WORK SESSION
Pelham Police & Court Building
August 5, 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 August 5, 2019 at 6:00 p.m. The regular work session was held at the Pelham Police & Court Building and was open to the public.

Call to Order

The work session was called to order by Council President Hayes at 6:03 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 July 15, 2019 Regular Council Work Session Minutes. The motion was seconded by Councilmember McMillan and passed by voice vote of those members present.

Review of Council Agenda

Council President Hayes reviewed the August 5, 2019 city council agenda.

F. Public Hearing

1. Revoking the business license of Just for You Personal Chef & Catering for failure to file tax returns and the non-payment of applicable sales and use taxes. (Removed from Agenda)

2. Revoking the business license of SpeedSouth Performance Center, LLC for failure to file tax returns and the non-payment of applicable sales and use taxes.

H. Proclamations by the Mayor - None

J. Requests to Address the Council

1. Drew Shields, Exclusive Auto Wholesale, LLC, regarding the Used Car Moratorium

2. Kenneth Paschal, Commander, American Legion Post 555, regarding city partnership to sponsor the Pro Rodeo Charity Fundraiser on October 11-12, 2019

K. Old Business / Resolutions / Ordinances / Orders and Other Business

1. **Resolution 2019-07-01-01** for consideration to provide funding for the assistant tennis professional position at the Pelham Tennis Center through September 30, 2019.

Council President Hayes noted Resolution 2019-07-01-01 was tabled on July 1, 2019 by city council action.

Racquet Club Assistant Director Chaney Mills stated the Personnel Board reviewed the request to fund the position. Councilmember McMillan asked about the funding in FY2020. Mrs. Mills stated it would be reflected in the Park and Recreation FY2020 budget.

2. **Resolution 2019-07-15-02** for consideration to approve an ABC license application for JTK Ventures, LLC, operating under the trade name Rack Em Billiards, located at 2613 Pelham Parkway, Pelham, AL 35124.

Council President Hayes noted Resolution 2019-07-15-02 was moved from the July 15, 2019 city council agenda by council action.

Councilmember Scott stated Rack Em Billiards owner John King is in attendance tonight. He mentioned the Responsible Vendor Program where both the ABC and insurance companies have noted the importance of this program. He stated Rack Em Billiards will draw people from both inside and outside of Pelham. Councilmember Scott said he was excited about the opening of this business. Council President Hayes asked Mr. King if this is going to be an addition location for him or if he is moving his current location. Mr. King stated they are moving from their current location.

3. **Ordinance No. 495** for consideration to annex into the corporate limits of the City of Pelham 3.1 acres of vacant real property owned by Michael J. Wilcox and Sadie L. Wilcox located along Shelby County Highway 332. The First Reading was held on July 15, 2019.

Council President Hayes reviewed the purpose and reasoning for the annexation request. GIS Director Josh Osborne stated he recommended approval of Ordinance No. 495.

4. **Ordinance No. 496** for consideration to declare certain real property as surplus and no longer needed by the City of Pelham and to sell said city-owned property to Campus No. 124, LLC located at 310 Opportunity Drive, Pelham, Alabama 35124, also known as Valley Elementary School. **FIRST READING**

Council President Hayes noted the need for an additional first reading of Ordinance No. 496 due to a name change of the buyer. Councilmember Scott encouraged the city council to vote to suspend the rules and move forward with a vote tonight.

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

1. **Resolution 2019-08-05-01** for consideration to approve construction Change Order No. 1 (Final) for Norris Paving & Asphalt, Inc. related to the storm sewer replacement project along the 18th fairway at Ballantrae Golf Club

City Engineer Chris Cousins stated approval of the change order will establish the final quantities for the 18th fairway storm sewer replacement project. He said the additional cost is related to the discovery of an unknown 18 inch storm drain which had to be addressed.

2. **Resolution 2019-08-05-02** for consideration to approve a contract with James Paving Co., LLC for the paving of Panther Circle

Director of Development Services & Public Works David Willingham stated the Pelham Board of Education (BOE) has been working to improve Panther Circle. He said the City has been able to secure a quote from James Paving Co, LLC to pave a portion of Panther Circle in the coming weeks. He further stated the materials for the paving would be purchased separately. Mr. Willingham said approximately 1,200 to 1,300 linear feet of street would be paved. Councilmember Scott asked about striping Panther Circle following the paving. Mr. Willingham stated the BOE will be responsible for striping and will use one of their vendors. He said our city crews will be making patches in other areas of Panther Circle.

3. **Resolution 2019-08-05-03** for consideration to approve the Special Economic Incentive Agreement and Development Agreement between the City of Pelham and HCI Oak Mountain, LLC

There were no additional questions from the city council. Council President Hayes thanked everyone for their participation in bringing this to a vote by the city council.

4. **Resolution 2019-08-05-04** for consideration to approve the Special Economic Development Agreement between the City of Pelham and Campus No. 124, LLC

City Manager DiFante acknowledged the attendance tonight of Randy Schrimsher and Joyce Skinner from Schrimsher Company, Inc., Jordy Henson and John Benner from HCI Oak Mountain, LLC and Attorney Brad Cherry representing Maynard Cooper.

5. **Resolution 2019-08-05-05** for consideration to revoke the business license of SpeedSouth Performance Center, LLC for failure to file tax returns and the non-payment of applicable sales and use taxes

Building Official Bob Miller introduced LaShunda King as the new Revenue Officer for the City of Pelham. He stated she will be an asset to the city. Mr. Miller further stated their ongoing efforts to contact SpeedSouth Performance Center, LLC regarding their delinquent tax payments.

