

THE CITY OF
PELHAM, ALABAMA

WORK SESSION
Pelham Senior Center
August 2, 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, August 2, 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 Pro Tempore Coram at 5:30 p.m.

Record of Attendance

The following elected officials were present:

Councilmember David Coram
Councilmember Larry Palmer
Councilmember Rick Wash
Councilmember Mildred Lanier
Mayor Gary Waters

The following elected officials were not present:

Council President Maurice Mercer

The city clerk/treasurer recorded all elected officials, with the exception of Council President Mercer, were in attendance and a quorum was present. City Manager Gretchen DiFante and City Attorney Josh Arnold were also in attendance.

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 19, 2021 Regular Council Work Session Minutes. The motion was seconded by Councilmember Wash and passed by unanimous voice vote of those members present.

Executive Session

Council President Pro Tempore Coram stated for the record the purpose of the Executive Session was 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 Josh Arnold stated the purpose of tonight's Executive Session was appropriate under Section 36-25A-7(6) Code of Alabama 1975, as amended.

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

Maurice Mercer, Council President	<u>Not Present</u>
David Coram, Council Member	<u>Yes</u>
Larry Palmer, Council Member	<u>Yes</u>
Rick Wash, Council Member	<u>Yes</u>
Mildred Lanier, Council Member	<u>Yes</u>

Council President Pro Tempore Coram asked the members of the city council, Mayor Waters, City Manager Gretchen DiFante, City Attorney Josh Arnold, Director of Development Services & Public Works Andre' Bittas, Director of Economic Development Michael Simon and City Clerk/Treasurer Tom Seale to attend the Executive Session. Council President Pro Tempore Coram stated he expected the city council to return from the Executive Session in approximately 30 minutes. The city council went into Executive Session at 5:32 p.m.

Councilmember Wash moved to adjourn the Executive Session. Said motion was seconded by Councilmember Palmer. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 6:11 p.m.

Council President Pro Tempore Coram called the work session back to order at 6:12 p.m.

Old Business – None

New Business

1. Discussion – Cooperative Districts

City Manager DiFante and Director of Development Services & Public Works Andre' Bittas provided information to the city council regarding the purpose of establishing cooperative districts. City Attorney Rod Kanter spoke to the establishment of cooperative districts in the City of Pelham provided for in Section 11 of the Code of Alabama 1975, as amended. He said establishing a cooperative district, at the request of a developer, is a method for the city to recoup its development costs. Mr. Kanter explained the method by which a cooperative district can be established as a public corporation. He said the same concept was used to establish the Commercial Development Authority.

Review of August 2, 2021 Council Agenda

Council President Pro Tempore Coram reviewed the August 2, 2021 city council agenda.

F. Public Hearing(s) – None

G. Mayor's Comments

H. Proclamation(s) by the Mayor – None

I. Report of the City Manager

J. Report of the City Attorney

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

L. Old Business

1. **Ordinance No. 508** for consideration to vacate a portion of the public right-of-way (ROW) located along Amphitheater Road and more particularly described in the legal description of said ROW. First Reading was on July 19, 2021.

There were no questions or comments from the city council.

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

1. **Resolution 2021-08-02-01** for consideration to approve the expending of a portion of the Commercial Development Authority's monthly lodging tax revenues to support the salary of the City of Pelham's Director of Economic Development

City Manager DiFante directed the city council to Ordinance No. 196-02 which addressed the issue of the employment of an economic development professional. She explained bringing Resolution 2021-08-02-01 for council consideration was to formalize the support of paying the salary of the Director of Economic Development position by the Commercial Development Authority from lodging tax revenues.

2. **Resolution 2021-08-02-02** for consideration to authorize the Mayor to negotiate for the purchase of 11.082 acres (+-) of undeveloped land

City Manager DiFante provided the city council with the total of unrestricted and restricted fund balances.

3. **Resolution 2021-08-02-03** for consideration to authorize the City Manager to terminate the contract with Advanced Disposal/Waste Management before the end of the contract term effective January 1, 2022

City Manager DiFante explained the process of terminating the contract with Waste Management. She said City Attorney Josh Arnold has prepared a notice of termination to the current residential waste contractor pending approval of Resolution 2021-08-02-03. City Manager DiFante noted the city is currently unsatisfied with the service performance by Waste Management with regard to residential garbage. She stated the city will be moving forward negotiating a contract with AmWaste for city council

consideration and approval with a start date of January 1, 2022. She further stated the garbage service will be more expensive but with better service provided to the residents of Pelham. She said the city council will be kept informed during the negotiating process.

4. **Resolution 2021-08-02-04** for consideration to enter into a professional services agreement with Jackson Renfro and Associates to provide engineering design, support and specifications for upgrading the security cameras at the Pelham Police & Court Building

Chris Cousins, Municipal Consultants, Inc., explained the need to have Jackson Renfro and Associates prepare bid specifications for the security camera upgrades at the Pelham Police & Court Building.

5. **Resolution 2021-08-02-05** for consideration to accept the lowest responsible bid from A.T. Mechanical for replacement of HVAC equipment at the Pelham Police & Court Building

Chris Cousins, Municipal Consultants, Inc., explained having received four bids for the HVAC project at the Pelham Police & Court Building. He said this is a part of the Facilities Improvement Maintenance Plan (FMIP). Mr. Cousins stated he recommends approval of Resolution 2021-08-02-05.

6. **Resolution 2021-08-02-06** for consideration to approve a public works contract with Hulon Construction for security improvements to the Warrant Office room in the Pelham Police & Court Building

Chris Cousins, Municipal Consultants, Inc., stated this is a security concern requiring the relocation of a door in the Warrant Room in the Pelham Police & Court Building.

(End of August 2, 2021 Agenda Review)

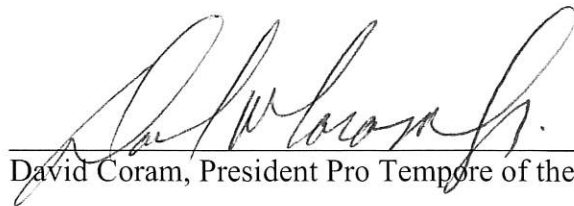
Adjournment

A motion to adjourn the work session was made by Councilmember Palmer and seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 6:43 p.m.

Respectfully submitted this 2nd day of August 2021.



Tom Seale, MMC, City Clerk/Treasurer



David Coram, President Pro Tempore of the Council

