



WORK SESSION
Pelham Police & Court Building
September 21, 2020 – 5:30 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 September 21, 2020 at 5:30 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 5:35 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 September 14, 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. Set Date and Time for Commercial Development Authority Board Interviews

Council President Hayes announced the interviews for the vacancy on the Pelham Commercial Development Authority would be held on Monday, October 5, 2020 beginning at 5:00 p.m. during the regularly scheduled work session at the Pelham Police & Court Building. The candidates will be notified.

2. Review and Discussion – FY2021 City Budgets

City Manager DiFante reviewed the city's Financial Policy, adopted on July 14, 2014, including the cash reserve requirements.

Councilmember Lanier asked if interest rates had been finalized regarding the purchase of the two fire engines. Fire Chief Honeycutt explained the discounts available to the city. He further stated payment is due within 30 days of signing the purchase contract. Chief Honeycutt said the manufacturer is expecting a price increase around November 1, 2020.

Council President Hayes discussed capital projects financing through reserves, and debt financing to include the State Revolving Fund (SRF). Accounting Manager Jenny Gray and Chris Cousins, Municipal Consultants, Inc., reviewed debt service options and interest payments. Council President Hayes continued with a review of projected revenues with city staff. Further discussion followed regarding staffing and retiree healthcare benefits. Mayor Waters suggested an incremental percentage increase in retiree healthcare benefits paid by the city based on the number of years of service by the retiree. Councilmember McMillan suggested a work session to discuss only retiree healthcare benefits and costs. Councilmember Mercer agreed and further stated the city needs to remain competitive with its benefit.

New Business – None

Review of Council Agenda

Council President Hayes reviewed the September 21, 2020 city council agenda.

F. Public Hearing – None

G. Mayor's Comments

H. Proclamations by the Mayor

1. Proclaiming September 2020 as Gynecologic Cancer Awareness Month in the City of Pelham
2. Proclaiming October 1, 2020 as Alabama Down Syndrome Day and October 2020 as National Down Syndrome Awareness Month in the City of Pelham

I. Report of the City Manager

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

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

1. **Resolution 2020-09-14-04** for consideration to approve a request by T-Mobile for modifications of equipment on the existing communications facility located at 198 Parkview Drive. Resolution 2020-09-14-04 was introduced on September 14, 2020.

There were no city council comments.

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

1. **Resolution 2020-09-21-01** for consideration to appoint Election Officers (Poll Workers) for the 2020 Municipal Runoff Election on October 6, 2020

There were no city council comments.

2. **Resolution 2020-09-21-02** for consideration to accept the City of Pelham's Fiscal Year 2019 audit as prepared by the city's independent auditors

Councilmember McMillan asked about the Other Post-Employment Benefits (OPEB) expenses. Accounting Manager Jenny Gray explained the actuarial calculations and how market data impacts the city's liability with regard to OPEB.

(End of September 21, 2020 Agenda Review)

A motion to recess the September 21, 2020 council work session was made by Councilmember Lanier. Said motion was seconded by Councilmember McMillan. There being no further discussion the motion passed by a unanimous voice vote and the work session was recessed at 6:59 p.m.

Council President Hayes called the work session back to order at 7:45 p.m.

Councilmember Lanier asked for clarification regarding the Parks & Recreation purchase of membership tracking software. Parks & Recreation Director D. Tyrell McGirt stated the cost has been scaled back from \$40,000 to \$5,000. City Manager DiFante explained the rationale behind the pay scale adjustments of the city manager position. She noted this same process is used for other positions within the city. She stated the budgeted FY2021 salary recommendation is for the city to remain competitive in the market. Councilmember Lanier followed with additional comments regarding the pay scale and reporting. Mayor Waters stated the city manager's compensation reflects on what type of government a city wants. He further stated this is a good time to discuss changing the city's form of government. Council President Hayes stated the next city council will determine what direction the city elects to pursue with regard to a city manager form of government.

Council President Hayes began discussion of the city's capital projects, including the park to be located at Campus124. Council President Hayes asked Director of Development Services & Public Works Andre` Bittas about renovations to City Hall, specifically fire protection. Mr. Bittas explained keeping the building envelope renovations under 50% exempts City Hall from the need for fire suppression and fire walls. He further stated occupancy in the council chambers higher than 50 individuals requires additional egress from the building, under the current design. It was noted by Mr. Bittas the estimated cost for renovations is \$3.6 million, which he said was a fair number. He reminded the city council an architectural redesign of the building has not been done.

Council President Hayes asked about the Highway 31/33 Connector Road. Mr. Bittas stated several alignment options were reviewed, including cost estimates. He said the estimates were between \$7.7 million and \$16 million. He further stated the difference in the estimates is primarily based of the cost of excavating and removing dirt and filling other areas along the project route. He stated the council needs to determine how much they want to spend. He said in the end this is a 4-5 year project. Council President Hayes spoke to his desire to align the road with Pelham Park Boulevard. Mr. Bittas said the council needs to make a total commitment in order to complete the connector road project. Councilmember McMillan agreed with Council President Hayes regarding the road location. She further

stated she thinks the next city council will have to make the decision on this road. Councilmember Scott suggested not funding the project at this time. He stated there are a lot of priorities to consider within the city. Councilmember Mercer said this is a project that needs to be addressed in the future. Council President Hayes suggested potentially putting \$300,000 in the FY2021 budget for the Highway 31/33 Connector Road project to continue pushing this critical roads project forward.

Mr. Bittas updated the city council on the Highway 261 project. He said the design should be completed in the first quarter of 2021. He said he did not anticipate the need for any funding in FY2021.

The city council discussed scheduling a meeting on October 13, 2020 to review options regarding retiree healthcare insurance.

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 9:04 p.m.

Respectfully submitted this 21st day of September 2020,



Tom Seale, MMC, City Clerk/Treasurer



Rick Hayes, Council President

