



WORK SESSION
Pelham City Hall – Council Conference Room
February 4, 2019 – 6:00 p.m.

MINUTES

Proper notice of the regularly scheduled work session of the Pelham City Council was given in advance of such public meeting and the notice remained posted through the scheduled meeting.

Members of the Pelham City Council met February 4, 2019 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 6:25 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: Pelham/Shelby County 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 January 14, 2019 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 – None

Review of Council Agenda

Council President Hayes reviewed the February 4, 2019 city council agenda.

F. Public Hearing

An amendment to the zone district boundaries of the City of Pelham changing the present zoning R-1 (Single Family District) to A-1 (Agricultural District) for applicant Donovan Gravlee.

Councilmember Scott asked about the number of acres and location of the subject property. It was noted the property is approximately 36 acres and is located adjacent to and west of Deer Ridge Phase 6 Sector 1.

Mayor Waters stated the recommendation comes from Planning Commission to approve the rezoning request by a vote of six for, two against and one abstention.

H. Proclamations – None

J. Requests to Address the Council

Pelham Business Alliance, Debbie Parrott, regarding the “Shop Local” promotion, March 11-16, 2019

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

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

1. **Resolution 2019-02-04-01** for consideration to accept the lowest qualified bid for the resurfacing of the 20 soft courts (clay) at the Pelham Racquet Club

Councilmember Lanier thanked Chaney Mills for her detailed description of the needs at the Racquet Club. Councilmember Scott agreed.

2. **Resolution 2019-02-04-02** for consideration to amend various FY2019 Budgets for the purpose of resurfacing the 20 soft courts at the Pelham Racquet Club

Council President Hayes noted the projected savings and led the discussion regarding additional capital improvement project funding. Councilmember Scott stated he would like to review and have discussions of the additional items under consideration. Council President Hayes suggested a mid-year review of the city's year to date finances and budget variances. Councilmember McMillan stated she agreed with Councilmember Scott's comments. She asked about the golf course turf maintenance equipment lease. Ballantrae Golf Club General Manager Hal Brown stated the lease would be on the February 18th agenda for council review and consideration and that none of the savings from the 18th Hole Repair Project would be needed related to this lease.

3. **Resolution 2019-02-04-03** for consideration to accept the lowest qualified bid for the purchase of two (2) trailer mounted digital traffic sign boards for the Pelham Police Department

Capt. Davy Lott stated the bid met the specifications and is actually under the amount budgeted by several thousand dollars. He further stated the low bid is from a vendor previously used by the city. Capt. Lott stated he recommends approval of the bid by the city council.

4. **Resolution 2019-02-04-04** for consideration to declare certain personal property of the City of Pelham, which are no longer needed for public or municipal purposes, as surplus

City Clerk/Treasurer Tom Seale stated the request is to surplus ten vehicles and one portable generator.

5. **Resolution 2019-02-04-05** for consideration to approve a request by Verizon for modifications to an existing telecommunications facility located at 5050 Beabout Drive

David Andrews, with the Center for Municipal Solutions (CMS), the city's telecommunications consultant, stated Verizon has made application to modify their equipment at the existing tower located at 5050 Beabout Drive. Verizon currently is providing service from this 160' monopole tower at a height of 151'. Verizon currently has (12) antennas mounted on the tower, (4) per sector or side. They are proposing to remove (6) of the existing antennas and replace them with a new models. The total antenna count will not change. Verizon will also be adding (2) new hybrid feed lines and removing (6) 1 5/8" feedlines. There should not be an adverse impact to the aesthetics of the facility.

6. **Resolution 2019-02-04-06** for consideration to enter into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation (ALDOT) relating to a construction project, to include engineering and inspections, for a trail design and construction for the Pelham Trails and Greenways located along the SR-3 (US 31) corridor in Pelham adjacent to Bishop Creek from CR-105 (Bearden Road) to SR-119 and eventually crossing under I-65 and continuing to the entrance of Oak Mountain State Park Road, Phases I and II

City Engineer Chris Cousins stated this is an amendment updating the 2016 ALDOT agreement regarding Phases I and II of the Pelham Trails and Greenways project.

There was further discussion regarding Phase V of the Pelham Trails and Greenways and the round-about at the entrance of Oak Mountain State Park.

7. **Resolution 2019-02-04-07** for consideration to enter into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation relating to a construction project, to include engineering and inspections, for a multi-use trail and greenway system located along the SR-3 (US 31) corridor in Pelham adjacent to Bishop Creek, Phases III & IV

City Engineer Chris Cousins stated this is an amendment updating the 2017 ALDOT agreement regarding Phases III and IV of the Pelham Trails and Greenways project. He stated he anticipates Phases III and IV will be split into two construction projects. He further stated he would like to see the section from Valley Elementary School to Amphitheater Road completed first as it should be the easier right-of-way acquisition.

