

## **CITY OF PELHAM – WORK SESSION**

**Pelham City Hall – Conference Room**

**February 19, 2018 – 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 February 19, 2018 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 6:00 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 Reporter

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 February 5, 2018 Regular Council Work Session Minutes. The motion was seconded by Councilmember Lanier and passed unanimously by voice vote of those members present.

**Mayor Waters' Comments** - None

#### **City Manager's Comments**

1. Discussed the after action review of the recent search and rescue on Highway 36. There were many county officials and first responders present at the meeting. Among the items discussed was what worked well and what could have been done better. Communications was an item mentioned as needing to be improved. The meeting was informative and very well organized.
2. Updated the City Council on the search for a new Human Resources Director. There were initial telephone interviews with six candidates. Following the telephone interviews the search has been narrowed to four finalists. The committee is trying to find the best qualified person for the city. A list of interview questions has been developed. In person interviews are

scheduled for Thursday and Friday. It is the intent of the committee to trim the list of qualified candidates to two. The quality of candidates has been very good.

3. Last Tuesday night a meeting was held with residents from Indian Creek and Cedar Cove regarding flood issues. Currently gathering information regarding past events and consulting with our city attorney. There will be a follow-up meeting. She said that she will bring information and recommendations back to the city council.

#### Review of Council Agenda

Council President Hayes reviewed the February 19, 2018 city council agenda.

F. Public Hearing

H. Proclamations - None

J. Requests to Address the Council - None

K. Old Business – Resolutions – Ordinances – Orders and Other Business – None

1. **Resolution 2018-02-05-01** for consideration to reapprove a 040 ABC license and approve a 060 ABC License for Ajlofoods, Inc. operating under the trade name Full Moon BBQ

Chief Palmer addressed the city council regarding the Ajlofoods, Inc. ABC license requests. He said venues and restaurants are now offering catering services which has expanded over the years. He further stated there are currently several businesses licensed for both on and off premise alcoholic beverage sales. Carlos Rodriquez, General Manager of Full Moon BBQ, addressed the city council. He said the restaurant would be selling Growlers, packaged and sealed for transport off site by the customer for consumption. Draft beer, bottled beer and wine will be sold on premise. Councilmember McMillan asked about the Alabaster Full Moon location. Mr. Rodriquez said the Alabaster restaurant does not have an off premise license for beer or wine. Chief Palmer said there are very specific regulations with regard to an ABC license. Mr. Rodriquez, in response to Council President Hayes' question, stated there is limited access to the patio area in order to satisfy ABC regulations. Chief Palmer said he liked the way the ABC license process works. Chief Palmer said he recommends approval of the license requests. Councilmember Lanier asked if there will be a lot of off premise sales. Mr. Rodriquez said this is an option for the restaurant to increase sales and provide the customer with the craft beer option. He further stated he does not expect off premise sales to be a large part of their business. He said they take pride in what they do and are a member of the responsible vendor program. Mr. Rodriquez said Full Moon BBQ wants to be an asset to the community. Councilmember Lanier asked if customers had to come inside the restaurant to be served alcoholic beverages. Mr. Rodriquez said yes. He followed up the question stating they do not serve alcoholic beverages through the drive in.

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

1. **Resolution 2018-02-19-01** for consideration to approve a contract for Strategic Planning with the Office of Business and Community Initiatives, Auburn University at Montgomery

City Manager DiFante said the Regional Planning Commission agreement was approved at the last city council meeting. She further stated it is the city's intent to work the Comprehensive and Strategic Plans together. She noted both are budgeted items.

2. **Resolution 2018-02-19-02** for consideration to participate in the production and publication of a pictorial history of Pelham

Bobby Joe Seales addressed the city council. He thanked them for allowing him to discuss the opportunity of a partnership in producing a pictorial history of Pelham. He mentioned publishing both the Shelby County and Alabaster/Siluria pictorial history books. Mr. Seales asked the city council to financially support and participate in the publication of a Pelham educational and pictorial book. He said he plans to ask the Pelham Board of Education and our local legislation delegation for additional support. He further stated Pelham has a lot of history. Council President Hayes said this is a good opportunity for Pelham. He said he was excited about the possibility of publishing a pictorial history of Pelham. He further inquired about how long it would take to publish the book. Mr. Seales said he anticipates delivery before Thanksgiving if he can get the financial support of the Pelham Board of Education. Mayor Waters said is very important to preserve the history of Pelham and he supports the resolution. Mr. Seales said the contract has not been signed with the publisher.

3. **Resolution 2018-02-19-03** for consideration to appoint Billy Crandall as the city employee representative to the unexpired term of Danny Ray on the Pelham Planning Commission

Mayor Waters said he had asked Billy Crandall to temporarily fill the unexpired position of Danny Ray on the Planning Commission. Mayor Waters said Mr. Crandall had agreed.

