



WORK SESSION
Pelham Police & Court Building
August 3, 2020 – 5:00 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 August 3, 2020 at 5:00 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 5:00 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 department heads, city employees, and members of the public.

Approval of Minutes

A motion was made by Councilmember Lanier to approve the July 20, 2020 Regular Council Work Session Minutes. The motion was seconded by Councilmember Mercer and passed by unanimous voice vote of those members present.

Old Business

1. Discussion – Residential Trash Service (Paula Holly)

Executive Secretary Paula Holly addressed the city council regarding the calls for service related to the city's residential garbage collection contract. Councilmember Mercer asked about procedures for reporting garbage issues. Mrs. Holly stated Advanced Disposal has been responsive to problems raised by the residents. Questions were asked regarding missed garbage days, employee absences, backup drivers and heavy trash days in April and October. Council President Hayes mentioned trash bins being turned on their side after emptying. Mrs. Holly said Advanced Disposal was aware of these issues and

was addressing each item with their employees. Discussion continued about heavy trash day and opportunities to improve the collection efforts. She noted the need to educate the public with regard to both regular trash pickup and heavy trash day. Councilmember Lanier asked about extending the number of heavy trash days. Mrs. Holly noted the garbage contract states Advanced Disposal will provide two trash days per calendar year.

2. Discussion – FY2021 Budget Summary Overview (Jenny Gray)

Accounting Manager Jenny Gray presented the FY2021 budget summary for review as requested by the city council in May. She explained the information contained in the summary budget and the sources of those projections. Council President Hayes requested balances on the Special Revenue accounts. Mrs. Gray said she would provide the information to the city council. She further stated she would provide department budgets prior to each budget presentation.

3. Discussion – Ordinance No. 498 for consideration to annex into the corporate limits of the City of Pelham 35.867 acres of real property owned by Syed Q. Hussaini and Robin L. Hussaini, located along Highway 332, Pelham, AL 35124 (Josh Osborne) (First Reading was on July 20, 2020)

GIS Director Josh Osborne detailed the proposed annexation. He stated the request was being made for public safety reasons by the property owner. He said a house of worship is located on the property. Mr. Osborne stated the property owner will bring the facilities into compliance with the building code if annexed into the City of Pelham. He said Shelby County will require road improvements if Highway 332 is also annexed. He asked if the city council is willing to take ownership and maintenance of the road. Councilmember McMillan said she would have to abstain on the annexation vote because she would benefit from any road improvements. Council President Hayes noted the need for improvements to County Road 332. He noted Shelby County has already been made aware of the needed improvements. Council President Hayes suggested a meeting between the city and county to discuss upgrades to Highway 332. Director of Development Services & Public Works Andre` Bittas stated the need to work with Shelby County regarding any Highway 332 improvements. He further stated if development occurs along Highway 332, the county could require improvements to the road. Mr. Bittas further stated improvements of Highway 332 to Highway 11 would be expensive. Civil Engineer Tom Anderson stated he had approached the Shelby County engineer. He said Shelby County would require road improvements to Highway 11 at a cost of approximately \$1.25 million, not including property acquisition. Mr. Anderson said it was never the property owner's intent to require the city to improve the road. Councilmember Scott asked about the current buildings on the property. Mr. Anderson said the site had a pavilion/barn and a building previously occupied by a caretaker. Property owner Robin Hussaini addressed the city council and detailed their plans to improve the property. Mr. Osborne spoke to the potential of future development in this area. Council President Hayes said Highway 332 has been on the city's radar for improvements for a number of years, mentioned the related APPLE study, and addressed the complexity of this issue. Councilmember Lanier asked if only a portion of the road was under consideration for improvement. Chris Cousins, Municipal Consultants, Inc., explained the County's processes are to improve a road to a standard where it meets a county road.

4. Update – State Revolving Fund (SRF) (Andre` Bittas)

Chris Cousins, Municipal Consultants, Inc., provided the city council with information regarding projects under consideration to be included in the State Revolving Fund (SRF) application. He explained the potential long term cost savings with the installation and the flexibility of a radio read meter system. Council President Hayes noted the needed for cost savings in this area. Councilmember McMillan stated her concerns with the numbers provided by Mr. Cousins. Mr. Cousins said discussions are still ongoing with the Columbiana Water Board regarding an emergency backup water supply for Ballantrae. Mr.

Cousins briefly discussed the continuing improvements to the city's sewer collection system. Council President Hayes asked Mr. Cousins to provide an update to the council on the city's ongoing PVC replacement project. Councilmember McMillan said she was not comfortable with having a contractor install the radio read meters. Additional discussion followed regarding the estimated cost of the water meter replacement project. Consensus of the city council was to move forward with the application process. Mr. Cousins said he would expect Pelham's loan to close in early 2021.

