



WORK SESSION
Pelham Senior Center
February 15, 2021 – 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 on Monday, February 15, 2021 at 5:00 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 5:00 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember David Coram
Councilmember Larry Palmer
Councilmember Rick Wash
Mayor Gary Waters

The following elected official(s) were not present:

Councilmember Mildred Lanier

Media Present: None

Others Present: City Manager Gretchen DiFante, City department heads, city employees, and members of the public.

Approval of Minutes

A motion was made by Councilmember Coram to approve the February 1, 2021 Regular Council Work Session Minutes. The motion was seconded by Councilmember Wash and passed by unanimous voice vote of those members present.

New Business – None

Old Business

1. Presentation – BIG Marketing and Communications, Inc.

Communications and Branding Manager Ainsley Allison introduced members of the BIG Marketing and Communications, Inc. (BIG) team. Hannah Dow and Ally Clokey presented the brand discovery findings to the city council. Ms. Dow said steps in their process includes a Brand Audit, Clear Positioning, Brand Platform, Messages and Stories, Visual Identity, Signature Experience and Unity. She reviewed perceptions, challenges and values gathered from the community survey. Ms. Dow stated BIG anticipates completing the rebranding project in late March 2021. Several councilmembers expressed their excitement in the discovery and rebranding process. Council President Mercer thanked those residents who participated and provided information for the survey.

2. Presentation – Highway 11 Safety Study Report

Director of Development Services & Public Works Andre` Bittas updated the city council on the Highway 11 safety study which was begun late last year. He stated the Shelby County Highway Department was involved in the study. Mr. Bittas said the final report would be finalized in March 2021. He reviewed the number of accidents occurring along Highway 11 over the past several years. He stated the most common cause of vehicle accidents are due to driver inattention. He said 37% of the accidents are rear end collisions. Mr. Bittas detailed several options to improve safety, including left turn lanes and rumble strips. He said he would update the city council in March with regard to timelines for improvements after first receiving input from Shelby County.

3. City Hall Update

Director of Development Services & Public Works Andre` Bittas reviewed the proposed floor plans for the renovations of City Hall. Mr. Bittas explained the reasoning and flexibility behind the suggested changes. Several questions were asked and comments made by members of the city council. Mr. Bittas said the next step is to proceed with the engineering portion of the design to include mechanical, electrical, security and HVAC systems. He said once the floor plan is finalized decisions would be made regarding finishes, cameras, audio, technology, etc. He said plans are moving forward with an anticipated completion date of March-April 2022.

Review of February 15, 2021 Council Agenda

Council President Mercer and City Manager DiFante reviewed the February 15, 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

- The city's meeting with the credit rating agency is scheduled for Wednesday, February 17, 2021. The timeline for the partial refunding of Series 2014 and 2015 and new Series 2021 General Obligation Warrants was reviewed. March 9th or 10th was discussed for a special council meeting to finalize the bond sales.

- Waste Management has made a request to improve heavy trash day currently scheduled in April and October each year. She said they have asked the city to consider having the residents schedule pickups for heavy trash day. Waste Management would put together a route schedule based on the residential requests and be able to accomplish the pickups in a single day. Several members of the city council spoke in favor of moving forward with the improved process. She explained this method is much more cost effective. Mayor Waters thanked City Manager DiFante in her attempts to make Heavy Trash Day more efficient. Councilmember Wash and Council President Mercer stressed the need to publicize the event throughout the city to all residents by whatever means are available.
- Updated the city council on the inclement weather plans for tonight and tomorrow. She stated the city would observe a two-hour delay in opening on Tuesday, February 16, 2021. Director of Development Services & Public Works Andre` Bittas informed the city council of Public Works' plans with regard to addressing road conditions.

J. Request(s) to Address the Council

Alan Phillips regarding the 2021 American Legion Regional Baseball Tournament.

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

1. **Ordinance No. 399-06** for consideration to amend the Order of Business of Council Meetings. The First Reading was on February 1, 2021.

There were no additional comments or questions from the city council.

2. **Ordinance No. 502** for consideration to declare certain real property as surplus and no longer needed by the City of Pelham and to sell said city-owned property to Summer Classics Properties, LLC located Pelham Parkway, Pelham, Alabama. The First Reading was on February 1, 2021.

There were no additional comments or questions from the city council.

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

1. **Resolution 2021-02-15-01** for consideration to amend the Special Economic Development Agreement between the City of Pelham, Alabama and Campus No. 124, LLC with regard to proposed date changes

City Manager DiFante explained the resolution simply moves the dates out one year but does not change any terms of the agreement.

