

CITY OF PELHAM – WORK SESSION

Pelham City Hall – Conference Room

May 22, 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 May 22, 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 Scott to approve the May 7, 2018 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 - None

Review of Council Agenda

Council President Hayes reviewed the May 22, 2018 city council agenda.

F. Public Hearing – None

H. Proclamations

1. Honoring Camp Conquest at Children's Harbor, Lake Martin, Alabama

J. Requests to Address the Council

1. Nicole Saia, candidate for Circuit Court Judge, Shelby County

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

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

1. **Resolution 2018-05-22-01** for consideration to accept the annual Municipal Water Pollution Prevention (MWPP) Program Report from Municipal Consultants, Inc.

Andrew Golden, staff engineer for Municipal Consultants, Inc., explained the Municipal Water Pollution Prevention (MWPP) Program Report on the agenda for council consideration. Mr. Golden said the annual MWPP is required by the Alabama Department of Environmental Management (ADEM). He said the city scored 66 out of a possible 843 points. He stated the scoring reflects no further action is required by the city.

2. **Resolution 2018-05-22-02** for consideration to assume responsibility for monthly electrical service only related to 29 street lights in the Grey Oaks Subdivision

Council President Hayes said the responsibility assumed by the city for monthly electrical service is consistent with past practices. Building Official Bob Miller confirmed the request was in order. Councilmember Scott asked what the procedures would be for approving future lighting requests by Grey Oaks. Mr. Miller explained approval for assuming the expense of the street lights is considered as sectors are completed by the developer.

(End of May 22, 2018 Agenda Review)

Old Business

1. Review alternatives for the use of city facilities and discuss BOE concepts and needs

Pelham Board of Education (BOE) Superintendent Scott Coefield provided the city council with a rough draft of the floor plan for the old library, should the building be purchased by the BOE. He stated the first floor has a layout which is advantageous for some of their current programs. The library gives the BOE opportunities to grow. Council President Hayes asked Dr. Coefield about the RealtySouth building directly south of City Hall that is currently available. Dr. Coefield stated renovations to the RealtySouth building present more challenges than the library. Councilmember Lanier asked if there were any concerns about using the library. He said there are no concerns at this time. Councilmember McMillan asked about the BOE using the Water Building. Dr. Coefield said the Water Building does not provide as much square footage as the library. Council President Hayes asked if the BOE would consider an expansion of the Water Building. Dr. Coefield stated he had not drafted any plans for an expansion, but he would look into it.

City Manager Gretchen DiFante made a presentation regarding the city's potential use of the vacated library. The presentation included the following draft alternatives for the council and BOE to consider:

Scenario #1 – Sell Library to Pelham BOE

- BOE pays City \$10,000 per month for 130 months based on an interest-free loan and BOE pays for its related renovation costs
- City could consider an addition to the Pelham Water Building and related renovations

Scenario #2 – City retains ownership of Library & BOE takes over the rest of Water Building

- BOE rents all of the Water Building from City for a significantly discounted rate of \$6,000 per month with insurance, utilities and janitorial services included
- City renovates Library Building at an estimated cost of \$300,000-\$400,000 and retains ownership for possible future expansion/replacement of City Hall

Scenario #3 – Includes all provisions of Scenario 2 +

- BOE leases Water Building for a 3 to 5 year period
- City donates the old Fire Station 3 property to the BOE for future Central Office construction and City retains ownership of the Water Building that could be used for other City needs in the future

Councilmember Scott asked about the potential use of the area currently being used by the Revenue Department on the bottom floor of City Hall. He asked for GIS Director Josh Osborne to prepare a parcel map of city property in and around City Hall.

Councilmember McMillan stated she was glad to see the city looking at several scenarios with regard to the library and water building.

Councilmember Mercer asked about the timeline in making a decision regarding the library.

Councilmember Lanier asked about a timeline for the relocation of Fire Station 3. Fire Chief Tim Honeycutt stated progress is being made with the architect and the contract should be ready for review in the coming weeks.

Councilmember Scott moved to recess the work session. Said motion was seconded by Councilmember Lanier. The motion passed unanimously by those councilmembers in attendance and the work session was recessed at 7:00 p.m.

Council President Hayes called the recessed work session back to order at 7:44 p.m.

Additional discussion continued on use of the vacant library, including parking options. Councilmember Lanier asked if the council could be provided design options if the Water Building were to be expanded. City Manager DiFante said there would be costs involved to engage the services of an architect.

Councilmember McMillan explained the city would be limited in their future expansion options if the library were to be sold.

The unofficial majority opinion from the city council was that the library should be sold to the Pelham Board of Education. However, it was agreed that all options should continue to be considered over the next two weeks.

Council President Hayes asked if the council members thought they would be ready to make a decision at the next council meeting since the BOE is anxious to move forward and it is important to avoid City employees investing critical time on evaluating alternatives that the council did not believe that they could approve. City Manager DiFante also stressed the point about City employees' time and the council members indicated that they thought a decision could be made during the June 4th meetings.

New Business - None

Adjournment

A motion to adjourn the work session was made by Councilmember Lanier and seconded by Councilmember McMillan. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:49 p.m.

Respectfully submitted this 22nd day of May 2018,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

