



CITY COUNCIL WORK SESSION MINUTES

Pelham Senior Center
April 18, 2022 – 5:00 p.m.

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, April 18, 2022, 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 5:06 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: Shelby County Reporter

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 April 4, 2022 Regular Work Session Minutes. The motion was seconded by Councilmember Lanier.

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

Request to Address the City Council

Julia Boehm-McKay notified the city clerk/treasurer Monday afternoon that Amanda Carr and Drew Perkins, CAI Alabama board members, would not be able to attend tonight's work session to discuss sponsoring and hosting an appreciation lunch for Pelham's first responders. Ms. Boehm-McKay asked to reschedule their appearance for May 2, 2022.

Old Business

1. Update – Wastewater (Sewer) Rehabilitation Project

Director of Development Services & Public Works Andre` Bittas and Acting City Engineer Chris Cousins updated and provided an overview to the city council on the city's ongoing wastewater (sewer) rehabilitation project. They noted the sewer collection system has almost 500,000 linear feet of pipe, 19 lift stations and serves approximately 7,000 customers.

2. Discussion – Appointment(s) to Pelham Cooperative Districts (Joint Meeting with the CDA)

A joint meeting of the Pelham City Council and the Commercial Development Authority (CDA) was called to order. A quorum was present for both organizations. CDA Member Ron Scott was not present. Members of the city council and CDA spoke highly of all three candidates under consideration for positions on the Cooperative Districts Board of Directors.

Economic Development Director Michael Simon updated the city council regarding the establishment of the Campus 124 Cooperative District and the Canopy Cooperative District. He explained the purpose of the cooperative districts and gave a brief history of each.

It was the consensus of the city council to recommend Jeff Zissette to be appointed to Place No. 1 and James Harris to be appointed to Place No. 2 to serve as members of the Board of Directors on the Campus 124 Cooperative District and the Canopy Cooperative District.

A motion was made by Councilmember Lanier to include the names of Jeff Zissette as the city council appointee to Place No. 1 and James Harris as the city council appointee to Place No. 2 to serve as members of the Board of Directors on the Campus 124 Cooperative District and the Canopy Cooperative District on Resolution 2022-04-18-01. Said motion was seconded by Councilmember Coram. There being no further discussion the motion passed unanimously by voice vote of those members of the city council present.

The CDA voted to appoint Connita Griffin Turner to the cooperative districts as their representative.

New Business

1. Discussion – Blueberry Hill Site Development

City Manager Gretchen DiFante, Director of Development Services & Public Works Andre` Bittas and Parks & Recreation Director Hal Brown discussed the history and possible options for the Blueberry Hill site. City Manager DiFante asked the city council for their permission, by resolution, to enter a contract with Gonzalez-Strength to begin work on possible site development options and alternatives. Mr. Bittas explained access to the property is a challenge. He further explained funding is included in the FY2022 budget. Mr. Brown commented on how developing the Blueberry Hill property would fit into the city's

overall recreational master plan and opens more programming opportunities in the community. Members of the city council spoke in support of moving forward with the site development possibilities.

New Employee Introductions

The following new employees were introduced to the city council:

- Jake Lanier, Fire Department – Firefighter
- Trey Ford, Fire Department – Firefighter
- Mason Reid, Fire Department – Firefighter
- Stan Riddle, Water Department – Assistant Well Operator
- Levis Peters, Building Department – Building Official
- Tabitha Dudley, Parks & Recreation – Operations Supervisor
- Jared Thornton, Parks & Recreation – Athletic Coordinator

Retiree Recognitions

Mayor Waters and Police Chief Pat Cheatwood recognized James Chapman and Rob Getts upon their retirement from the police department after 25 and 19 years respectfully, of dedicated service to the City of Pelham.

The recognition of the retiring police department employees was moved from the Council Agenda to the Work Session Agenda due to a scheduling conflict.

Review of April 18, 2022 Council Agenda

Council President Mercer reviewed the April 18, 2022 city council agenda.

E. Consent Agenda

A consent agenda is presented by the Council President at the beginning of a council meeting. Items presented on the consent agenda are considered routine and/or non-controversial and are organized apart from the rest of the agenda and are adopted by general consent and vote by the city council without debate. Items may be removed from the consent agenda on the request of any one member. Removed items may be taken up either immediately after the consent agenda is approved or placed later on the agenda at the discretion of the Council President and City Council.

1. Approval of the April 18, 2022 City Council Agenda
2. Approval of the April 4, 2022 Regular Council Meeting Minutes
3. Approval of non-budgeted expenses from restricted fund accounts: None

4. **Resolution 2022-04-18-01** for consideration to appoint a citizen(s) to the Pelham Cooperative District and the Canopy Cooperative District and approving certain joint ownership and Financing Agreements between each such District and the City

There were no comments or questions from the city council.

5. **Resolution 2022-04-18-02** for consideration to amend the FY2022 Racquet Club budget for the 55 & Over National Tournament

Racquet Club Director Chaney Mills explained Resolution 2022-04-18-02 is a FY2022 budget adjustment.

