



WORK SESSION
Pelham Senior Center
June 21, 2021 – 4:00 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, June 21, 2021 at 4:00 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 4:00 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember David Coram
Councilmember Larry Palmer
Councilmember Mildred Lanier
Mayor Gary Waters

The following elected official(s) were not present:

Councilmember Rick Wash

The city clerk/treasurer recorded all members of the city council, with the exception of Councilmember Wash, were in attendance and a quorum was present. Mayor Waters, 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 Coram to approve the June 7, 2021 Regular Council Work Session Minutes. The motion was seconded by Councilmember Lanier and passed by unanimous voice vote of those members present.

New Business

1. Special Awareness For Extra Risks (SAFER) Program – Special Needs Dispatch Director

Fire Chief Mike Reid introduced City of Pelham Dispatcher Laura Ehrhart. Mrs. Ehrhart presented information on the SAFER program, which identifies residents with special needs in Pelham. She stated family members can register their loved ones in order to provide information to first responders who might interact with special needs citizens. She explained the eligibility requirements, the registration process, the SAFER program advantages and how the program will be promoted within the community. The city council expressed their excitement with regard to the potential of the SAFER program.

2. Review – New Business License Procedures

City Manager DiFante noted having had a meeting with several councilmembers regarding the issuing of business licenses. Director of Development Services & Public Works Andre' Bittas, Building Official Angie Brown and GIS Director Josh Osborne reviewed the process of issuing of business licenses with the city council. Mr. Bittas stated a business license application goes through several reviews prior to the issuing of a new business license. Mrs. Brown provided a packet and reviewed the application process with the city council.

Mr. Bittas and Mrs. Brown answered several questions from the city council regarding the business license application process.

Old Business

1. Update – HCI Oak Mountain, LLC and HCI Oak Mountain Cabin, LLC (The Canopy)

City Manager DiFante asked Council President Mercer to remove the update from the June 21, 2021 work session agenda. She stated the requested modifications to the incentive agreement and development agreement are still under discussion and review.

Review of June 21, 2021 Council Agenda

Council President Mercer reviewed the June 21, 2021 city council agenda.

F. Retirement Recognition

1. Captain Jeff Hay, Pelham Fire Department

G. New Employee Introductions

H. Public Hearing

1. **Ordinance No. 135-235** (Rezoning)

Applicant(s): Mike Sasser and Dr. David T. Fuller, III

2. **Ordinance No. 135-237** (Rezoning)

Applicant(s): Robert B. Melton, 212 Red Bay Drive, Alabaster, Alabama 35007

3. **Ordinance No. 135-238** (Rezoning)

Applicant: Madison Earl Development, 1960 County Road 33, Suite C, Pelham, Alabama 35124

4. **Ordinance No. 135-239** (Rezoning)

Applicant: BT Pelham Associates, LLC, 943 Oak Valley Lane, Nashville, Tennessee 37220

I. Mayor's Comments

J. Proclamation(s) by the Mayor

1. Proclaiming June 2021 as Scleroderma Awareness Month in the City of Pelham

K. Report of the City Manager

L. Report of the City Attorney

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

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

1. **Resolution 2021-06-21-01** for consideration to repeal and replace the Pelham Parks & Recreation Advisory Board enabling Resolution 2021-02-01-02

There were no comments or questions from the city council.

O. Old Business

1. **Resolution 2021-05-17-01** for consideration to appoint members to the new Pelham Parks & Recreation Advisory Board. Removed from the May 17, 2021 and June 7, 2021 agendas.

There were no comments or questions from the city council.

2. **Ordinance No. 135-232** an amendment to the zone district boundaries of the City of Pelham changing the present zoning R-A (Apartment Residential District) and B-2 (General Business District) to P-MX (PUD Mixed Use) and PC (PUD Commercial) for properties located along State Park Road and Amphitheater Road, Pelham, AL 35124.
First Reading was on June 7, 2021

Applicant(s): HCI Oak Mountain, LLC and HCI Oak Mountain Cabin, LLC, 3075 Healthy Way, Birmingham, Alabama 35243

Name of Legal Owner(s): HCI Oak Mountain, LLC and HCI Oak Mountain Cabin, LLC, 3075 Healthy Way, Birmingham, Alabama 35243

There were no comments or questions from the city council.