5. Discussion – Refunding Warrant Series 2014 and 2015

Attorney Rod Kanter, Bradley Arant Boult Cummings LLP, and underwriters Paul Pappanastos and Rory Hartley, addressed the city council regarding the opportunity to refund Warrant Series 2014 and 2015. Mr. Hartley stated a refunding of the two warrant issues linked to the Pelham Board of Education has the potential to yield significant savings to the city in the amount of approximately 8%. He said the process could take four to five months. Councilmember Scott asked if they had discussions with the city regarding a simple refunding to lower the debt service or to pull out additional funds. Mr. Hartley and Mr. Pappanastos stated it was their desire to be ready to move forward with the refunding. Mr. Hartley said they would only suggest refunding those bonds that have savings. Councilmember Scott questioned Pelham Board of Education Superintendent Dr. Coefield regarding their plans to refund the existing debt. Council President Hayes discussed the reasons he had pushed for the city to initially issue this debt for the BOE and asked Dr. Coefield if he had a problem with the BOE issuing the new debt via a refinancing as the BOE had been reviewing. Dr. Coefield said they did not and that their objective was to lower the payments and strengthen their position. Councilmember Scott asked Dr. Coefield if it was their intention to refinance a portion of the debt in order to lower their annual payments. Mr. Kanter stated because of COVID-19 and other issues, bond closing have been pushed out several months. He stated the need to engage an underwriter to begin the refunding process. He further stated the adoption of the Resolution simply engages an underwriter to prepare the transaction for approval by the city council. He said it allows the underwriter to get moving, which does not commit the city council to any transactions or cost at this time.

New Business

1. Review potential to declare certain real property as surplus and no longer needed by the City of Pelham

Mayor Waters stated the property is in the Deer Springs area off Highway 11. He said he recommends the city declaring the property surplus. Discussion followed regarding the specific use of the property by the potential buyer. Mayor Waters stated the buyer simply wants to expand their property and will not build any permanent buildings or structures on the land. Council President Hayes asked if the buyer would agree to deed restriction that no permanent structure could be built on the land and the mayor said he thought so. It was the consensus of the city council to move forward in declaring the property located at 1453 Kelly Drive as surplus, but include as a deed restriction that no permanent structure could be built on the land.

Review of Council Agenda

Council President Hayes reviewed the August 3, 2020 city council agenda.

F. Public Hearing – None

G. Mayor's Comments

H. Proclamations by the Mayor – None

I. Report of the City Manager – None

J. Request(s) to Address the Council – None

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

1. **Ordinance No. 499** for consideration to grant a construction right-of-way and franchise agreement to Telepak Networks, Inc. and its affiliates d/b/a C Spire to provide video and telecommunications services to the City of Pelham **(First Reading was on July 20, 2020)**

There were no comments from the city council.

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

1. **Resolution 2020-08-03-01** for consideration to provide Tier I retirement benefits to Tier II Plan members effective October 1, 2021 via the enactment of the provisions included in Act 2011-676 and Act 2019-132

Councilmember McMillan stated she had serious concerns about the increase in retirement costs to the Tier I employees.

Councilmember Scott made a motion to remove Resolution 2020-08-03-01 from the August 3, 2020 city council agenda. Said motion was seconded by Councilmember McMillan. There being no further discussion, the motion to remove Resolution 2020-08-03-01 passed unanimously by voice vote of those members present and the council president declared the same passed.

2. **Resolution 2020-08-03-02** for consideration to renew the Line of Credit for the City of Pelham Commercial Development Authority

There were no comments from the city council.

3. **Resolution 2020-08-03-03** for consideration to approve the funding for computer hardware, professional IT services and maintenance agreements per Resolution 2020-07-20-04 which authorized said purchases

There were no comments from the city council.

4. **Resolution 2020-08-03-04** for consideration to appoint Election Officers for the 2020 Municipal Election

City Clerk/Treasurer Tom Seale stated Section 11-46-27 of the Code of Alabama (1975) requires the city council, not less than 15 days before holding any municipal election, to appoint from the municipality, officers (poll workers) to hold the election. He further stated cities throughout the state are having great difficulty staffing their polling locations and Pelham is no different.

There were no comments from the city council.

5. **Resolution 2020-08-03-05** for consideration to accept the lowest responsible bid from Uricho Services, Inc. for janitorial services for the Police & Court Building, Water Works Building, Library, Recreation Center, City Hall, the Racquet Club, Senior Center and the Ballantrae Golf Clubhouse

Councilmember Scott inquired about the bid process with regard to local companies. Council President Hayes noted for the record there is a 3% preference allowed for a bidder having a place of business located in the municipality.

6. **Ordinance No. 247-07** for consideration to repeal and replace Ordinance No. 247-06 establishing health insurance benefits for retired employees and their surviving spouses.
(FIRST READING)

Councilmember Scott made a motion to remove Ordinance No. 247-07 from the August 3, 2020 city council agenda. Said motion was seconded by Councilmember Lanier. Additional discussion followed with Councilmember McMillan noting the need for cost projections. There being no further discussion, the motion to remove Ordinance No. 247-07 passed unanimously by voice vote of those members present and the council president declared the same passed.

7. **Ordinance No. 288-13** for consideration to amend Code of Ordinances, City of Pelham, Alabama, Chapter 5, Article I, Section 5-1 Subsection (4) – License Shall be Location Specific, and Subsection (28) – License Fee Schedule FF regarding mobile food trucks.
(FIRST READING)

There were no comments from the city council.

Council Comments

Councilmember Scott asked why the Parks & Recreation resolution was removed from the agenda. Council President Hayes stated he wanted to review changes made in the Master Plan that had been sent the previous Friday. He further stated the resolution will be on the August 17th city council agenda for consideration.

Councilmember Scott asked Lt. Joey Pitts to share the new information regarding retiree health care benefits with the Human Resources Department.

(End of August 3, 2020 Agenda Review)

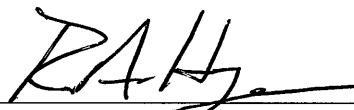
Adjournment

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 7:39 p.m.

Respectfully submitted this 3rd day of August 2020,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

