



WORK SESSION
Pelham Police & Court Building
December 2, 2019 – 6:15 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 December 2, 2019 at 6:15 p.m. The regular work session was held in 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 6:28 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 November 18, 2019 Regular Council Work Session Minutes. The motion was seconded by Councilmember Scott and passed by voice vote of those members present.

F. Public Hearing - None

H. Proclamations by the Mayor - None

J. Requests to Address the Council

1. Dr. Scott Coefield, Superintendent of Pelham City Schools, regarding the Pelham Neighborhood Bridges Initiative

2. D. Tyrell McGirt, Director of Parks & Recreation, introducing Marcella Baker, new Senior Center Manager

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

1. **Resolution 2019-09-23-08** for consideration to adopt the City of Pelham's Vehicle Use Policy, Procedures and Guidelines for city owned vehicles

Council President Hayes noted his review of the two Vehicle Use Policy alternatives provided to the council for evaluation and suggested the consideration of updates to Sections 15, 17 and 18 of the proposed Resolution. Mayor Waters stated he agreed with Council President Hayes' suggestions. Councilmember Scott asked Interim Police Chief Pat Cheatwood and Battalion Fire Chief Danny Reid if the proposed changes would cause problems. Additional discussion continued and the proposed updates were approved by the city council.

2. **Ordinance No. 135-225** for consideration to amend the Code of Ordinances, City of Pelham, Alabama, Appendix A – Zoning, Article XV – General Business District by repealing Section 10 and replacing with a new Section 10 and adding Sections 11, 12, 13, 14, 15 and 16. The First Reading was on November 18, 2019.

There was no city council discussion.

3. **Ordinance No. 135-226** for consideration to amend the Code of Ordinances, City of Pelham, Alabama, Appendix A – Zoning, Article XXV – Detailed Use Regulations by repealing Section 11 and replacing with a new Section 11. The First Reading was on November 18, 2019.

There was no city council discussion.

4. **Ordinance No. 135-227** for consideration to amend the Code of Ordinances, City of Pelham, Alabama, Chapter 5 – Business Licenses, Taxes and Regulations by adding Article XIII – Motor Vehicle Sales and Rental Lots. The First Reading was on November 18, 2019.

There was no city council discussion.

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

1. **Resolution 2019-12-02-01** for consideration to accept the lowest responsible bid from Mark Johnson Construction, LLC for the Wastewater Treatment Plant Brush Rotor Aerator Replacement Project

City Engineer Chris Cousins stated the lowest responsible bid amount from Mark Johnson Construction, Inc. was \$112,000.00. He further stated the bid was within budget and he recommended approval of the Resolution.

2. **Resolution 2019-12-02-02** for consideration to accept a donation of real property located at and along Welborn Street from Madison Run Resources, LLC

Council President Hayes spoke to the Pelham CDA's proposed purchase of property on Welborn Street and along Pelham Parkway. The CDA's plan to purchase the property for redevelopment was discussed along with Madison Run Resources, LLC offer to donate the adjoining parcel to the City of Pelham.

3. **Resolution 2019-12-02-03** for consideration to enter to a commercial real estate lease agreement with the Pelham Commercial Development Authority for 2.43 acres located at and along Welborn Street in the City of Pelham

Council President Hayes explained the Commercial Development Authority (CDA) would manage the property and retain all income. Mayor Waters stated his concerns about the lack of information sharing between the City of Pelham and the CDA. He requested the CDA give the city council a monthly update on their activities. He further stated it would be in our best interest to know what is going on with the CDA. Councilmember Scott asked if the minutes of the CDA were posted on the city website. The city clerk/treasurer stated their minutes are available on the city's website. City Manager DiFante asked about the city assuming all liabilities. She asked if the proposed lease agreement had been reviewed by the city attorney. It was noted that the resolution stated the commercial real estate lease agreement would be reviewed and approved by the city attorney prior to its execution.

4. **Resolution 2019-12-02-04** to consider an ABC License request for a 010-Lounge Retail Liquor license for applicant Heebie Jeebies, LLC operating under the trade name Jelly's Bar, located at 3180-B Pelham Parkway, Pelham, Alabama 35124

Councilmember Scott clarified the city is not reconsidering the previous application, but a new one.

5. **Ordinance No. 257-05** for consideration to clarify the educational incentive program offered to employees of the City of Pelham and, notwithstanding its repeal by implication, to expressly repeal Ordinance 257-04, Section 2, and further, to repeal Resolutions 2010-03-15-01 and 2011-08-22-01. **FIRST READING**

There was no city council discussion.

(End of December 2, 2019 Agenda Review)

Old Business

1. Update & Discuss Timeline – Retiree & Employee Health Insurance/Benefits

City Manager DiFante asked if the city council needed any additional information in order to place this item on a future agenda for consideration. Councilmember McMillan stated her preference in addressing this issue in the Fiscal Year 2021 Budget. Council President Hayes stated the need to receive information as it becomes available. Further discussion followed with regard on the process to move the discussion forward. Council President Hayes said he preferred receiving feedback and moving forward quickly with regard to retiree insurance. Councilmember Scott said he was inclined to agree with Councilmember McMillan and move this decision into the next budget year. He suggested not rushing into a decision and possibly discussing this topic in a further work session. Council President Hayes suggested adding this item to the December 16, 2019 or January 6, 2020 work session. City Manager DiFante asked for clarification if any additional information was needed from the staff. Councilmember McMillan asked again for projections with regard to retirees over the next several years.

2. Review Elected Officials Compensation Data

Council President Hayes stated the desire to look at surrounding municipalities for salary and benefit comparisons. He suggested the city council review the information provided by the city clerk/treasurer for a possible vote during the second council meeting in January.

New Business

1. Discuss alternative date for the second work session and council meeting in January 2020.

It was the consensus of the city council to move the second meeting in January to Thursday, January 23, 2020.

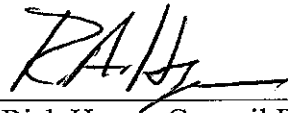
Adjournment

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 7:04 p.m.

Respectfully submitted this 2nd day of December 2019,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