3. **Ordinance No. 135-233** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-4 (Miniwarehouse District) to B-2 (General Business District) for property located at 200 Ridge Drive, Pelham, AL 35124.
First Reading was on June 7, 2021

Applicant(s): Nathan Wells and Kristy Wells, 1773 King James Drive, Alabaster, AL 35007

Name of Legal Owner(s): Dominion Evangel Education Ministries, LLC, 1773 King James Drive, Alabaster, Alabama 35007

There were no comments or questions from the city council.

4. **Ordinance No. 135-234** an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agricultural District) to R-G (Garden Home Residential District) for property located along Ridge Drive, Pelham, AL 35124.

First Reading was on June 7, 2021

Applicant: SNO Inc., 2858 Highway 31 S, Pelham, Alabama 35124

Name of Legal Owner(s) Steve Issis, 2858 Highway 31 S, Pelham, Alabama 35124

Mr. Bittas addressed traffic concerns of the residents on Ridge Drive. He stated his recommendations to improve roadway visible. He further stated the additional 28 housing units on Ridge Drive would not adversely impact the level on service on the road. Mr. Bittas addressed the aging water line mains, which he stated is a part of the PVC replacement program approved in the long term capital improvement project. In answering Councilmember Palmer's question, Chris Cousins, Municipal Consultants, Inc., explained the reasoning for not requiring an additional entrance to Ridge Drive. He said the city does not consider the Ridge Drive development as a new subdivision. Chief Mike Reid stated the developer is being required to add residential sprinklers to each new home.

5. **Ordinance No. 135-236** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to R-G (Garden Home Residential District) for property located on Shelby County Highway 11 at Grey Oaks, Pelham, AL 35124.

First Reading was on June 7, 2021

Applicant(s): Grey Oaks Gardens, LLC/John Reamer, P. O. Box 430067, Birmingham, AL 35243

Name of Legal Owner(s): Double Mountain, LLC; 2924 Crescent Avenue, Birmingham, Alabama 35209

There were no comments or questions from the city council.

P. New Business / Resolutions / Ordinances / Orders and Other Business (Continued)

1. **Resolution 2021-06-21-02** for consideration to approve a request by Verizon Wireless for a special use permit for modifications to their equipment on an existing facility located at 2030 Valleydale Terrace

David Andrews with the Center for Municipal Solutions (CMS), the city's telecommunications consultants, stated Verizon has made application to modify their equipment on the existing tower located at 2030 Valleydale Terrace. He said the existing structure is a 180 foot monopole tower and Verizon is currently providing service from this facility at a height of 168 feet. Mr. Andrews stated Verizon currently has six (6) antennas mounted on the tower and three (3) feedlines mounted inside the monopole shaft. The feedlines will not be altered. He further stated Verizon proposes to add three (3) antennas

to their existing configuration. Mr. Andrews said the antenna count will increase from six (6) antennas to nine (9) antennas, which is not a substantial modification as defined by the Federal Communications Commission and should not have a negative effect on the aesthetics of the facility. Mr. Andrews stated CMS recommends approval of the request.

2. **Resolution 2021-06-21-03** for consideration to approve a proposal by McLeod Architecture to provide architectural design and engineering services for the renovations at the Well Operators Building

Mr. Bittas explained the location and the need for a better space for the well operators. He said the Resolution is to provide design services and engineering to update the building.

3. **Resolution 2021-06-21-04** for consideration to approve a summary change order for the County Road 52W bridge replacement and utility relocation project

Mr. Cousins explained the need to approve the change order to close out the bridge replacement and utility relocation project.

