Resolution 2017-11-20-07** for consideration to authorize a lease agreement with TCF Equipment Finance for Ballantrae Golf equipment

Ballantrae Golf General Manager Hal Brown said they currently use Jacobsen and Toro mowers. He and Golf Superintendent Rodney Bryant are recommending the city council approve the Toro mower lease agreement. Mr. Brown stated that they believe Toro offers a better product and good customer support. He further stated the annual lease payment comes in under the amount budgeted in FY2018.

8. **Resolution 2017-11-20-08** for consideration to approve or deny a business license application for existing business Bodhi Zen Massage, LLC due to a ownership change

Councilmember Scott stated the Commercial Development Authority (CDA) had vetted the issue very well. It was noted Bodhi Zen Massage, LLC is not a new business in Pelham. The question before the CDA was the issuance of a new business license due to a transfer of ownership. Councilmember Scott said there had been no problems with the operation of the current business, which is run by appointment only. He further stated a great deal is known about the owners' business operation. Councilmember Scott said he wanted to follow the recommendations of the CDA now and going forward. He further stated having no issues with approval but wanted to be consistent. Council President Hayes agreed. CDA Chairman Lenny Glynn said the business license application was approved unanimously by the CDA. Council President Hayes commented most people would not know where the business is located.

(End of November 20, 2017 Agenda Review)

Old Business - NONE

New Business

1. Andy Rotenstreich, representing Verizon Wireless, regarding a Small Cell Tower lease at the Pelham Civic Complex & Ice Arena

Andy Rotenstreich, representing Verizon Wireless, addressed the city council. He explained Verizon Wireless's desire to lease property from the city in order to build a small cell tower facility at the Pelham Civic Complex & Ice Arena. He said small cell towers typically are located on telephone poles and/or light poles. In this particular location, the purpose is to increase capacity at both the Oak Mountain Amphitheater and Pelham Civic Complex & Ice Arena. Mr. Rotenstreich reminded the city council a similar proposal was made by Verizon Wireless almost a year ago. He further stated it was his desire to have the city attorney review the lease in order to move forward with the agreement. It was noted for the record City Attorney Bill Justice was in attendance. Council President Hayes said the proposed light pole must be consistent with existing light poles. Council President Hayes said the capacity of the small cell facility must be able to handle large crowds at both the Pelham Civic Complex & Ice Arena and Oak Mountain Amphitheater. Mr. Rotenstreich said Verizon Wireless is also working with a private landowner site for additional capacity in this area. Council President Hayes asked Mr. Rotenstreich to work with Mr. Justice and the Center for Municipal Solutions, the city's telecommunications consultant, on the proposed lease agreement.

Executive Session

Council President Hayes stated for the record the purpose of the Executive Session was to discuss controversies not yet being litigated but imminently likely to be litigated or imminently likely to be litigated if the government body pursues a proposed course of action. Council President Hayes asked City Attorney Bill Justice if he agreed with the stated purpose of tonight's Executive Session. Mr. Justice said he agreed.

A motion was made by Councilmember McMillan to enter into an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Lanier. 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>

Council President Hayes asked the members of the city council, City Attorney Bill Justice, Commercial Development Authority Chairman Lenny Glynn, Mayor Waters, City Manager Gretchen DiFante and City Clerk/Treasurer Tom Seale to attend the executive session. Council President Hayes

stated that he expected the city council would return following the executive session in about 20-25 minutes. The city council returned from the executive session at 7:08 p.m.

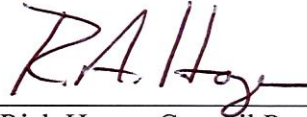
Adjournment

A motion to adjourn the work session was made by Councilmember Lanier and seconded by Councilmember Mercer. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:09 p.m.

Respectfully submitted this 20th day of November 2017,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

