



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
April 17, 2023 – 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, April 17, 2023, at 4:30 p.m. The regular work session was held in the Council Conference Room at Pelham City Hall and was open to the public.

Call to Order

The work session was called to order by Council President Mercer at 4:32 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember David Coram
Councilmember Rick Wash
Councilmember Mildred Lanier
Mayor Gary Waters

The city clerk/treasurer recorded the attendance of the elected officials and announced a quorum was present. City Manager Gretchen DiFante and City Attorney Josh Arnold were present.

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 April 3, 2023 Regular Work Session Minutes.

The motion was seconded by Councilmember Wash.

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

Old Business

1. Discussion – Racquet Club Corners at Shelby County Highways 52E and 35

Director of Economic Development Michael Simon reintroduced Thom Hickman, Vice President Development/Broker, with Harbert Realty Services. Mr. Hickman followed up on his discussions with the city council from March 20, 2023. Discussion continued regarding the development opportunities for the Racquet Club Corners project located at the intersection of Shelby County Highways 52E and 35. Discussions centered around what the city council envisioned for the site and financial support from the city. Mr. Hickman asked for the city council to consider a Memorandum of Understanding at the next city council work session.

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

City Manager DiFante and Director of Economic Development Michael Simon discussed a revised property purchase agreement proposed by HES Investments, LLC. Jordy Henson and John Benner, with HES Investments, LLC, were in attendance and discussed the development of the property. Mr. Henson said they are requesting an extension, a reduction in the purchase price and a name change in the entity purchasing the property. He noted the importance of developing the property with the vision the city has in mind, including potential tenants. Mr. Henson said the lead tenant is Edgar's Bakery. He said other tenants include Ellianos Coffee and Waldo's Chicken and Beer. Mr. Henson and Mr. Benner stated this is a doable project within the stated timeline. The city council thanked Mr. Henson and Mr. Benner for bringing the project forward for their consideration. Mr. Henson said they would like for the city council to consider an amended purchase agreement. Council President Mercer stated the city council will be meeting next Monday for a special work session which could include a special city council meeting. The city council asked City Clerk/Treasurer Tom Seale to prepare a resolution for consideration.

New Business

1. Interviews – Commercial Development Authority

The following residents were interviewed for Place No. 1, Place No. 2 and Place No. 5 on the Pelham Commercial Development Authority (CDA) Board of Directors.

- a. Edna Felton
- b. Tim German
- c. Jessica Porterfield
- d. Roberto Rodriguez

2. Update – Commercial Development Authority Activities

Darius Foster, Chairman of the Pelham Commercial Development Authority (CDA) updated the city council on the recent activities of the CDA. Secretary/Treasurer Matt Jaeh discussed policies and procedures which have been implemented and the overall financial position of the CDA. Board Member Tim German

talked about plans the CDA has developed when considering the buying and selling of real property. He also mentioned policies in place on how to deal with vendors and potential clients. Board Member Roberto Rodriguez updated the city council on properties currently held by the CDA and potential interested parties. He stated there are properties currently under consideration to be purchased by the CDA. The city council spoke highly of the progress and accomplishments the CDA has made over the past year. Mr. Foster mentioned the CDA's new website, growpelham.com.

3. Presentation – Water Rate Study

Director of Development Services & Public Works Andre` Bittas and Acting City Engineer Chris Cousins presented the completed Water Rate Study to the city council. Mr. Cousins gave the city council an overview of proposed rate increases and a suggested timeline. He stated he would provide a full presentation on May 1st. Council President Mercer asked the city council to hold all questions until May 1st.

4. Discussion – FY2024 Budget Workshop Schedule

City Manager Gretchen DiFante discussed the FY2024 budget workshop schedule with the city council. She noted this is an earlier start in preparing the budget than in past years. She asked the council to consider a budget schedule if a new council member is not selected by May 15th. She said she would like to give as much notice as possible for the budget workshops. It was the consensus of the city council to set the dates after May 15. The city council appointed Councilmember Lanier to serve on the Finance Committee along with Councilmember Wash. City Manager DiFante mentioned the second week in August as possible dates for the council's budget meetings.

5. Discussion – Set start time for the Special Work Session on April 24, 2023

Council President Mercer opened the discussion for possible start times on April 24, 2023 to interview candidates for the vacancy on the Pelham City Council, Place No. 2. It was the consensus of the city council to begin the special called work session at 4:15 p.m. which will be preceded by a special council meeting at 4:00 p.m.

Review of April 17, 2023 City Council Agenda

Council President Mercer reviewed the April 17, 2023 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 April 17, 2023 City Council Agenda
2. Approval of the April 3, 2023 Regular Council Meeting Minutes

3. **Resolution 2023-04-17-01** for consideration to accept the City of Pelham's Fiscal Year 2022 audit as prepared and presented by Truitt Tingle Paramore & Argent, LLC, Certified Public Accountants, the city's independent auditors

There were no questions or comments from the city council.

