



WORK SESSION
Pelham Police & Court Building
July 6, 2020 – 4:00 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 throughout the scheduled meeting.

Members of the Pelham City Council met July 6, 2020 at 4:00 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 4:01 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 June 15, 2020 Regular Council Work Session Minutes. The motion was seconded by Councilmember Lanier and passed by unanimous voice vote of those members present.

Executive Session

Council President Hayes stated for the record the purpose of the Executive Session was to discuss the legal ramifications of and legal options for pending litigation, to discuss with our attorney controversies not yet being litigated but imminently likely to be litigated if the governmental body pursues a proposed course of action, to discuss security plans, procedures, assessments, measures, or systems, or the security or safety of persons, structures, facilities, or other infrastructures, including, without limitation, information concerning critical infrastructure, as defined by federal law, and critical energy infrastructure information, as defined by federal law, the public disclosures of which could

reasonably be expected to be detrimental to public safety or welfare and to discuss the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease or market value of real property. City Attorney Bent Owens stated purposes of tonight's Executive Session is appropriate under Section 36-25-A-7(3) (a), (4) and (6), Code of Alabama 1975, as amended.

A motion was made by Councilmember Lanier to enter into an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Scott. Council President Hayes asked the city clerk/treasurer for a roll call vote. The vote to adopt said motion was recorded as follows:

Rick Hayes, Council President	<u>Yes</u>
Ron Scott, Council Member	<u>Yes</u>
Beth McMillan, Council Member	<u>Yes</u>
Maurice Mercer, Council Member	<u>Yes</u>
Mildred Lanier, Council Member	<u>Yes</u>

Council President Hayes asked the members of the city council, Mayor Gary Waters, City Manager Gretchen DiFante, Director of Development Services & Public Works Andre` Bittas, GIS Director Josh Osborne, City Attorney Bent Owens, Police Chief Pat Cheatwood, Melody Whitten with 58 Inc. and City Clerk/Treasurer Tom Seale to attend the Executive Session. Council President Hayes stated he expected the city council to return from the executive session in approximately 60 minutes. The city council went into executive session at 4:05 p.m.

Councilmember Lanier moved to adjourn the executive session. Said motion was seconded by Councilmember Mercer. The motion passed unanimously by voice vote of those members present, and the executive session was adjourned at 5:23 p.m.

Council President Hayes called the work session back to order at 5:31 p.m.

Old Business

1. Update – Tier 1/Tier 2 Options & Retiree Healthcare Benefits (Lt. Joey Pitts)

Lt. Joey Pitts followed up his previous presentation to the city council with additional requested information. Lt. Pitts explained a number of cities have adopted the Tier 1/Tier 2 resolution. He further stated in order to get Pelham's application in front of the authorizing agency in FY2020 a resolution would need to be passed by the city council on or before August 7, 2020. He explained the employee retention benefits to Pelham in passing the resolution. Brian Butler with Cobbs Allen, the benefits broker for the City of Pelham, addressed the city council regarding retiree health insurance premiums and the associated cost savings. Lt. Pitts answered several questions posed by members of the city council. City Manager DiFante stated two ways to reduce the liability is to either move retirees to Medicare at age 65 or have a cap on the city's portion of the health insurance. Additional information was requested by the city council with regard to the salaries replacing those employees who either retired or left the employment of the city in 2018 and 2019. Council President Hayes asked that this additional information be included for discussion at the July 20, 2020 work session.

