



CITY COUNCIL WORK SESSION MINUTES

Pelham Senior Center
January 24, 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, January 24, 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 5:03 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 January 10, 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.

Old Business

1. Discussion – Determining the number of Cooperative District Board Members

Director of Economic Development Michael Simon suggested the Cooperative District Board of Directors consist of three (3) members based upon the recommendation of Attorney Rod Kanter. Councilmember Wash asked if applications had been received. Mr. Simon said three applications have been received. Councilmember Lanier expressed her concerns about having only three members on the board given the short notice to the public to apply for the positions. Councilmember Palmer echoed those concerns expressed by Councilmember Lanier. City Attorney Josh Arnold explained the makeup of the board and their duties and responsibilities as board members.

It was the consensus of the city council to form the cooperative district with three board members.

2. Discussion – Set Date and Time for Pelham Cooperative Board of Directors Interviews

It was the consensus of the city council to schedule interviews on March 21, 2022 at 4:00 p.m.

New Business – None

Review of January 24, 2022 Council Agenda

Council President Mercer reviewed the January 24, 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 January 24, 2022 City Council Agenda
2. Approval of the January 10, 2022 Regular Council Meeting Minutes
3. Approval of non-budgeted expenses from restricted fund accounts: None
4. **Resolution 2022-01-10-07** for consideration to endorse the updated Future Land Use Map adopted in the Pelham Comprehensive Plan for the City of Pelham. First Reading was on January 10, 2022

There were no city council questions or comments.

5. **Ordinance No. 135-244** for consideration to amend the existing Zoning Ordinance of the City of Pelham - Appendix A – Zoning, Article XXI – Corridor Overlay District, Section 6 – Building Design and Orientation - Item No. 6. First Reading was on January 10, 2022.

There were no city council questions or comments.

6. **Ordinance No. 135-245** for consideration to amend the existing Zoning Ordinance of the City of Pelham - Appendix A - Zoning - Article XVII - B-4 Miniwarehouse District - Section 2 - Permitted Uses. First Reading was on January 10, 2022.

There were no city council questions or comments.

7. **Ordinance No. 135-246** for consideration to amend the existing Zoning Ordinance of the City of Pelham Appendix A - Zoning-Article XI - R-T Townhouse Residential District, Section 2 - Permitted Uses and Appendix A - Zoning-Article XI - R-T Townhouse Residential District, Section 4 - Prohibited Uses. First Reading was on January 10, 2022.

There were no city council questions or comments.

8. **Ordinance No. 135-247** for consideration to amend the existing Zoning Ordinance of the City of Pelham - Appendix A - Zoning-Article XII - R-A Apartment Dwelling District, Section 2 - Permitted Uses and Appendix A - Zoning-Article XII - R-A Apartment Dwelling District, Section 2 - Prohibited Uses. First Reading was on January 10, 2022.

There were no city council questions or comments.

9. **Ordinance No. 135-248** for consideration to amend the existing Zoning Ordinance of the City of Pelham - Appendix A - Zoning - Article XXV - Detailed Use Regulations - Section 2 - Standards Applicable to Certain Uses - Section 6 - Home Occupation by repealing said Section 6 in its entirety and replacing with a new Section 6. First Reading was on January 10, 2022.

Councilmember Lanier asked if there would be additional revisions to the Zoning Ordinance. GIS Director and Zoning Official Josh Osborne stated he did not expect a lot of additional revisions in the future. He further stated the city council and Planning Commission would receive copies of the revisions.

10. **Resolution 2022-01-24-01** for consideration to approve the replacement of the custom HVAC air handler by TemperaturePro Service at the Wastewater Plant Centrifuge Building as a public works project

Director of Development Services & Public Works Andre` Bittas explained the equipment replaces an existing HVAC air handler at the Wastewater Plant Centrifuge Building.

11. **Resolution 2022-01-24-02** for consideration to approve a proposal from Business Interiors for furniture upgrades to the Customer Service area at the Water Department from the state approved bid list

Mr. Bittas stated the furniture upgrades will allow for additional privacy and workspace in the Customer Service area in the Water Building.

12. **Resolution 2022-01-24-03** accepting responsibility for paying only the utility bill for five (5) new streetlights in Grey Oaks Subdivision, Sector 7

Acting City Engineer Chris Cousins stated this expense is standard practice with the city agreeing to pay only the electric service.

13. **Resolution 2022-01-24-04** for consideration to authorize a funding agreement between the City of Pelham, the City of Helena, the City of Hoover, the Shelby County Commission and the Alabama Department of Transportation for the Highway 261 Widening Project

Mr. Bittas stated this is a project which has been a long time coming. He explained the cooperation among the various public entities and funding of the \$40 million dollar project. He further explained approval of the agreement will fund the project through construction.

- F. Public Hearing(s) – None
- G. Mayor's Comments
- H. Proclamation(s) by the Mayor and Others
- 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 – None

(End of January 24, 2022 Agenda Review)

City Manager Comments

City Manager DiFante updated the city council on the following topics and projects:

- 1. Bid opening at the Pelham Civic Complex & Ice Arena for interior renovations
- 2. Fire Station No. 3 Construction
- 3. Storm Shelters
- 4. Home Buyout Program
- 5. Susan Schein/Tractor Supply Company Property
- 6. City Hall Renovations
- 7. Fire Station No. 2 Remediation and Renovations
- 8. Meeting with the owners of the Birmingham Bulls on Thursday
- 9. Comments from Steve St. John, Executive Director-VenuWorks

Stormwater Drainage Maintenance and Mapping Plan

Director of Development Services & Public Works Andre` Bittas and Acting City Engineer Chris Cousins provided the city council with an update on the stormwater drainage maintenance and mapping plan.

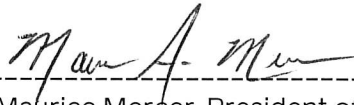
Adjournment

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 6:51 p.m.

Respectfully submitted this 24th day of January 2022.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

