



WORK SESSION
Pelham Senior Center
January 4, 2021 – 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 on Monday, January 4, 2021 at 5:30 p.m. The regular work session was held in the Pelham Senior Center and was open to the public.

Call to Order

The work session was called to order by Council President Mercer at 5:30 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember David Coram
Councilmember Larry Palmer
Councilmember Rick Wash
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 Coram to approve the December 21, 2020 Regular Council Work Session Minutes. The motion was seconded by Councilmember Wash and passed by unanimous voice vote of those members present.

Old Business

1. Review – Revised Campus No. 124 Development Agreement

Randy Schrimsher and Joyce Skinner representing Campus No. 124 were present to answer questions from the city council. Councilmember Coram asked about the pricing of the residential properties and the marketing efforts to fill the commercial and retail areas. Ms. Skinner noted the difficulty of leasing space due to the current economic environment and the COVID-19 restrictions. Mr. Schrimsher said they expect the leasing opportunities to improve once the COVID-19 pandemic restrictions are relaxed. Councilmember Palmer expressed his on-going concerns in mixing residential space with entertainment

and retail. Mr. Schrimsher addressed those concerns. Councilmember Lanier asked about their experience in residential property rental. He stated they currently manage/lease over 1 million square feet of rental properties. He further stated they may decide to hire a local company to manage the residential portion of Campus No. 124. Mr. Schrimsher said they will address all concerns of the city council and potential renters. He said a city council tour of Campus No. 124 can be arranged and scheduled at any time. Mayor Waters spoke in support of residential apartments at Campus No. 124.

2. Review – Revised Birmingham Bulls Lease Agreement

City Attorney Josh Arnold addressed the city council and highlighted the proposed changes in the Birmingham Bulls lease agreement as a result of the COVID-19 restrictions. He said the addendum is for only one year and will revert to the original agreement next year. Mr. Arnold spoke in support of the addendum and noted he did not see any pitfalls in the revised agreement. Council President Mercer thanked Mr. Arnold for his efforts in drafting the revised lease agreement.

New Business

1. Discussion – Revised Education Sales Tax Provision Agreement

Attorney Rod Kanter spoke to the city council regarding the revised Education Sales Tax Provision Agreement. He noted the council's desire to bring clarity to the agreement and provide the Pelham Board of Education (PBOE) with a measure of financial security with regard to the education tax. Mr. Kanter said it is a binding agreement and the education tax will be levied for 30 years. He stated the education tax must be used for public school purposes within the City of Pelham. He noted for the record the outstanding debt will be paid first with the balance remitted to the PBOE. The revised agreement also requires a reporting process by the city to the PBOE. Mr. Kanter said the PBOE will also be required to report to the city council on an annual basis on how the education tax money was used to support public education in Pelham. In conclusion, Mr. Kanter said the agreement cannot be changed or amended without the agreement of both parties. PBOE Superintendent Scott Coefield spoke in favor of the revised agreement. He stated the PBOE would consider the revised Education Sales Tax Provision Agreement at their scheduled board meeting on January 5, 2021.

2. Discussion – Rescheduling the January 18, 2021 work session and council meeting due to the observance of Dr. Martin Luther King, Jr. Day

It was the consensus of the city council to reschedule the January 18, 2021 council meeting to January 21, 2020.

The special work session scheduled for January 7, 2021 has been rescheduled to Wednesday, January 20, 2021 from 4:00 p.m. until 6:00 p.m.

Review of January 4, 2021 Council Agenda

Council President Mercer reviewed the January 4, 2021 city council agenda.

F. Public Hearing – None

G. Mayor's Comments

H. Proclamation(s) by the Mayor – None

I. Report of the City Manager

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

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

1. **Ordinance No. 067-11** for consideration to amend the Building Permit Fee Schedule
(First Reading was on December 21, 2020)

Director of Development Services & Public Works Andre' Bittas spoke to the increase in building fees and addressed those services which are now in place but had no fee linked with the service. He stated they surveyed surrounding cities and Shelby County regarding their fee structures. Mr. Bittas estimated the proposed increases will generate approximately \$8,000.00 annually in additional revenues. He said the increases are fair and are in line with the surrounding communities. Council President Mercer noted the increases would be effective April 1, 2021.

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

1. **Resolution 2020-01-04-01** for consideration to accept the lowest responsible bid from Peregrine Services, Inc. for the outsourcing of the Pelham Water, Sewer and Garbage billing service

Mr. Bittas stated the city outsources billing for the water, sewer and garbage services and solicits bids every three years. He spoke in favor of awarding the bid to Peregrine Services, Inc.

2. Pelham Senior Center

Councilmember Palmer spoke in favor of naming the Activity Room at the Pelham Senior Center in honor of Dick Paxton, a Pelham resident and advocate of the Senior Center, who recently passed away.

(End of January 4, 2021 Agenda Review)

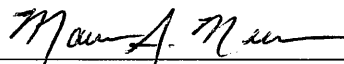
Adjournment

A motion to adjourn the work session was made by Councilmember Coram and seconded by Councilmember Lanier. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 6:26 p.m.

Respectfully submitted this 4th day of January 2021.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

