



CITY COUNCIL WORK SESSION MINUTES

Pelham Senior Center
June 6, 2022 – 4:30 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, June 6, 2022, at 4:30 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 Mercer at 4:31 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 the attendance of all elected officials and announced 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 May 16, 2022 Regular Work Session Minutes.

The motion was seconded by Councilmember Palmer.

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

Executive Session

Council President Mercer stated for the record the purpose of the Executive Session is to discuss the legal ramifications of and legal options for pending litigation, controversies not yet being litigated, but imminently likely to be litigated if the governmental body pursues a proposed course of action under Section 36-25A-7(3)(a), Code of Alabama 1975, as amended and the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property, per Section 36-25A-7(6) Code of Alabama 1975, as amended.

City Attorney Josh Arnold stated the purpose of tonight's Executive Session is appropriate under Section 36-25A-7(3) (a) and Section 36-25A-7(6) and Code of Alabama 1975, as amended.

A motion was made by Councilmember Coram to enter an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Wash. Council President Mercer 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>Yes</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>

City Manager Gretchen DiFante asked the members of the city council, Mayor Waters, City Attorney Josh Arnold, Police Chief Pat Cheatwood, Director of Economic Development Michael Simon and City Clerk/Treasurer Tom Seale to attend the Executive Session. Council President Mercer stated he expected the city council to return from the Executive Session in approximately 45 minutes. The city council went into Executive Session at 4:35 p.m.

Councilmember Coram moved to adjourn the Executive Session. Said motion was seconded by Councilmember Lanier. The motion passed unanimously by voice vote of those members present and the Executive Session was adjourned at 5:22 p.m.

Council President Mercer called the work session back to order at 5:24 p.m.

Request to Address the City Council – None

Old Business – None

New Business

1. Presentation – 2022 Pelham Citizens Survey Results

City Manager DiFante introduced Dawn Davis with ET Institute. Ms. Davis reviewed the recently completed 2022 Pelham Citizens Survey with the city council.

Members of the city council thanked Ms. Davis for her presentation and the data provided for review. Councilmember Coram asked for an electronic copy of the survey be provided to the city council.

2. Discussion – Sale of 3.29 acres of real property located along Pelham Parkway to HES Investments, Inc.

City Manager DiFante and Director of Economic Development Michael Simon discussed the property purchase proposed by HES Investments, Inc. Jordy Henson and John Benner, HES Investments, Inc., were in attendance and shared their vision of the property. Members of the city council expressed interest in the project and the partnership between HES Investments, Inc., and the city. A request was made to include the purchase agreement on the June 27, 2022 city council agenda for consideration.

3. Update – Stormwater Drainage Study and Hydraulic Modeling

Director of Development Services & Public Works Andre` Bittas and Kandace Kea, Kimley-Horn, addressed the city council and provided an update on the stormwater drainage study and hydraulic modeling.

Ms. Kea indicated the stormwater drainage study and hydraulic modeling should be completed in approximately six months.

4. Discussion – Appointment of Council Finance Committee

It was the consensus of the city council to appoint Councilmember Wash to replace Councilmember Palmer on the City Council Finance Committee. Council President Mercer thanked Councilmember Palmer for his service on the Finance Committee.

City Manager DiFante explained the city in moving to a modified accrual method along with implementing a new Finance module as a part of the ERP program. She stated this will require additional training by the Finance staff to move forward. City Manager DiFante gave an overview of the budgeting process for FY2023. She asked the city council to review and suggest FY2023 budget meeting dates.

5. Discussion – Rescheduling the June 20, 2022 Work Session and Council meeting due to the observance of Juneteenth and rescheduling the July 4, 2022 Work Session and Council meeting due to the observance of July 4th

It was the consensus of the city council to reschedule the June 20, 2022 Work Session and Council meeting to Monday, June 27, 2022 and the July 4, 2022 Work Session and Council meeting to Tuesday, July 5, 2022.

New Employee Introductions – None

Employee Promotions – None

Retiree Recognitions

Mayor Waters recognized Jerry Wideman upon his retirement and 25 years of dedicated service to the City of Pelham.

Review of June 6, 2022 Council Agenda

Council President Mercer reviewed the June 6, 2022 city council agenda.

E. Consent Agenda

A consent agenda is presented by the presiding officer 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 presiding officer and City Council.