4. **Resolution 2018-02-19-04** for consideration to approve an agreement with the Shelby County Community Health Foundation

Council President Hayes stated the adoption of this resolution is related to obtaining funding from the Shelby County Community Health Foundation in the amount of \$150,000. There were no additional comments.

5. **Ordinance 135-216**, an amendment to the zone district boundaries of the City of Pelham, changing the present zoning A-1 Agricultural District to R-G Residential Garden Home. The subject property is located on Shelby County Highway 11. Applicant: Highpointe Properties, LLC. **FIRST READING**

Council President Hayes noted the scheduled public hearing later tonight related to the rezoning.

*(End of February 19, 2018 Agenda Review)*

#### New Business

1. Review overview of proposed Subdivision Regulations updates – Kim Speorl

Kim Speorl, Chairman of the Pelham Planning Commission addressed the city council regarding the proposed revisions of the current subdivision regulations. She said the Planning Commission thought it was important the city council review the revised regulations prior to their adoption by the Planning Commission. She further stated the current regulations were adopted around 1987 and do not address

the many changes that have occurred in the housing market over the years. She mentioned several updates included in the revision. She said a checklist is now included and must be submitted along with the application prior to approval. Definitions, flood reviews, maintenance of detention and retention ponds are addressed in the revisions. Fees were reviewed and updated. She asked the city council to review and contact either City Manager DiFante or herself if there were any questions or concerns. Council President Hayes asked the city council to review the proposed revised subdivision regulations and get back with the Planning Commission on or before February. 28<sup>th</sup>. Councilmember Scott asked about the ongoing problems with street lighting. Mrs. Speorl said street lighting and sidewalks will be included in the final version.

Mayor Waters stated the Planning Commission reviewed subdivision regulations from several surrounding communities to assist in developing Pelham's revised regulations.

Councilmember Scott asked if the city can require a developer to form a homeowners association. It was the consensus of the city council the city could not require this.

Council President Hayes thanked Mrs. Speorl and Councilmember Lanier for their work bringing the much needed revisions forward for final approval by the Planning Commission.

## 2. Review Pay Plan adjustment alternatives

Council President Hayes stated the information regarding a proposed Compensation Pay Plan revision was in the council's packet for review. He stated when the FY2018 budget was adopted it included a 1.5% pay scale adjustment. He noted surrounding cities were surveyed regarding their proposed pay scale revisions for FY2018 and that the Personnel Board had previously agreed with the 1.5% adjustment that was included in the FY2018 Budget. Council President Hayes said the Consumer Price Index (CPI) has been trending upwards from 1.6% to 2.1% since the FY2018 was approved. Council President Hayes said he recommends a pay plan adjustment of 2.00%. Councilmember Lanier asked if the pay plan adjustments would be for all steps and grades. Council President Hayes said that is what he would recommend. He further stated the Compensation Pay Plan adjustment would require the Personnel Board's review and recommendation to the council.

Council President Hayes reviewed the FY2018 year-to-date income and expense numbers. He said both revenue and expenses have been trending up. He noted the increase in total expenses can be attributed to construction costs at the Pelham Civic Complex & Ice Arena, the new Pelham Recreation Center, and the Library.

Council President Hayes asked the city clerk/treasurer to prepare a resolution for the March 5, 2018 council meeting for the city council to consider the Compensation Pay Plan adjustments.

## 3. Discussion Pelham trash service

See Council Meeting Minutes because it was agreed that this would be discussed during tonight's Council Meeting instead of the Work Session.

## Old Business

### 1. Discussion on the continuation of live streaming of City Council meetings

Council President Hayes gave a quick overview of the live streaming of the city council meetings. He recommended not making any changes at this time. He mentioned the possibility of involving Broadcast students from Pelham High School at some point after the start of the new school year. Councilmember Lanier asked about the possibility of live streaming the city council work sessions. Councilmember Scott said he would support the idea. Councilmember Lanier commented there is a lot of city business conducted in city council work sessions. Councilmember Mercer agreed. He said residents have requested city council work sessions to be live streamed. Council President Hayes said he would like to wait for right now, but was not against the idea.

## 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 7:06 p.m.

Respectfully submitted this 19th day of February 2018,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President



1. The first part of the report deals with the general situation of the city and the results of the survey. It is a very interesting and informative study of the city and its people. The second part of the report deals with the specific results of the survey. It is a very detailed and thorough study of the city and its people. The third part of the report deals with the conclusions of the survey. It is a very clear and concise summary of the findings of the survey.

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