4. **Resolution 2023-04-17-02** for consideration to enter into an agreement with the Shelby County Commission to accept a grant award for support of senior services which promotes public health, welfare and education

There were no questions or comments from the city council.

5. **Resolution 2023-04-17-03** for consideration to accept a grant from America Walks to provide call box(es) along the Pelham City Park portion of the Pelham Greenway Trail

There were no questions or comments from the city council.

6. **Resolution 2023-04-17-04** for consideration to participate in the State of Alabama's 2023 "Back to School" Sales Tax Holiday the weekend of July 21-23, 2023

There were no questions or comments from the city council.

7. **Resolution 2023-04-17-05** having received a single bid, consideration to approve the bid from Eagle Pro, LLC for the FY2023 HVAC Improvements-Project A at the Pelham Civic Complex & Ice Arena. The HVAC improvements are funded as a multi-fiscal year project budgeted across two (2) fiscal years.

Director of Development Services & Public Works Andre` Bittas stated the project is partially funded in FY2023, with the remaining in expenses to be budgeted in FY2024.

8. **Resolution 2023-04-17-06** having received a single bid, consideration to approve the bid from McAbee Construction for the FY2023 HVAC Improvements-Project B at the Pelham Civic Complex & Ice Arena. This work has been budgeted for in FY2023.

Director of Development Services & Public Works Andre` Bittas provided a brief overview of the HVAC Improvements-Project A and Project B at the Pelham Civic Complex & Ice Arena.

9. **Resolution 2023-04-17-07** for consideration to approve additional professional engineering consulting services for upgrading the detection equipment at two traffic signals to video detection systems. This work has been budgeted for FY2023.

Director of Development Services & Public Works Andre` Bittas stated these traffic detection loops must be replaced. He requested installation of cameras instead of replacing the detection loops, which he explained are more efficient.

10. **Resolution 2023-04-17-08** having received a single bid, consideration to approve the bid from Mark Johnson Construction, LLC for the installation of grit and grease removal equipment at the Pelham Wastewater Treatment Plant and to amend the FY2023 Sewer Department Enterprise Fund.

Director of Development Services & Public Works Andre` Bittas stated the equipment has been received and the city is prepared to move forward with the installation.

F. Public Hearing(s) – None

G. Mayor's Comments

H. Proclamation(s) by the Mayor and Others

1. Proclaiming April 2023 as "Sexual Assault Awareness Month" in Pelham, Alabama

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 2023-04-17-09** for consideration of an ABC license application for a 020 – Restaurant Retail Liquor License for applicant Tequilas Mexican Grill and Cantina, LLC operating under the trade name Tequilas Mexican Grill and Cantina located at 3018 Pelham Parkway, Suite 101, Pelham, Alabama 32124

Councilmember David Coram stated having visited the business last week. He said Tequilas Mexican Grill and Cantina is excited about opening. Councilmember Coram further stated the restaurant will provide proper training with respect to the Responsible Vendor Program.

2. **Resolution 2023-04-17-10** for consideration of an ABC license application for a 010 – Lounge Retail Liquor – Class 1 license request for applicant Bad Boy Toys, Inc. operating under the trade name Bad Boy Toyz Pitstop located at 983 Yeager Parkway, Pelham, Alabama 35124

Council President Mercer suggested a group meet with the ABC Board for direction regarding the applicant and their expectations. City Attorney Josh Arnold stated an ABC license is specific to the location and available space. He said it is important to get all the regulators on the same page.

Councilmember Lanier made a motion to remove Resolution 2023-04-17-10 from the April 17, 2023 city council agenda. Said motion was seconded by Councilmember Coram.

There being no further discussion, the motion to remove Resolution 2023-04-17-09 from the April 17, 2023 city council agenda passed unanimously by voice vote of those members present and the council president declared the same passed.

3. **Resolution 2032-04-17-11** for consideration of an ABC License application for 011 – Lounge Retail Liquor – Class II (Package) license for applicant FNA Investments LLC operating under the trade name Pelham Exxon Package Store, located at 2264 Highway 52 East Suite B, Pelham, Alabama 35124

Councilmember David Coram stated this is the third time the applicant has submitted an ABC license request. He stated no changes have been made since the last ABC application.

4. **Ordinance No. 512** for consideration to vacate a public utility easement located in the Camellia Ridge sub-division, Phase 3 Sector 3. **FIRST READING**

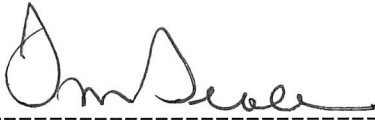
Director of Development Services & Public Works Andre` Bittas said the city's water line has been removed from the easement. He said the city no longer needs the public utility easement and requested the city council consider adopting Ordinance No. 512 during the May 1, 2023 council meeting.

(End of April 17, 2023 Agenda Review)

Adjournment

A motion to adjourn the work session was made by Councilmember Wash and seconded by Councilmember Coram. The motion passed unanimously by voice vote of those members present and the work session was adjourned at 7:14 p.m.

Respectfully submitted this 17th day of April 2023.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

