



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
January 8, 2024 – 4:00 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, January 8, 2024 at 4:00 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 4:06 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 18, 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.

Executive Session

Council President Mercer stated for the record the purpose of the Executive Session is to discuss the general reputation and character, physical condition, professional competence, or mental health of individuals, or, subject to the limitations set out herein, to discuss the job performance of certain public employees under Section 36-25A-7(1)(a), 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(1)(a) Code of Alabama 1975, as amended.

A motion was made by Councilmember Wash to enter an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Coram. 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>
Chad Leverett, Council Member	<u>Yes</u>
Rick Wash, Council Member	<u>Yes</u>
Mildred Lanier-Reed, Council Member	<u>Yes</u>

Council President Mercer asked the members of the city council, Mayor Waters, City Manager Gretchen DiFante, City Attorney Josh Arnold, Finance Director Jamie Wagner, Police Chief Brent Sugg, Human Resources Director Tracy Hill, IT Director Chuck Crocker, 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 30 minutes. The city council went into Executive Session at 4:08 p.m.

Councilmember Coram moved to adjourn the Executive Session. Said motion was seconded by Councilmember Leverett. The motion passed unanimously by voice vote of those members present and the Executive Session was adjourned at 5:10 p.m.

Council President Mercer called the work session back to order at 5:10 p.m.

The consensus of the city council is to schedule an Executive Session on January 22, 2024.

Old Business

1. Discussion – Date and Time for Library Board Interviews

It was the consensus of the city council to schedule the three interviews for Monday, February 5, 2024 beginning at 4:30 p.m.

2. Discussion – Oak Mountain Trail Properties (The Grande Vista Commercial Sub-Division)

Economic Development Director Michael Simon and Real Estate Broker Mark Dinan addressed the city council regarding efforts to attract commercial interest in the Oak Mountain Trail properties. Mr. Simon

noted the available commercial areas along Alabama Highway 119 and the Alabaster Promenade. Mr. Dinan explained the various types of marketing he has used to advertise the site. He stated some of the advantages and limitations of the site. Mr. Dinan said Tractor Supply and Jack's were a good fit for the property. City Manager DiFante suggested scheduling a special meeting to discuss this topic. Council President Mercer asked City Manager DiFante to poll the city council regarding an available date for a special work session to discuss the Oak Mountain Trail Properties (The Grande Vista Commercial Sub-Division).

New Business

1. Discussion – Deannexation request by Robert E. Langston, Robert E. Langston & Associates Insurance, Inc., for property located along Cahaba Valley Road and across from Oak Mountain Elementary School and Oak Mountain Middle School.

Director of Development Services & Public Works Andre` Bittas described the location of the proposed deannexation. He said the city has no objections to the request. Councilmember Wash recalled the city deannexed several sub-divisions along Highway 119 about three years ago. Real Estate Broker Mark Dinan introduced Jianli Zhao, the proposed purchaser, and the property owner Robert E. Langston, Robert E. Langston & Associates Insurance, Inc. He stated Mr. Langston desires to deannex the property from the City of Pelham into unincorporated Shelby County. It was the consensus of the city council to move forward with the deannexation request of Mr. Langston. The city council requested the city clerk/treasurer prepare an ordinance for the January 22, 2024 council meeting and contact Shelby County Probate Judge Boyd's office regarding her calendar for a deannexation hearing.

2. Discussion – Flood Plain Ordinance revisions

Director of Development Services & Public Works Andre` Bittas discussed specific recommendations for revisions to the city's flood plain Ordinance No. 070-05. Mr. Bittas stated city staff have reviewed proposed changes to the current ordinance. He stated the ordinance must be in place by February 11, 2024. The city council asked Mr. Bittas to bring a draft ordinance for consideration to the January 22, 2024 council meeting.

Review of January 8, 2024 City Council Agenda

Council President Mercer reviewed the January 8, 2024 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 January 8, 2024 City Council Agenda
2. Approval of the December 18, 2023 Regular Council Meeting Minutes

3. **Resolution 2024-01-08-01** for consideration to approve the FY2023 Carry-Forward Capital Project Funding

There were no comments or questions from the city council.

4. **Resolution 2024-01-08-02** for consideration to approve a quote from Central Alabama Asphalt & Construction Co., Inc. for road ditch maintenance and re-grading of the Ballantrae Water Tank Access Road. This project was budgeted in FY2024.

Director of Development Services & Public Works Andre` Bittas noted the quote from Central Alabama Asphalt & Construction Co., Inc. is for road ditch maintenance and re-grading of the Ballantrae Water Tank Access Road. He stated the project was budgeted in FY2024.

There were no comments or questions from the city council.

5. **Resolution 2024-01-08-03** for consideration to accept the most responsive and responsible bid from Southern Directional, Inc. and issue the Notice of Award for the King Valley Water Main Replacement Project – Phase 2. This project was budgeted in FY2024.

Director of Development Services & Public Works Andre` Bittas stated this is Phase 2 of the King Valley Water Replacement Project. He stated the project was budgeted in FY2024 and is a part of the five-year plan.

There were no comments or questions from the city council.

6. **Resolution 2024-01-08-04** for consideration to approve a professional services contract with Spectrum Industrial Services, Inc. to provide inspection services for sanitary sewer CCTV and cleaning for Lift Stations J, T, Business Center, and BB drainage basins. This project was budgeted in FY2024.

Director of Development Services & Public Works Andre` Bittas stated the inspection of the city's sanitary sewer system is an ongoing project. He further stated the project was budgeted in FY2024.

There were no comments or questions from the city council.

7. **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. The First Reading was on December 18, 2023.

Director of Development Services & Public Works Andre` Bittas stated Ms. Corn is requesting to be annexed into the city. He further stated the first reading of the ordinance was on December 18, 2023.

There were no comments or questions from the city council.

F. Public Hearing(s) – None

G. Mayor's Report/Comments – None

H. Proclamation(s) by the Mayor and Others

1. Declaring January 2024 as National Human Trafficking Awareness Month in Pelham, Alabama

I. Report of the City Manager – None

J. Report of the City Attorney – None

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 the January 8, 2024 Agenda Review)

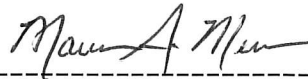
Adjournment

A motion to adjourn the work session was made by Councilmember Coram and seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present and the work session was adjourned at 5:43 p.m.

Respectfully submitted this 8th day of January 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