2. **Resolution 2021-02-15-02** for consideration to amend the Special Economic Development Agreement between the City of Pelham, Alabama and Campus No. 124, LLC with regard to proposed date changes and the inclusion of 14-18 studio apartments in the revised development plan

Council President Mercer stated Campus No. 124 had requested Resolution 2021-02-15-02 be removed from the agenda. A motion was made by Councilmember Coram to remove Resolution 2021-02-15-02 from tonight's city council agenda. Said motion was seconded by Councilmember Wash. There being

no further discussion, the motion to remove Resolution 2021-15-02 passed unanimously by voice vote of those members present and the council president declared the same passed.

3. **Resolution 2021-02-15-03** for consideration to approve a request by T-Mobile for modifications of equipment on the existing communications facility located at 2000 Bearden Road

City Clerk/Treasurer Tom Seale provided information from the Center for Municipal Solutions (CMS), the city's telecommunications consultants regarding the project to modify T-Mobile's equipment on the existing tower located at 2000 Bearden Road. CMS reported the existing tower is a 150 foot self-support tower and T-Mobile is currently providing service from this facility at a height of 90 feet. Mr. Seale stated T-Mobile currently has six (6) antennas mounted on the tower and three (3) feedlines mounted to the face of the tower. T-Mobile proposes to remove all existing antennas from the tower and replace them with three (3) new antennas. He said the three (3) feedlines will remain and they propose to add one (1) additional hybrid feedline to the tower's face. Mr. Seale stated the antenna count will be decreased by three (3) and this is not a substantial modification as defined by the FCC and should not have a negative effect on the aesthetics of the facility. Mr. Seale said CMS recommends approval of the application.

4. **Resolution 2021-02-15-04** for consideration to approve a supplemental agreement regarding the Greenways Trails Project along Bishop Creek, Phase 1

Chris Cousins, Municipal Consultants, Inc., said this is a supplemental agreement to close out Phase 1 of the Greenways Trails Project. He said the supplemental agreement with Goodwyn, Mills and Cawood is for Construction. Engineering & Inspection (CE&I) services, as required for Federal Aid Projects. Mr. Cousins said the additional fee of \$23,792.61 brings the revised contract amount to \$145,098.61. He said the city's 20% match of the additional CE&I services is \$4,758.32.

5. **Resolution 2021-02-15-05** for consideration to adopt the Water Department's Leak Adjustment Policy approved by the Pelham Water Board with an effective date of March 15, 2021

Council President Mercer reminded the city council of the February 1, 2021 Water Board meeting. He stated adoption of the Leak Adjustment Policy was recommended for approval to the City Council by the Water Board.

6. **Resolution 2021-02-15-06** for consideration to appoint members of the city council to various boards, commissions, authorities and committees

Council President Mercer reviewed the proposed city council appointments.

7. **Resolution 2021-02-15-07** for consideration to appoint a member of the city council to Pelham Planning Commission

Council President Mercer reviewed the proposed city council appointment.

8. **Resolution 2021-02-15-08** for consideration to authorize 36 month lease/purchase option agreement with VGM Financial Services, a division of TCF National Bank, for Ballantrae Golf turf care equipment

City Manager DiFante reviewed the Ballantrae Golf and Parks & Recreation lease/purchase agreements on tonight's city council agenda. She explained the difference between lease/purchase and lease/purchase option and the conversations had with the city attorney.

9. **Resolution 2021-02-15-09** for consideration to authorize a 36 month lease/purchase option agreement with TCF National Bank for Ballantrae Golf turf care equipment

There were no additional comments or questions from the city council.

10. **Resolution 2021-02-15-10** for consideration to authorize a 48 month lease/purchase agreement with TCF National Bank for Ballantrae Golf turf care equipment

There were no additional comments or questions from the city council.

11. **Resolution 2021-02-15-11** for consideration to authorize a 48 month lease/purchase agreement with TCF National Bank for Parks & Recreation turf care equipment

There were no additional comments or questions from the city council.

12. **Resolution 2021-02-15-12** for consideration to authorize a 48 month lease/purchase agreement with Western Equipment Finance for Parks & Recreation turf care equipment

There were no additional comments or questions from the city council.

(End of February 15, 2021 Agenda Review)

Public Comments

George Henry, candidate for House District 73, addressed the city council.

Adjournment

A motion to adjourn the work session was made by Councilmember Coram and seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 6:41 p.m.

Respectfully submitted this 15th day of February 2021.

Tom Seale, MMC, City Clerk/Treasurer

Maurice Mercer, President of the Council

[SEAL]