4. **Resolution 2021-06-21-05** for consideration to approve a summary change order for Sewer Lift Station "M" Emergency Generator

Mr. Cousins explained the need to approve the change order to close out the Sewer Lift Station "M" Emergency Generator project.

5. **Resolution 2021-06-21-06** for consideration to approve the lowest responsible bid from Gillespie Construction for American Disabilities Act (ADA) improvements to install handicap curb ramps in the Beaver Creek subdivision

City Engineer Chris Nicholson stated this is request to install handicap ramps in the Beaver Creek subdivision of approximately 100 homes as a part of the city's ongoing ADA improvement projects.

6. **Resolution 2021-06-21-07** for consideration to approve the lowest responsible bid from Wright Construction Company for Pelham Fire Station No. 4 driveway repairs

Mr. Nicholson explained the project is a part of the Fire Station No. 4 improvements. He noted the need to remove the existing concrete and replace with proper strength concrete.

7. **Ordinance No. 135-235** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to M-1 (Light Industrial District) for property located at Shelby County Highways 52 and 11, Pelham, AL 35124.
FIRST READING

Applicant(s): Mike Sasser, 3051 Morgan Road, Bessemer, Alabama 35022 and Dr. David T. Fuller, III, 750 West Ashby Road, Brierfield, AL 35035 of Hope Animal Clinic
Name of Legal Owner(s): Dr. David T. Fuller, III / Elpis Holdings, LLC, 750 West Ashby Road, Brierfield, AL 35035

Council President Mercer noted the changes from the original reading of the Ordinance on June 7, 2021. Councilmember Palmer asked about the M-1 zoning. Mr. Bittas explained the changes are more restrictive in the M-1 zoning. He further stated the recommended M-1 restrictions have been reviewed and approved by the city attorney. Councilmember Lanier asked about consistency with future requests. Mr. Bittas stated rezoning restrictions would be addressed on a case by case basis.

8. **Ordinance No. 135-237** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-4 (Miniwarehouse District) to B-2 (General Business District) for property located at 116 Hilltop Business Center Dr., Pelham, AL 35124
FIRST READING

Applicant: Robert B. Melton, 212 Red Bay Drive, Alabaster, Alabama 35007
Name of Legal Owner(s): Robert B. Melton and Carol Ann Melton, 212 Red Bay Drive, Alabaster, Alabama 35007 and Jonathan W. Melton, 4158 Gardenia Lane, Moody, Alabama 35004

There were no comments or questions from the city council.

9. **Ordinance No. 135-238** an amendment to the zone district boundaries of the City of Pelham changing the present zoning R-1 (Single Family Residential District) to R-G (Garden Home Residential District) for property located at 121 and 131 Pickle Drive, Chelsea, Alabama 35043
FIRST READING

Applicant: Madison Earl Development, 1960 County Road 33, Suite C, Pelham, Alabama 35124
Name of Legal Owner(s): Madison Earl Development, 1960 County Road 33, Suite C, Pelham, Alabama 35124

There were no comments or questions from the city council.

10. **Ordinance No. 135-239** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to M-1 (Light Industrial District) for property located at Shelby County Highways 52E and 35, Pelham, AL 35124.
FIRST READING

Applicant: BT Pelham Associates, LLC, 943 Oak Valley Lane, Nashville, Tennessee 37220
Name of Legal Owner: Susan Schein, 1406 Sutherland Place, Homewood, Alabama 35209

New Business – Continued

Brad Thomason, Manager, BT Pelham Associates, LLC, representing Tractor Supply, made a development presentation to the city council. He noted the upgrades to the building and outside display areas have been included based on discussions with city officials. James Cassidy, InSite Engineering, explained the site plan for the building, exterior displays, parking and landscaping.

(End of June 21, 2021 Agenda Review)

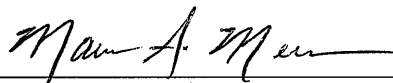
Adjournment

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 5:55 p.m.

Respectfully submitted this 21st day of June 2021.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