2. Discussion – City Hall Renovation Plan (Andre` Bittas)

Director of Development Services & Public Works Andre` Bittas addressed the city council with additional information which had previously been requested by the city council. He explained the different levels of remodeling and renovations which would be considered. He reviewed the construction costs associated with the recent renovations to the city's old library. He said the library renovation did not include as much mold/asbestos cleanup, as extensive mechanical system work, or as much demolition. Mr. Bittas answered additional questions posed by the city council. He further explained the reasoning and cost savings of moving the council chambers to the ground floor was related to the requirements for sprinklers or creating fire separation for an assembly area. Councilmember McMillan asked both Mayor Waters and City Manager DiFante on their thoughts of the floor plan and its functionality. Both said they had no issues. City Manager DiFante asked the city council about the next step. Council President Hayes asked staff to confirm the numbers from both Edmonds Engineering and Williams-Blackstock Architects for the next work session, as well as check on the columns/load-bearing issues in the proposed city ground level council chambers area and renovation threshold for the requirement to add sprinklers or fire separation for our current council chambers. Mr. Bittas said the next step would be to engage an architect in order to move forward with the project.

3. Discussion and Project Update – Pelham Preserve (D. Tyrell McGirt)

Director of Parks & Recreation D. Tyrell McGirt said the staff was excited about doing more with the Pelham Preserve. He noted having worked with Goodwyn Mills & Cawood and Kelly Architects with regard to their scope of work. He stated additional shade, a gathering space and enhancing the green space was their focus. Mr. McGirt noted a breakdown of costs was included in the city council's packet. He stated their desire to continue working the Master Plan developed by Clemson University. Several members of the city council asked Mr. McGirt about the plans for shade in the Pelham Preserve area. It was the consensus that the ideal time to plant trees is in the fall of the year. Mr. McGirt said a comprehensive plan would be developed to address all the city's park.

4. Update – Trails Project (Gretchen DiFante and Andre` Bittas)

City Manager Gretchen DiFante stated many of the issues had already been addressed during the discussion regarding City Park and the Pelham Preserve and no additional discussion was needed at that time.

Review of Council Agenda

Council President Hayes reviewed the July 6, 2020 city council agenda.

F. Public Hearing – None

G. Mayor's Comments

H. Proclamations by the Mayor – None

I. Request(s) to Address the Council

Paul Curcio regarding the expansion for his business (Golden Rule Barbecue) located in Pelham Towne Center on Huntley Parkway.

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

1. **Resolution 2020-06-15-05** for consideration to approve the City of Pelham job descriptions as submitted and previously approved by the Pelham Personnel Board on September 10, 2019. (Resolution 2020-06-15-05 was tabled during the June 15, 2020 City Council meeting.)

Council President Hayes addressed the necessary changes to Resolution 2020-06-15-05.

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

1. **Resolution 2020-07-06-01** for consideration to approve an 18-month renewal lease agreement for temporary City Hall facilities at 401 Southgate Drive with Stelie, LLC.

Council President Hayes voiced his concerns about this lease and the air quality at 401 Southgate Drive. He asked if the air quality had been tested at this location. City Manager DiFante said she was not aware of any concerns and the team that looked at this building did not find any issues including water intrusion or leaking that indicated a need for air quality testing. Human Resources Director Tracy Hill and Mayor Waters confirmed having not heard of any issues with the air quality at this location. Council President Hayes said he had been contacted by retired and current employees reporting several employees have been sick. Councilmember Lanier questioned the 18-month lease renewal. City Manager DiFante stated having talked with Mr. Bittas regarding the timeline to renovate City Hall. She stated Mr. Bittas estimated approximately 16 months for design, renovations and move-in. With this information, City Manager DiFante opted to propose an 18-month lease. Council President Hayes provided an updated floor plan mark up to potentially use the city's Water Building for the City Hall employees and discussed the meeting space available in the City Hall Complex and the small rental spaces available in the adjoining properties. He also spoke to the possibility of renovating the Depot located in City Park and temporarily using it for some office space. He further stated there is an opportunity to take a look at using this space and that he put it on tonight's agenda based on the Depot question the city manager had emailed the city council and mayor. He said the Depot is a historic facility in Pelham and should be saved. Councilmember Scott agreed with Council President Hayes that the Depot is of value and should be saved as a park asset. He noted his concerns with moving city employees to another location. He stated his support of the Resolution to approve the lease extension. Councilmember McMillan stated having spoken with Mr. McGirt and his desire to use the Depot for park offices. She further stated her wish to move the Depot to another location and use the existing property for Pickle Ball courts. Councilmember Mercer stated his concerns with using the Board of Education's conference room. He supported renewing the existing lease at 401 Southgate Drive. He further stated his desire to clean the Depot for Park & Recreation purposes. Councilmember Lanier suggested using the Depot as a small museum for the city. She stated her concerns regarding moving city employees to another location. She stated her support in renewing the lease at 401 Southgate Drive. Each of the councilmembers expressed their thanks to Council President Hayes for his review of the proposed lease renewal and options discussed. Related to Councilmember Mercer's comments regarding the previous discussions of a business incubator, Council President Hayes discussed potential long-term use of the second floor of the Water Building and the plans that Andre' Bittas had shared with the council.

