

THE CITY OF PELHAM, ALABAMA

WORK SESSION
Pelham Senior Center
October 28, 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 Thursday, October 28, 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 Rick Wash
Councilmember Mildred Lanier
Mayor Gary Waters

The city clerk/treasurer recorded all elected officials were in attendance and a quorum was present. City Manager Gretchen DiFante and City Attorney Josh Arnold were 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 October 18, 2021 Regular Council Work Session Minutes. The motion was seconded by Councilmember Wash.

There being no further discussion the motion passed by a unanimous voice vote of those members present.

Old Business

1. Update – Flood Response

City Manager Gretchen DiFante updated the city council on the October 6-7, 2021 flood event in Pelham. She explained the need to have the residents and businesses apply for building permits to track flood damage costs. She noted residents can purchase National Flood Insurance, even if they do not live in a flood zone. City Manager DiFante said the city will continue working toward gathering the additional information necessary to apply for federal assistance through multiple agencies.

Director of Development Services & Public Works Andre` Bittas stated the city has picked up 106 tons of flood debris to date and continues in this effort. He further stated 380 homes/structures were damaged in the flood event. Mr. Bittas explained the city is gathering data and documentation to assess the flood damage costs. He also noted the need to have residents and businesses apply for building permits. City Manager DiFante said the gathering of data is a systemic process. She stated every structure damaged during the flood is being inspected twice a week. Mr. Bittas said all builders and contractors are being checked for valid business licenses. He discussed the drainage basin of Bishop and Buck Creeks. He stated he would return in a couple of months with a proposal to address the possible root causes of periodic flooding in Pelham.

Councilwoman Lanier expressed her concerns about the devastating flooding that occurred throughout in the City. She expressed the need for the City leadership to provide education to HOA Boards, management companies that manage communities, and communities that do not have an HOA or management company about the necessity to have retention and detention ponds regularly cleaned and maintained. Councilwoman Lanier asked that the City identify communities that have retention and detention ponds to help provide education to the residents in those communities. Councilwoman Lanier also stated that residential developments that are still under development that have retention and/or detention ponds should be regularly inspected by the Building Department to ensure that the ponds are being cleaned and maintained during construction.

Chris Cousins, Municipal Consultants, Inc., spoke to the maintenance of both detention and retention ponds by neighborhoods and homeowners' associations throughout the city.

The city council thanked City Manager Gretchen DiFante, Director of Development Services & Public Works Andre` Bittas and Chris Cousins, Municipal Consultants, Inc. for their efforts in bringing information to their attention.

New Business

1. Interviews – Pelham Planning Commission & Pelham Storm Water Board Positions

The following interviews were conducted by the Pelham City Council:

a. Pelham Planning Commission

Russell Biciste

b. Pelham Storm Water Board

Tanner Casey
Michael Wallace

2. FEMA – Request for Repetitive Loss Property Information

City Manager Gretchen DiFante stated she would like to request the Repetitive Loss Property information from FEMA as the city moves forward to manage the storm waters in the City of Pelham's floodplain. She further stated this project will be extremely time consuming to gather the required information for the Community Rating System (CRS).

3. Sponsorship Request – Natural Resources Conservation Service (U.S. Dept. of Agriculture)

City Manager Gretchen DiFante asked the city council if there were any questions regarding the damage assessment process. There were no additional questions from the city council.

4. Commercial Development Authority (CDA) Properties

City Manager Gretchen DiFante explained the CDA has an offer to purchase the former Woodland Mobile Home Park/Welborn Street property. She stated the importance to make sure the proposed future land use of this parcel is consistent with Plan Pelham. She asked the city council to appoint two members to review the proposed use of the property, if sold by the CDA. Council President Mercer asked Councilmember Lanier and Councilmember Wash if they consider serving on a committee to review any potential zoning changes. Additional discussion continued. Several questions were asked of the developers and traffic engineer. Due to Councilmember Lanier's unavailability, Council President Mercer stated he would meet with Councilmember Wash and others to review any proposed zoning changes.

Review of November 1, 2021 Council Agenda

Council President Mercer reviewed the November 1, 2021 city council agenda.

E. Consent Agenda

F. Public Hearing(s)

1. To consider Ordinance No. 135-243 an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agricultural District) to MX-C (Mixed-Use Commercial District) for property located at Huntley Parkway and Shelby County Highway 11, Pelham, AL 35124 containing 28.80 acres.

