



CITY COUNCIL MEETING MINUTES

Pelham City Hall
Council Chambers
November 20, 2023 – 7:00 p.m.

Proper notice of the regularly scheduled meeting of the Pelham City Council was given in advance of such a public meeting and the notice remained posted throughout the scheduled meeting.

Date: November 20, 2023
Time: 7:00 p.m.
Place: Pelham City Hall – Council Chambers
Present: Council President Maurice Mercer
Councilmember David Coram
Councilmember Chad Leverett
Councilmember Rick Wash
Councilmember Mildred Lanier-Reed
Mayor Gary Waters

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Council President Mercer called the meeting to order at 7:00 p.m. Councilmember Coram led the invocation. The Pledge of Allegiance was led by Councilmember Leverett.

RECORD OF ATTENDANCE

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.

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, 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 considered 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 November 20, 2023 City Council Agenda
2. Approval of the November 6, 2023 Regular City Council Meeting Minutes
3. **Resolution 2023-11-20-01** for consideration to designate the City of Pelham as a Bee City USA affiliate.
4. **Resolution 2023-11-20-02** for consideration to contract with RCX Sports, LLC for the right to operate and manage the youth flag football program known as NFL Flag Football and the right to operate and manage the youth ball/street hockey program known as NHL Street in the City of Pelham.
5. **Resolution 2023-11-20-03** for consideration to approve pay grades and changes to the job title for the position of Groundskeeper at Ballantrae Golf previously reviewed and approved by the Pelham Personnel Board. The pay range adjustment was budgeted for FY2024.

- 6. **Resolution 2023-11-20-04** for consideration to approve the low bid and Notice of Award to JTL Golf, LLC for cart path and bunker improvements at Ballantrae Golf Club and amend the FY2024 Ballantrae Golf Club's Project Budget.
- 7. **Resolution 2023-11-20-05** for consideration to enter into an agreement with the Shelby County Park & Recreational Authority (SCPARA) to install conduit for the Campus No. 124 park project, to approve a quote from Alabama Power Company to install overhead to underground electrical service to the Campus No. 124 power meter, and to amend the FY2024 Campus No. 124 Project Budget to complete the park development.
- 8. **Resolution 2023-11-20-06** for consideration to enter into an agreement with the Shelby County Park & Recreational Authority (SCPARA) for site preparation for the City Park Playground project. This project has been budgeted for FY2024.

Council President Mercer stated the complete text of the agenda, minutes, ordinance(s), and resolutions are available at Pelham City Hall and online at www.pelhamalabama.gov.

Councilmember Coram made a motion to adopt the Consent Agenda as presented by Council President Mercer. Councilmember Wash seconded the motion.

Council President Mercer asked the city clerk/treasurer for a roll call vote. The vote to adopt the Consent Agenda was recorded as follows:

Maurice Mercer, Council President	<u>Yes</u>
David Coram, Council Member	<u>Yes</u>
Chad Leverett, Council Member	<u>Yes</u>
Rick Wash, Council Member	<u>Yes</u>
Mildred Lanier-Reed, Council Member	<u>Yes</u>

There being no further discussion, the motion to adopt the Consent Agenda passed unanimously by roll call vote of those members present and the council president declared the same passed and adopted.

PUBLIC HEARING(S)

Councilmember Coram moved to recess the city council meeting to hold a public hearing for which proper notice had been given. The motion was seconded by Councilmember Lanier-Reed and approved unanimously by voice vote of those members present. The council meeting recessed at 7:03 p.m.

Council President Mercer explained the purpose of the public hearing is to consider a request by OG Puff (Ammar Alsabahi) for a conditional use permit for a CBD, vape, alternative health and wellness, tobacco and exotic snacks store at 2271 Pelham Parkway, Pelham, AL 35124 (former Cahaba Cycle location).

Council President Mercer announced the public hearing was in session regarding the request for a conditional use permit by OG Puff located at 2271 Pelham Parkway, Pelham, Alabama. He stated the city council would now hear comments both for and against the request.

Director of Development Services & Public Works Andre` Bittas gave an overview of the request. He said the rezoning is consistent with the surrounding property and the conditional use permit request was approved by the Pelham Planning Commission. He stated the property is properly zoned B-2 for this type of business but requires city council approval.