2. **Resolution 2020-07-06-02** for consideration to approve a request by Alabama Power Company for modifications of equipment on the existing communications facility located at 1000 Peavine Falls Road.

David Aymett with the Center for Municipal Solutions (CMS), the city's telecommunications consultant, stated Alabama Power has made application to modify their equipment on the existing tower located at 5010 Oak Mountain Lane. Mr. Aymett stated the existing tower is a 250' self-support tower and Alabama Power is currently providing service from this facility at a height of 225'. He further stated Alabama Power proposes to remove all existing antennas from the tower and replace them with three (3) new antennas. He said they also propose to add three (3) additional feed lines to the antennas that will be mounted on the face of the tower. Mr. Aymett said this is not a substantial modification as defined by the FCC and should not have a negative effect on the aesthetics of the facility. He said CMS has reviewed the application and recommends approval.

3. **Resolution 2020-07-06-03** for consideration to approve a request by Alabama Power Company for modifications of equipment on the existing communications facility located at 5010 Oak Mountain Lane.

David Aymett with the Center for Municipal Solutions (CMS), the city's telecommunications consultant, stated Alabama Power has made application to modify their equipment on the existing tower located at 1000 Peavine Road. Mr. Aymett stated the existing tower is a 180' self-support tower and Alabama Power is currently providing service from this facility at a height of 175'. He further stated Alabama Power proposes to remove all existing antennas from the tower and replace them with three (3) new antennas. He said they also propose to add three (3) additional feed lines to the antennas that will be mounted on the face of the tower. Mr. Aymett said this is not a substantial modification as defined by the FCC and should not have a negative effect on the aesthetics of the facility. He said CMS has reviewed the application and recommends approval.

(End of July 6, 2020 Agenda Review)

Councilmember Scott moved to recess the July 7, 2020 work session. Said motion was seconded by Councilmember Mercer. There being no further discussion, the motion to recess passed unanimously by voice vote of those members present and the council president declared the same passed and the work session was recessed at 7:17 p.m.

Council President Hayes called the work session back to order at 7:56 p.m.

5. Update – FY2020 Budget Adjustments (Gretchen DiFante, Jenny Gray & Tom Seale)

Accounting Manager Jenny Gray presented an overview of a proposed revised FY2020 budget. She stated having reviewed with the department heads budgeted items which are not expected to be expensed during the remainder of FY2020, including capital projects. She noted several line items reflect the reductions in both revenues and expenses. Mrs. Gray emphasized the revised budget projections are conservative. Council President Hayes thanked Mrs. Gray for her presentation regarding FY2020 budget revisions.

New Business

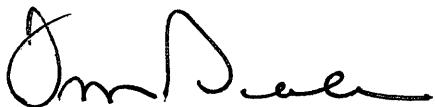
1. The Depot Renovation Options/Opportunities

Comments and discussion regarding the Depot renovations, options and opportunities are cited above during discussion of Resolution 2020-07-06-01.

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 8:12 p.m.

Respectfully submitted this 6th day of July 2020,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

