



WORK SESSION
Pelham Police & Court Building
August 19, 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 19, 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 6:00 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 August 5, 2019 Regular Council Work Session Minutes and the August 5, 2019, August 8, 2019, August 10, 2019, August 12, 2019 and August 15, 2019 Special Work Session Minutes. The motion was seconded by Councilmember Lanier and passed by voice vote of those members present.

Review of Council Agenda

Council President Hayes reviewed the August 19, 2019 city council agenda.

F. Public Hearing - None

H. Proclamations by the Mayor - None

J. Requests to Address the Council – None

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

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

1. **Resolution 2019-08-19-01** for consideration to approve the amending of the Police Department's FY2019 budget and further authorizing the purchase of seven (7) replacement police vehicles for the Pelham Police Department

There were no comments or questions from the city council.

2. **Resolution 2019-08-19-02** for consideration to reject all bids for the construction of a new Fire Station No. 3

There were no comments or questions from the city council.

3. **Resolution 2019-08-19-03** for consideration to approve an ABC application (No Alcohol Outside of Licensed Area and No to Go Sales) for applicant MI Pueblo Supermarket, LLC located at 3060 Pelham Parkway, Pelham, Alabama 35124 operating under the trade name Hispanic Independence Festival

Interim Police Chief Pat Cheatwood said there were no issues with the ABC license application and he recommended approval. Councilmember Scott asked about the date of the event. Dulce Rivera stated the one day event would be held on September 15, 2019 from 2:00 p.m. until 8:00 p.m.

4. **Resolution 2019-08-19-04** for consideration to adopt the City of Pelham Transportation Plan for Fiscal Year 2020

City Engineer Chris Cousins explained the new gasoline tax, Rebuild Alabama. He said the city must adopt a Transportation Plan by August 30, 2019. He stated, if approved by the city council, the Transportation Plan would include repairs to Huntley Parkway and other city-wide paving projects.

5. **Resolution 2019-08-19-05** authorizing validation proceedings and related matters with respect to the Special Economic Incentive Agreement and the Development Agreement between the City of Pelham, Alabama and HCI Oak Mountain, LLC

There were no comments or questions from the city council.

6. **Resolution 2019-08-19-06** authorizing the release of street bond money and accepting the dedication of certain public streets(s) and rights-of-way located in the Grey Oaks Subdivision Sector 3

Mr. Cousins stated this is standard acceptance procedures by the city. He said everything appears to be in order and recommends approval by the city council.

7. **Resolution 2019-08-19-07** authorizing the release of street bond money related to Strathaven at Ballantrae Phases 1-6

Mr. Cousins stated the recommendation is to release the street bond only. He said the city is holding off on accepting the streets and right-of-way until the contractor addresses several issues.

(End of August 19, 2019 Agenda Review)

Old Business

1. Discuss City Hall Alternatives

City Manager DiFante briefly detailed each of the three options recommend by Joey Roach with Edmonds Engineering. Council President Hayes asked about recommendations. She stated there is a need to address the security issue, customer service and work flow at City Hall. She mentioned several options to improve the work space, including a better floor plan, in City Hall. In order to move forward, she asked for direction from the city council. Councilmember Lanier asked about improvements considered for the FY2019 budget and were they in the options mentioned. City Manager DiFante said the requested renovations discussed for the FY2019 budget were a part of Option 2. Council President Hayes mentioned Option 1 with the possibility of addressing some of the renovations included in Option 2. Councilmember McMillan asked about the preliminary floor plan presented several weeks ago. City Manager DiFante said the floor plan was quickly put together in order to get the conversation started. She said additional discussion would have to follow regarding the practical use of the City Hall space. Councilmember Mercer mentioned Option 3 and the need to openly discuss all the possibilities before moving forward. He suggested building a new city hall at the City Center with the possibility of including retail space for lease. Councilmember Lanier stated the city council has not dismissed Option 3, but it is reasonable to consider. She further stated she would never consider putting employees back into City Hall if it was not a safe environment. She said all variables and options should be considered. Council President Hayes stated he has certainly considered Option 3, but is in favor of a hybrid between Option 1 and Option 2 based on the other priorities of the city. Councilmember Mercer brought up a timeline for moving back into City Hall. He asked the city council to slow down and look at all options. He suggested prioritizing the needs of the city and staff and to consider financing. City Manager DiFante suggested putting together a team of city council members and staff to assess and explore all options. Councilmember Lanier said it is important to be informed and have all the information available before making a decision. Mayor Waters said the only viable choice is Option 3. He said City Hall is 44 years old and he has no sentimental value attached to the building. He stated moving city hall to the City Center would be the jewel in the crown of the City Center. Council President Hayes commented about the success of the creation of a city center and stated the he did not believe moving city hall to the City Center would be the best use of this property. Councilmember McMillan expressed her concerns about building a new city hall in the City Center. Councilmember Mercer asked the city council to continue discussing the matter. Councilmember Lanier thanked City Manager DiFante for her work in bringing information to the city council. She said there are a lot of dynamics involved with this decision.

City Manager DiFante asked if the city council was requesting an evaluation to be made regarding Option 3. Councilmember Scott stated based on Mayor Waters' comments Option 1 may be more expensive than originally estimated. He said Option 2 would allow the city to improve work flow and improve efficiency. Mayor Waters read the Edmonds Engineering report with regard to Option 2. Councilmember Scott agreed with Councilmember Mercer there needs to be a lot of ongoing discussion. He posed the question on what happens to current City Hall if the decision is made to relocate to the City Center. Council President Hayes suggested having an estimate for a study by the next council meeting on September 9.

2. Review Initial FY2020 Budget Summary

City Manager DiFante noted having reviewed the complete FY2020 budget as submitted by the department heads. She said the projected expenditures exceed revenues by approximately \$14.5 million. She further stated she will ask the department heads and staff over the next week to take a close look at their budgets and identify \$7 to \$8 million in potential cuts. City Manager DiFante asked the city council to review and make recommendations for citywide projects and funding opportunities. Councilmember

Scott asked about health insurance increases and if the pay plan adjustments and the vacation buy back was in the budget. City Manager DiFante said they were each in the proposed FY2020 budget.

New Business - None

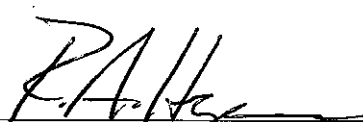
Adjournment

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 August 2019,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