Speaking in favor of the conditional use permit request:

- 1. Ahmed Alsabahi, 6129 Russet Meadows Circle, Hoover, Alabama 35244, business partner with Ammar Alsabahi, spoke in favor of the conditional use permit.

Speaking against the conditional use permit request:

- No member of the public spoke against the conditional use permit.

Council President Mercer stated the public hearing to consider conditional use permit request has now concluded.

Council President Mercer called the November 20, 2023 City Council Meeting back to order at 7:07 p.m.

MAYOR'S REPORT/COMMENTS – None

PROCLAMATION(S) AND RESOLUTION(S) BY THE MAYOR AND OTHERS

Aveana Hospice Executive Director Leigh Rudder and Melanie Rehovsky, Administrative Services, were unable to attend tonight's council meeting to accept the proclamation. The mayor's proclamation will be delivered to Aveana Hospice.

REPORT OF THE CITY MANAGER

- Stone & Sons has repaired all the electric utility pole connections for the city's new Christmas decorations.
- City Staff will be decorating City Hall after Thanksgiving for the Christmas season.
- Thanked the city council for providing an "opt out" stipend for employee health insurance which saved the city \$128,000.00.
- The implementation of the utility billing module has been temporarily paused.
- Thanked Parks & Recreation Director Brian Cooper and staff at the Senior Center for providing additional trips and programing this year.

REPORT OF THE CITY ATTORNEY – None

REQUEST(S) TO ADDRESS THE COUNCIL

Darius Foster, Chairman, Pelham Commercial Development Authority, addressed the city council. Mr. Foster updated the city council on the current and future activities and plans of the Pelham Commercial Development Authority.

Those updates included:

1. Operations, Policies and Governance
2. Professional Development
3. Programs
4. Partnerships
5. Properties
6. Website and Marketing Material

The city council thanked Chairman Foster for his leadership and the members of the Pelham Commercial Development Authority.

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS – None

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS – None

PUBLIC COMMENTS

Public comments are limited to three (3) minutes per speaker. Individuals wishing to address the City Council may, after being recognized, approach the podium, and state their name and physical address prior to making their comments in a respectful manner.

There were no public comments.

CITY COUNCIL COMMENTS

Councilmember Coram noted having attended the Senior Center luncheon last week. He thanked God for blessing our city.

Councilmember Leverett stated our city has outstanding facilities. He specifically thanked Racquet Club Director Chaney Mills and her staff.

Councilmember Wash echoed the comments of his fellow councilmembers. He said we live in the greatest country on earth. He stated the citizens and employees of the city make Pelham great.

Councilmember Lanier-Reed echoed the comments of her fellow councilmembers.

Council President Mercer thanked Live Church for providing lunch for the city's first responders last week. He stated everyone is excited about the new Christmas decorations throughout the city. He encouraged Pelham to support our small businesses on Saturday, November 25, 2023.

PUBLIC ANNOUNCEMENTS

1. City offices will be closed Thursday and Friday, November 23rd and 24th for the Thanksgiving Holidays.
2. A public hearing will be held on Monday, December 4, 2023 at 7:00 p.m. in the Council Chambers at Pelham City Hall to consider **Ordinance No. 135-259**, an amendment to the zone district boundaries of the City of Pelham changing the present zoning M-1 (Light Industrial District) to R-T (Residential Townhome) for property located west of Pelham Parkway and north of the former Walmart site consisting of 9.61 +/- acres.

Parcel I.Ds.: 13 7 25 2 001 007.011, 13 7 25 2 001 007.010 and 13 7 25 001 007.000

Applicant: Sohil Lalani

Owners: Holland Real Estate Company, LLC

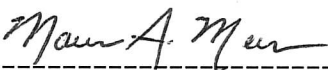
ADJOURNMENT

With no other business before the city council, Councilmember Coram moved to adjourn the council meeting and Councilmember Leverett seconded the motion. By voice vote the motion passed unanimously by those members present and the meeting was adjourned at 7:32 p.m.

Respectfully submitted this 20th day of November 2023.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