8. **Resolution 2019-02-04-08** for consideration to amend Resolution 2018-07-16-03 and add Massage Parlors to the business license moratorium

Council President Hayes reviewed his conversation with city attorney Bill Justice to change the word "or" to "and" in the resolution as follows: "other business providing health, beauty, medical, or physical fitness services in which massages are incidental and one of a series of services provided." Council President Hayes stated Mr. Justice agreed with the suggested change.

Councilmember Mercer asked about the new massage parlor located next to Ensley-Fairfield Mattress. Building Official Bob Miller stated the business has already applied for their business license and has received their certificate of occupancy (CO). City Manager DiFante stated Mr. Justice is working on regulations for massage parlors. She further stated these proposed regulations will soon come before the city council for their review and comments. City Manager DiFante relayed a telephone call she recently received for a Pelham business owner. The business owner stated in her business, separate licenses are required for each service provided. Councilmember McMillan thanked City Manager DiFante for her

efforts in bringing the revised moratorium to the city council for review and consideration. She also talked about the problems with massage parlors and the gray areas that maybe brought up.

Councilmember Scott offered his thoughts that in the past, in the metro area, massage parlors have been a gateway to prostitution.

Councilmember McMillan asked Capt. Lott if the city had massage parlors that just give massages and have not had problems in the past. Capt. Lott said there are massage parlors in Pelham that have not been a problem. Council President Hayes stated the importance in getting something permanently in place concerning massage parlors. City Manager DiFante agreed and offered additional thoughts regarding the efforts of the police to manage and maintain accountability with massage parlors.

Councilmember Lanier stated we need to consider how many business or types of businesses we want happening in the same location where people are trying to do other things. She said it is going to take a lot in the city's business licensing department to really track the businesses. She agreed until we put something in place there will be a lot of concern.

9. **Ordinance No. 135-220** an amendment to the zone district boundaries of the City of Pelham changing the present zoning R-1 (Single Family District) to A-1 (Agricultural District) for applicant Donovan Gravlee. **FIRST READING**

There were no additional city council comments.

(End of February 4, 2019 Agenda Review)

Old Business

1. Valley Elementary School Update

This was discussed during the special called work session earlier in the same day and there were no additional comments.

2. City Manager Evaluation

Council President Hayes stated HRM and Mayor Waters have provided additional information over the past week. Mayor Waters said he did not have any issues with the information submitted by HRM. Council President Hayes further stated HRM has done a great job. Council President Hayes said he had additional information to share with the city council.

3. Highway 31/33 Connector Road Engineering and Design – Update

Director of Development Services and Public Works David Willingham updated the council. He stated prior to moving forward he suggested a review of other alternatives and options with regard to the property available for the road project. He said he would keep the council updated on the project.

4. Blueberry Hill – Update

City Manager DiFante stated she would like to update the city council at the next work session.

5. Amphitheater Road Improvements – Update

Director of Development Services and Public Works David Willingham stated the developer is working on the plans. He further stated he feels Amphitheater Road will need to be upgraded to four lanes. Mr. Willingham asked the city council to consider approving an agreement between the City of Pelham and Gonzalez, Strength and Associates for surveying and conceptual design services along Amphitheater Road. Councilmember McMillan asked about the realignment of the Amphitheater Road. She stated her concerns about pedestrian traffic. Mr. Willingham said this issue will be reviewed.

6. Preparation and content of work session and city council minutes

City Clerk/Treasurer Seale stated he has had conversations with the Council President over the past several months regarding the preparation of work session and city council minutes. Mr. Seale asked for direction from the city council on how they preferred the minutes to be prepared. He stated options include action minutes, verbatim minutes or a variation of the two. Council President Hayes asked the city council if they preferred discussing the minutes tonight or in two weeks. Councilmember Scott suggested discussing the preparations of the minutes in two weeks. He asked the city council to review how other governmental agencies record their minutes.

Councilmember Lanier asked if the city is archiving the minutes from the work sessions and council meetings. Wayne Morris with Visual Media, Inc. stated the minutes are being archived on Facebook Live.

New Business

1. Pelham Board of Education appointments

Council President Hayes recommended that the Pelham City Council announce that it is accepting letters of interest and resumes through Monday, March 4, 2019 at 5:00 p.m. from those who would like to be considered to be appointed to the Pelham Board of Education, Place 1. He suggested interviews be conducted in March and early April since state law requires that the appointment be made in April. This was agreed upon by the council members and Council President Hayes asked those interested to please submit all letters and resumes to Pelham City Clerk/Treasurer Tom Seale prior to the deadline.

Adjournment

A motion to adjourn the work session was made by Councilmember Scott and seconded by Councilmember Lanier. 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 4th day of February 2019,



Tom Seale, MC, City Clerk/Treasurer



The seal is circular with a dotted border. Inside the border, the words "CITY OF PELHAM" are written in a circle at the top, "ALABAMA" at the bottom, and "CITY SEAL" in the center. There are small stars on either side of the central text.



Rick Hayes, Council President