

CITY OF PELHAM – WORK SESSION

Pelham City Hall – Conference Room

March 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 March 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: None

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

Approval of Minutes

A motion was made by Councilmember McMillan to approve the March 5, 2018 Regular Council Work Session Minutes. The motion was seconded by Councilmember Scott and passed unanimously by voice vote of those members present.

Mayor Waters' Comments

- Reported Pelham has been host to basketball, hockey and broomball during the past two weeks.

City Manager's Comments

- Reported needing two members from the city council to serve on the steering committee for the Comprehensive Plan. The group will get together in the coming weeks and decide when and where to meet. There should not be a lot of meetings.
- Stated she owes feedback to the city council regarding her recent performance evaluation for the personnel file in Human Resources.

- Human Resources Director Candidates. Stated the evaluation team decided none of the candidates were what our city was looking for at this time. Mayor Waters agreed. Said the evaluation process included in-person interviews, a question and answer period and written essay questions. Council President Hayes asked if any of the final four candidates had any local government experience. City Manager DiFante said none had this type of experience. She further suggested not hiring someone at this time. She asked the city council to consider using a consultant to clean up some of the issues facing Human Resources at this time. It was suggested the consultant could be a part of developing the city's reorganization plan. Councilmember Scott asked if the city could hire a recruiter for this position. City Manager DiFante said it is certainly something the city could do, but it would be a budgetary issue. Councilmember Scott thanked the committee for not just hiring anyone to fill the position.

Review of Council Agenda

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

F. Public Hearing - None

H. Proclamations - None

J. Requests to Address the Council

1. Jack Jacobs, Candidate for Alabama House of Representative, District 73

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

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

1. **Resolution 2018-03-19-01** for consideration to approve an additional 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 and extension approved by Resolution 2017-10-02-04.

Council President Hayes explained the additional request for an extension was a result of Verizon not funding the equipment modification in the current quarter. David Andrews, with the Center for Municipal Solutions (CMS), the city's telecommunications consultant, reported in writing the expected upgrades are scheduled for the second quarter of 2018. He further reported the original scope of the project has not changed.

2. **Resolution 2018-03-19-02** for consideration to participate in the State of Alabama's 2018 "Back to School" Sales Tax Holiday the weekend of July 20-22, 2018

Council President Hayes asked if any member of the city council had concerns. There were no additional comments.

3. **Resolution 2018-03-19-03** for consideration to approve ABC License applications for 050-Retail Beer (Off Premises Only) and 70-Retail Table Wine (Off Premises Only) for applicant Walgreens Co. (formerly Rite Aid) located at 2101 Pelham Parkway, Pelham, Alabama 35124

Councilmember Scott said information has been gathered in the past on how Walgreens trains their employees in the Responsible Vendor Program. Councilmember Scott said he had no concerns approving the resolution. Councilmember Mercer asked if anyone from the city had talked to Walgreens about their intentions in keeping both drug store locations open following the buyout. Council President Hayes said that information would probably be difficult for the city to get before the company decided to announce their decision publically.

4. **Resolution 2018-03-19-04** for consideration to repeal in its entirety Resolution 2017-10-16-01, which approved an agreement allowing the Governmental Utility Services Corporation (GUSC) of the City of Chelsea to operate within the city limits of Pelham, Alabama

City Manager DiFante stated in the October 16, 2017 Pelham City Council meeting Southwest Water, doing business as Double Oak Water Reclamation, LLC, would serve approximately 150 homes in the Grey Oaks area of Pelham as part of its proposed acquisition. She had further stated the Governmental Utility Services Corporation of the City of Chelsea (GUSC) was being formed to get a “better handle” on the sewer rate fees. Mrs. DiFante said at that time if the resolution were adopted, the GUSC would be allowed to operate in the city limits of Pelham.

Due to sewer rate issues Chelsea officials had reported the GUSC would not be formed by the City of Chelsea. It was noted these types of organizations are not regulated by the State of Alabama with regard to their rate structure. In earlier discussions City Clerk/Treasurer Tom Seale had suggested repealing Resolution 2017-10-16-01 in its entirety.

