



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
December 18, 2023 – 5:00 p.m.

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

Members of the Pelham City Council met on Monday, December 18, 2023 at 5:00 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 5:00 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember David Coram
Councilmember Chad Leverett
Councilmember Rick Wash
Councilmember Mildred Lanier-Reed
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 December 4, 2023 Regular Work Session Minutes.

The motion was seconded by Councilmember Leverett. There being no further discussion, the council president announced the motion passed by a unanimous voice vote of those members present.

is \$12.12 per square foot for a total sale price of \$665,000.00. The agreement includes \$25,000.00 in earnest money with a 120-day inspection period. Mr. Simon had stated the Letter of Intent is the first step in finalizing the purchase agreement.

Review of December 18, 2023 City Council Agenda

Council President Mercer reviewed the December 18, 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 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 December 18, 2023 City Council Agenda
2. Approval of the December 4, 2023 Regular Council Meeting Minutes
3. **Resolution 2023-12-18-01** for consideration to enter into agreements with American Specialty Health Fitness, Inc. (Silver and Fit) and OptumHealth Care Solutions, LLC (Fitness Passport) to enhance the Recreation Center's programs for senior adults.

There were no questions or comments from the city council.

4. **Resolution 2023-12-18-02** for consideration to enter into a proposed agreement with CSpire Business to begin work on co-location of data center hardware for the City of Pelham. This expense was budgeted in FY2024.

There were no questions or comments from the city council.

F. Public Hearing(s)

1. To consider a Development Agreement between HCI Pelham Central, LLC and the City of Pelham.

There were no questions or comments from the city council.

2. To consider Ordinance No. 418-02, regarding potential revisions to the Pelham Arts & Entertainment District Boundaries

There were no questions or comments from the city council.

G. Mayor's Report/Comments

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

- I. Report of the City Manager
- J. Report of the City Attorney – None
- K. Request(s) to Address the Council
 - 1. Maddie Rasco, Following Faith, LLC
 - 2. Bill Blank, American Legion, Matthew Blount Post No. 555
- L. Old Business / Resolutions / Ordinances / Orders and Other Business

- 1. **Resolution 2023-12-04-06** for consideration to approve a Letter of Intent to purchase a portion of Lot No. 2 in The Grande Vista Commercial Sub-Division pursuant to Section § 11-47-20, Code of Alabama 1975, as amended, containing 1.26 acres (+/-) of real estate and identified as parcel 13 6 24 1 001 020.001 and recorded in Map Book 56, Page 84 in the office of the Judge of Probate, Shelby County, Alabama to Jack's Family Restaurant, LP or its assigns.

There were no questions or comments from the city council.

- 2. **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 9.42 +/- acres. First Reading was on December 4, 2023.

There were no questions or comments from the city council.

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

- 1. **Resolution 2023-12-18-03** for consideration to declare a six-month moratorium on the issuance of new business licenses for certain business types in the City of Pelham.

City Manager Gretchen DiFante noted for the record expansion of existing businesses has been added to Resolution 2023-12-18-03 for city council consideration.

- 2. **Resolution 2023-12-18-04** for consideration to appoint the city council representative to the Pelham Personnel Board.

A motion was made by Councilmember Leverett to forward the name of Martina Winston to the city council for consideration as the council's appointment to the Pelham Personnel Board. Said motion was seconded by Councilmember Wash.

There being no further discussion, the motion to recommend Martina Winston's appointment to the Pelham Personnel Board passed unanimously by voice vote of those members present and the council president declared the same passed and adopted.

- 3. **Resolution 2023-12-18-05** for consideration to approve a Development Agreement between HCI Pelham Central, LLC and the City of Pelham.

There were no questions or comments from the city council.

4. **Resolution 2023-12-18-06** for consideration to authorize the submission of sub applications for the Federal Emergency Management Agency's Flood Mitigation Grant Program

There were no questions or comments from the city council.

5. **Ordinance No. 418-02** amending Chapter 11, Article VIII by deleting Section 11-164 in its entirety, which established the Pelham Arts and Entertainment District, and replacing it with a new Section 11-164 in the Code of Ordinances of the City of Pelham. First Reading.

There were no questions or comments from the city council.

6. **Ordinance No. 515** for consideration to annex into the corporate limits of the City of Pelham one (1) acre (+/-) of real property owned by Jerri C. Corn, located at 59 Homestead Trail, Pelham, Alabama 35124. First Reading.

There were no questions or comments from the city council.

(End of the December 18, 2023 Agenda Review)

New Business – Continued

City Attorney Josh Arnold and City Manager Gretchen DiFante explained the issue with Poppa G's, located at Campus No. 124, having obtained a certificate of occupancy (CO). He stated the CO obtained from Schrimsher Properties was made in error. He said Schrimsher Properties does not have the authority to issue a CO on behalf of the city. Mr. Arnold said the CO was used to obtain a business license from the city. He stated the city will revoke the issued business license and refund the fee. He further stated this will allow Poppa G's to obtain the permits and documents necessary to obtain a proper business license from the city.

Adjournment

A motion to adjourn the work session was made by Councilmember Coram and seconded by Councilmember Lanier-Reed. 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 December 2023.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