6. **Resolution 2022-04-18-03** for consideration to participate in the State of Alabama's 2022 "Back to School" Sales Tax Holiday the weekend of July 15-17, 2022

There were no comments or questions from the city council.

7. **Resolution 2022-04-18-04** for consideration to accept the lowest and most responsive bid and to amend the FY2022 budget for the City Hall Campus Water Improvements project

Director of Development Services & Public Works Andre` Bittas explained this is a budget adjustment for a water main extension at Pelham City Hall.

8. **Resolution 2022-04-18-05** for consideration to purchase a Bobcat Track Loader (Skid Steer) for the Water Department through the SourceWell purchasing cooperative

Director of Development Services & Public Works Andre` Bittas stated the request is a FY2022 budgeted item.

9. **Resolution 2022-04-18-06** for consideration to approve a public works contract to repair damages to the Street Department Building from the October 6-7, 2021 flooding event

Director of Development Services & Public Works Andre` Bittas explained the request is to repair damage to the Street Department Building caused by the flooding event of October 6-7, 2021.

10. **Resolution 2022-04-18-07** for consideration to enter a professional services contract to develop a master plan for land planning and engineering design for the Blueberry Hill site

There were no comments or questions from the city council.

11. **Resolution 2022-04-18-08** for consideration to approve a quote to purchase office furniture for new Fire Station No. 3

Director of Development Services & Public Works Andre` Bittas stated the request is to purchase new office furniture for Fire Station No. 3.

12. **Resolution 2022-04-18-09** for consideration to approve a public works contract to provide erosion control for the Pelham Civic Complex & Ice Arena parking lot addition

Acting City Engineer Chris Cousins explained dirt is being moved from The Canopy site requiring the installation of erosion control in the affected area.

13. **Resolution 2022-04-18-10** for consideration to approve a public works contract for the replacement of two leaking fire hydrants located at the intersections of Old Highway 31 and Highway 261 and Oak Mountain State Park Road and Bishop Circle

Acting City Engineer Chris Cousins stated this is a repair of two existing fire hydrants. He explained the water mains are extremely deep requiring the hiring of a contractor to complete the repairs.

14. **Resolution 2022-04-18-11** for consideration to approve laboratory services and pricing for MS4 Storm Water Program testing

Acting City Engineer Chris Cousins stated they are seeking approval to move forward with the MS4 Storm Water Program testing.

15. **Resolution 2022-04-18-12** for consideration to approve ABC applications (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 various trade names for events to be held in 2022

Councilmember Coram stated the ABC license request is the same as in previous years.

16. **Resolution 2022-04-18-13** for consideration of an ABC License application for a 020 – Restaurant Retail Liquor License for applicant Frida Kahlo Modern Mexican Cuisine, LLC, operating under the trade name Modern Mexican Cuisine located at 3018 Pelham Parkway, Suite 101, Pelham, AL 35124

Councilmember Coram stated the location is the former site of Subway near Mi Pueblo on Pelham Parkway. The owner, Claudia Grajales, was present to answer questions. Councilmember Coram further stated Modern Mexican Cuisine will be entering the Responsible Vendor training program prior to obtaining their ABC license.

There were no additional questions from the city council.

F. Public Hearing(s) – None

G. Mayor's Comments

H. Proclamation(s) by the Mayor and Others – None

I. Report of the City Manager

J. Report of the City Attorney

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

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

1. **Resolution 2022-04-18-07** for consideration to establish pay stipends for certain classified employees of the City of Pelham who demonstrate a proficiency in Spanish, can pass a competency test and willing and available to meet the needs of the city. First consideration was on May 3, 2021 and May 17, 2021.

Human Resources Director Tracy Hill stated the Personnel Board approved a pay adjustment in August 2020. She noted having previously presented to the city council a proposal for an extra pay step for those who can demonstrate a proficiency in Spanish. She stated Resolution 2022-04-08-14 is being brought back for consideration as a pay stipend. City Attorney Josh Arnold stated there is no issue with the pay stipend as it relates to the Civil Service Act. Councilmember Palmer and Councilmember Lanier spoke of having reservations paying classified employees an extra stipend with having recently adopting the city's new pay plan. Councilmember Wash spoke in support of the Spanish proficiency stipend. Councilmember Coram echoed the comments of Councilmember Wash. He suggested limiting the number of stipends a classified employee could qualify. City Manager DiFante noted the ongoing and increasing needs for Spanish speaking employees to interact with the Hispanic community. Mrs. Hill spoke in support of Resolution 2022-04-18-14. Councilmember Lanier asked for more information regarding the testing procedures. Mrs. Hill explained the testing is extremely difficult. Councilmember Lanier asked for an accounting of those employees who are currently or might be providing the service at this time or in the future. Mrs. Hill stated the test would be administered by an online testing vendor.

M. New Business / Resolutions / Ordinances / Orders and Other Business – None

(End of April 18, 2022 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 6:57 p.m.

Respectfully submitted this 18th day of April 2022.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