5. **Resolution 2018-03-19-05** for consideration to approve construction change orders 4 and 5 for the Pelham Recreation Center

Park and Recreation Director Billy Crandall explained that one of the change orders was due to a request by the city’s fire inspector to install three additional strip lights. Mr. Crandall said the other change order was related to his suggestion to install alarms on the back and side exterior doors of the Recreation Center for security purposes. Council President Hayes mentioned other change order that had been proposed. Mr. Crandall said two of the other proposed change orders should be the responsibility of the city’s architect, Goodwyn Mills and Cawood, and he was working to address the other change order.

6. **Ordinance No. 135-218** for consideration to amend the Code Of Ordinances, City Of Pelham, Alabama, Article XXVI Corridor Overlay District to Appendix A Zoning, Section 2 by adding certain rights-of way along various streets and roads. **FIRST READING**

Council President Hayes stated this is a first reading of the ordinance. He said the Corridor Overlay District Ordinance was originally adopted to improve and “dress up” our city. He further stated the city’s GIS Director Josh Osborne and Building Official Bob Miller had reviewed and suggested adding additional streets and roads to expand the corridor overlay district. Mr. Osborne presented a slide

show on how the city's streetscape had been improved and enhanced because of the current Corridor Overlay District Ordinance.

Mayor Waters asked Mr. Osborne to make this same presentation at the next Business Council meeting and Mr. Osborne agreed. The city council questioned Mr. Miller on several rehabilitation projects around the city. Councilmember Mercer asked about a business on Highway 11. Mr. Miller said this particular property was located in the county and the city's ordinances were not applicable. Mr. Miller asked the city council to consider adopting the revised Corridor Overlay District Ordinance. Council President Hayes thanked Mr. Osborne for his presentation.

Council President Hayes mentioned other verbiage in the Corridor Overlay District Ordinance which needed to be reviewed and potentially updated. He stated we do not want to back track on our plans to improve Pelham.

(End of March 19, 2018 Agenda Review)

Old Business

1. Discuss ordinance amendment related to City parks rules

Park and Recreation Director Billy Crandall provided the city council information related to city park rules for review. City Attorney Butch Ellis had suggested a committee propose a set of rules. Mr. Ellis said the city council could adopt an ordinance in such a manner which would allow the rules committee to add and review park rules without having to revise the ordinance. Examples included addressing dogs and golf in the city parks. Mr. Crandall suggested moving forward with repealing the current ordinances and adopting a new one. Several examples of rules concerning dogs and drones were mentioned by Mr. Crandall.

Council President Hayes asked Police Chief Larry Palmer if a draft ordinance could be ready for review at the next city council meeting. Chief Palmer said it would not be a problem. City Manager DiFante said the city would draft the ordinance to include a set of rules for city council review. She said special events would be excluded in the proposed ordinance.

Mr. Crandall said that Parks and Rec is moving forward with having organized sand volleyball leagues at the city's new facility currently under construction.

2. Review Ordinance 135-214 regarding distance separation requirements

Council President Hayes discussed the issue of the distance separation of same type businesses. He stated the Commercial Development Authority (CDA) has no authorization to grant exceptions to the applicable city ordinance and has requested some direction. He further stated there have been some good questions asked by business owners with regard to the distance separation requirements between like businesses that the city council should discuss during a future meeting.

3. Discuss Motorola P-25 Project

Police Chief Larry Palmer requested the item be removed from the agenda. City Manager DiFante stated the issue had been resolved.

4. Debt Service

Council President Hayes reviewed with the city council the city's current debt from January 31, 2018 through the end of FY2018 and calendar year 2018.

- Outstanding Debt 1/31/2018: \$25,497,189
- Outstanding Debt 9/30/2018: \$22,607,760
- Outstanding Debt 12/31/2018: \$20,362,560

(Note: Pelham Board of Education debt is not included in the totals)

He further stated the city is still working through the details of the direct placement bank debt that was included in the FY2018 Budget. Council President Hayes said the city cannot really expect to time the market, but also needs to move quickly with the evaluation because we "do not want to miss the market" with regard to lower interest rates.

New Business - None

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 6:59 p.m.

Respectfully submitted this 19th day of March 2018,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President



THE CITY OF BETHLEHEM, PENNSYLVANIA, DO HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE

RESOLUTION OF THE BOARD OF ALDERMEN, PASSED AT A REGULAR MEETING OF SAID BOARD, HELD ON

THE 10TH DAY OF MAY, 1900, IN RESOLUTION NO. 10, CONCERNING THE

ADOPTION OF THE CITY CHARTER, AS AMENDED, AND THE

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