(End of August 5, 2019 Agenda Review)

Old Business

1. Update – City Hall, Joey Roach, Edmonds Engineering, Inc.

Joey Roach with Edmonds Engineering reviewed the options available for consideration by the city council with regard to City Hall. He said Option 1 would include the minimum requirements to remediate the air quality issues in the building. He further stated Option 1 would address the HVAC issues and the water intrusion issues caused by foundation and roof issues.

OPTION 1

1. Repairs to the building envelope to address moisture intrusion.
2. Removal, remediation and abatement of the first floor (basement) walls where mold has been identified.
3. Replacement of the HVAC ductwork and air devices, and replacement of HVAC units as needed.
4. Removal of asbestos only in areas where mold remediation is required and in the stairwell floors.

He estimated the cost for Option 1 between $900,000 and $1,100,000.

Option 2 would include Option 1 plus renovations to the main level of City Hall only. He said there would be no renovations to the first or third floors. He further stated the first floor (basement) has just over 9,000 square feet, the main level just under 9,000 square feet and the third floor approximately 2,000 square feet.

OPTION 2 (Items Included from Option 1)

1. Repairs to the building envelope to address moisture intrusion.
2. Removal, remediation and abatement of the first floor (basement) walls where mold has been identified.
3. Replacement of the HVAC ductwork and air devices, and replacement of HVAC units as needed.
4. Removal of asbestos only in areas where mold remediation is required and in the stairwell floors.

OPTION 2 - Additional Items

1. Full renovation of the main (second) level of City Hall. This will include abatement of all walls on the main level identified with asbestos containing materials.
2. Remaining basement walls remain intact and the basement is unoccupied, used only for storage.
3. Upstairs (3rd Floor) remains but is unoccupied. HVAC work only, no renovations to the space. Space is used for storage only.

Mr. Roach stated the estimated cost of Option 2 is $1,600,000 to $ 1,800,000.

Mr. Roach briefly mentioned Option 3, which is to build a new City Hall.

OPTION 3

1. The budget cost for a new city hall is $250 per square foot.
2. 12,000 square foot building - $3,000,000
3. 20,000 square foot building - $5,000,000

Council President Hayes asked about Option 2. City Manager DiFante stated it did not seem prudent to spend time discussing Option 2 without getting direction from the city council. Council President Hayes reviewed Option 2 with Mr. Roach. Councilmember Lanier asked about a timeline in making a decision. City Manager DiFante said it would be ideal if a decision could be made at the next city council meeting for budget planning purposes. Councilmember Lanier asked if Option 3 was selected what would happen to the current City Hall. City Manager DiFante suggested a city council committee evaluate all options. Councilmember Mercer asked about a construction timeline. Mr. Roach said with both Option 1 and 2 the design and construction phases would take approximately 12 months, with Option 3 taking longer. Councilmember Lanier further inquired about Option 1 and 2. Mr. Roach said selecting Option 1 or 2 would put City Hall in good shape for the next 10-15 years. Council President Hayes commented on the previous statements about City Hall still having "good bones" and asked Mr. Roach if he has any concerns about the structure of City Hall. Mr. Roach said he had no concerns about potential renovations to the existing City Hall. City Manager DiFante said we need to sit down and do what is realistic with regard to all options under consideration. Councilmember McMillan stated she would like to make a decision as soon as Thursday. She asked City Manager DiFante about the plans for City Hall with regard to Options 2 and 3. City Manager DiFante said making a recommendation by Thursday would be difficult. Councilmember Lanier noted the need to review all options. Councilmember Mercer agreed with Councilmember Lanier.

New Business

1. Transportation 2020 Plan – David Willingham

Mr. Willingham discussed the new fuel tax, "Rebuild Alabama", which begins on September 1, 2019. He said the new tax law will require an additional set of requirements and reporting. James Brown, Gonzalez Strength and Associates, explained the new law which was passed by the Alabama Legislature in March 2019. He noted the new tax will be phased in over the next several years. He estimated Pelham will receive an additional $158,647 in 2021. He explained the $10 million grant program can be used on any city street. He said the application process for the grant program has not been finalized. He said the first grant application is due on or before August 30, 2019. Council President Hayes asked Mr. Brown if the city had a legitimate chance in obtaining any of the grant program money. Mr. Brown said he felt the chances were not great that city would get any significant funds via the grant program, but had a better chance with the ATRIP-II funds. Councilmember Lanier asked about the funding categories. Mr. Brown stated the process is being developed at this time. Mr. Willingham said the city is currently scheduling meetings with our partners to discuss a list of projects. He further stated the city has begun prioritizing the projects.

2. Update - Station No. 3 Bid Opening – David Willingham

Mr. Willingham stated the bids for the new Fire Station No. 3 were opened on Wednesday, August 1, 2019. He said the city received two bids for the project. The bids were as follows:

P&M	$4,815,000.00
Lubin Enterprises	$4,772,166.00 (Low Bid)

He noted the feedback from various contractors who chose not to bid and the shortage of sub-contractors. He said the next step is to sit down with the low bidder and review the bid item by item. Councilmember Scott asked about the budget for the construction of the fire station. Fire Chief Honeycutt said the budget was $2,750,000 for Fire Station 3 and this was communicated and discussed with all potential bidders during the mandatory pre-bid meeting. He further stated the architect, Barry Davis, was aware of the construction budget.

<u>Adjournment</u>

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 7:03 p.m.

Respectfully submitted this 5th day of August 2019,

Tom Seale, MMC, City Clerk/Treasurer

Rick Hayes, Council President

[SEAL]