Applicant(s): John David Chambless/Hall Group, 2810 Fortner Street, Building J, Dothan, Alabama 36305

Name of Legal Owner(s): Louise Ann Pardue Devers, et al., 451 Tranquil Bay Circle, Norwood, North Carolina 28128

Developer John David Chambless, the Hall Group, made a PowerPoint presentation to the city council regarding the proposed request for rezoning of the subject property. Mr. Chambless stated his development group is looking to make a \$15+ million-dollar investment in the apartment complex. Robin Gregory, Gonzalez-Strength Engineering and Darrell Skipper, Skipper Consulting, were also present. Discussion with the city council centered around the development, impact on the Pelham City Schools and the recently completed traffic study.

G. Mayor's Comments

H. Proclamation(s) by the Mayor and Others

1. Proclamation declaring November 2021 as National Hospice and Palliative Care Month in the City of Pelham, Alabama

I. Report of the City Manager

1. New Employee Introduction(s)
 - a. Ainsley Allison, Communications Manager
 - Gina Womack, Community Relations Coordinator

J. Report of the City Attorney

K. Request(s) to Address the Council

1. Bill Daniel, Sons of the American Revolution

L. Old Business / Resolutions / Ordinances / Orders and Other Business – None

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

1. **Resolution 2021-11-01-01** for consideration to approve a 36-month lease agreement for golf course maintenance equipment at Ballantrae Golf Club

Ballantrae Golf Club General Manager Hal Brown stated this is a three-year lease renewal for golf course maintenance equipment. He said the request is a budgeted item in FY2022.

2. **Resolution 2021-11-01-02** for consideration to approve a professional services contract and proposal from Barrett Architecture Studio to provide design services for the Conference Center at the Pelham Civic Complex & Ice Arena

Director of Development Services & Public Works Andre` Bittas explained the request is for design services for the Conference Center at the Pelham Civic Complex & Ice Arena.

3. **Resolution 2021-11-01-03** for consideration to authorize a proposed agreement with the Regional Planning Commission of Greater Birmingham (RPCGB) to conduct an Advanced Planning and Logical Engineering (APPLE) study of a regional trail system connecting the City of Pelham's trail network to the City of Helena's trail network

Director of Development Services & Public Works Andre` Bittas stated the request is to conduct an Advanced Planning and Logical Engineering (APPLE) study for a regional trail system connecting the City of Pelham's trail network to the City of Helena's trail network. He noted having met recently with Helena Mayor Puckett to discuss connectivity between the two park systems.

4. **Resolution 2021-11-01-04** for consideration to amend (decrease) the FY2022 Department Operating Budgets for health insurance premiums

Accounting Manager Jenny Gray explained the decrease is due to an early overestimate of the anticipated increase in the cost of health insurance in the FY2022 operating budgets.

5. **Resolution 2021-11-01-05** for consideration to request permission to receive Pelham, Alabama's Repetitive Loss Property information to consider application to the Federal Emergency Management Agency's (FEMA) Community Rating System

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

6. **Resolution 2021-11-01-06** for consideration to authorize a request for assistance from the United States Department of Agriculture's Natural Resources Conservation Service through the Emergency Watershed Protection Program

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

7. **Resolution 2021-11-01-07** for consideration to approve an ABC application (No Alcohol Outside of Licensed Area and No to Go Sales) for applicant Margarita Grill, LLC located at 234 Cahaba Valley Road, Pelham, Alabama 35124 operating under the trade name Margarita Grill Turns 15 to be held only on November 16, 2021

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

8. **Ordinance No. 135-243** an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agricultural District) to MX-C (Mixed-Use Commercial District) for properties located at Huntley Parkway and Shelby County Highway 11, Pelham, AL 35124 containing 28.80. First Reading.

Applicant(s): John David Chambless/Hall Group, 2810 Fortner Street, Building J, Dothan, Alabama 36305

Name of Legal Owner(s): Louise Ann Pardue Devers, et al., 451 Tranquil Bay Circle, Norwood, North Carolina 28128

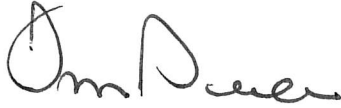
There were no additional questions or comments from the city council.

(End of November 1, 2021 Agenda Review)

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 7:00 p.m.

Respectfully submitted this 28th day of October 2021.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