1. Approval of the June 6, 2022 City Council Agenda
2. Approval of the May 16, 2022 Regular Council Meeting Minutes
3. Approval of non-budgeted expenses from restricted fund accounts: None
4. **Resolution 2022-06-06-01** 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 the 2022 Concert Series

Councilmember Coram stated the ABC application requests are a part of Margarita Grill's 2022 Concert Series. He further stated the requests are considered annually by the city council.

5. **Resolution 2022-06-06-02** for consideration to approve certain food and beverage equipment replacement purchases at the Pelham Civic Complex & Ice Arena

Steve St. John, VenuWorks of Pelham, discussed proposed food and beverage equipment purchases. He noted the prices and delivery times have both increased since council's review of the requests in January. He noted having received bids/proposals from seven vendors. He stated the purchases will allow for all catering services to be handled in-house at the Pelham Civic Complex & Ice Arena.

There were questions among several members of the city council and staff regarding the equipment purchases proposed by Mr. St. John.

Councilmember Lanier made a motion to remove Resolution 2022-06-06-02 from the June 6, 2022 city council agenda. Said motion was seconded by Councilmember Palmer.

There being no further discussion the motion to remove Resolution 2022-06-06-02 from the agenda passed by an unanimously voice vote of the city council.

6. **Resolution 2022-06-06-03** for consideration to purchase a generator and welder for the Pelham Water Department from Airgas USA, LLC and to amend the FY2022 department budget

Director of Development Services & Public Works Andre` Bittas explained the item is budgeted in FY2022.

7. **Resolution 2022-06-06-04** for consideration to accept the lowest responsive and responsible bid from SCHREIBER, a Parkson Brand, for replacement of the Pelham Wastewater Treatment Plant's grit and grease removal system

Director of Development Services & Public Works Andre` Bittas stated this is a budgeted item for FY2022. He said the request is for the purchase of equipment at this time with installation at a later date.

8. **Resolution 2022-06-06-05** for consideration to accept the lowest responsive and responsible bid from REV Construction, Inc. for the Shelby County Highway 11 Watermain PVC Replacement Project

Director of Development Services & Public Works Andre` Bittas said the city has budgeted \$5 million for PVC replacement for areas along Shelby County Highway 11. He discussed additional future PVC replacement projects.

9. **Resolution 2022-06-06-06** for consideration to purchase a compact excavator for the Public Works Department from Loader Services & Equipment, Inc.

Director of Development Services & Public Works Andre` Bittas said the purchase of a dump truck was approved in the FY2022 budget, which is not currently available due to vehicle supply shortages. He requests to purchase the compact excavator currently and move the dump truck purchase to FY2023.

10. **Resolution 2022-06-06-07** for consideration to approve a proposal from Shelby County Parks and Recreation Authority (SCPARA) to provide equipment and labor for fine grading and drainage work at Pelham City Park

Director of Development Services & Public Works Andre` Bittas explained rainwater is pooling near the walking trail requiring grading and drainage work in the area. He stated SCPARA has proposed to provide equipment and labor for fine grading and drainage work at Pelham City Park per the attached agreement.

11. **Resolution 2022-06-06-08** for consideration to accept the lowest responsive and responsible bid from Coston General Contractors, Inc. for façade and exterior improvements at the Pelham Civic Complex & Ice Arena

Director of Development Services & Public Works Andre` Bittas stated this project was approved for exterior improvements at the Pelham Civic Complex & Ice Arena in the amount of \$750,000. He noted additional improvements are to include pavers and enclose the dumpster area at the rear of the Civic Complex.

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 – None

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

1. Resolution 2022-05-16-06 for consideration to amend various FY2022 department budgets as a part of the mid-year review

There were no comments or questions from the city council.

2. Resolution 2022-05-16-08 for consideration to approve a job description and associated pay for the position of Deputy Chief within the Police Department previously reviewed and approved by the Pelham Personnel Board

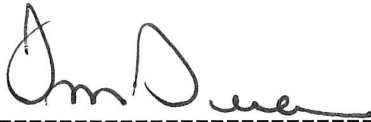
Police Chief Pat Cheatwood explained the duties and responsibilities of the proposed deputy chief position. He stated the deputy police chief position is budgeted and there is the need to fill it immediately.

(End of June 6, 2022 Agenda Review)

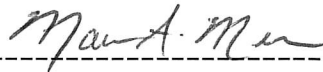
Adjournment

A motion to adjourn the work session was made by Councilmember Lanier and seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:15 p.m.

Respectfully submitted this 6th day of June 2022.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

