



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
April 15, 2024 – 4:45 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, April 15, 2024 at 4:45 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 4:45 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 Michael Harris, Jr.
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 1, 2024 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 consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property under Section 36-25A (6) and the legal ramifications of and legal options for pending litigation, controversies not yet being litigated, but imminently likely to be litigated if the governmental body pursues a proposed course of action under section 36-25A-7(3)(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 (6) and Section 36-25A-7(3) (a) Code of Alabama 1975, as amended.

A motion was made by Councilmember Coram to enter an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Harris. 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>
Michael Harris, Jr., 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, Director of Development Services & Public Works Andre` Bittas, Director of Economic Development Michael Simon, Police Chief Brent Sugg, Captain Joey Pitts, Fire Chief Mike Reid, Finance Director Jamie Wagner, Fire Marshal Wes Greene, Building Inspector Levis Peters, 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 60 minutes. The city council went into Executive Session at 4:49 p.m.

Councilmember Coram moved to adjourn the Executive Session. Said motion was seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present and the Executive Session was adjourned at 6:28 p.m.

Council President Mercer called the work session back to order at 6:29 p.m.

Old Business

1. Discussion – Appointment to the Pelham Board of Education Place No. 1

Council President Mercer noted the quality of candidates for the Pelham Board of Education appointment. He announced candidate Bob O'Neil received the most support in the city council evaluations for Pelham Board of Education Place No. 1. A motion was made by Councilmember Wash to recommend the reappointment of Bob O'Neil to Place No. 1 with the term of office beginning June 1, 2024. Said motion was seconded by Councilmember Harris. There be no further discussion the motion passed by a unanimous

voice vote of those council members present. City Clerk/Treasurer Tom Seale noted Mr. O'Neil's name will be added to Resolution 2024-04-15-01 for consideration for appointment to the Pelham Board of Education, Place No. 1.

New Business

1. Discussion – Cooperative District License Fee Boundaries

Director of Economic Development Michael Simon and City Manager Gretchen DiFante discussed expanding the cooperative district to include the Pelham Civic Complex & Ice Arena. Mr. Simon stated the one percent tax is collected throughout the district. Finance Director Jamie Wagner explained the tracking of the tax and how it must be used for the benefit of the cooperative district.

2. Discussion – Hotel Feasibility and Market Study

Director of Economic Development Michael Simon requested city council approval for a hotel feasibility study at three locations in the city. Those locations are Oak Mountain Trail, The Canopy, and the Barber property located at US Highway 31 and Alabama Highway 119. Mr. Simon mentioned the possibility of securing grant funding for 70% of the feasibility study.

City Manager DiFante noted discussions between the city, Shelby County, and other partners regarding a hotel feasibility study. There was discussion among the city council to remove Resolution 2024-04-15-06 from tonight's agenda based on information provided by the city manager.

Review of April 15, 2024 City Council Agenda

Council President Mercer reviewed the April 15, 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 April 15, 2024 City Council Agenda
2. Approval of the April 1, 2024 Regular Council Meeting Minutes
3. **Resolution 2024-04-15-01** for consideration to appoint a citizen to the Pelham Board of Education, Place 1, with the term of office ending June 2029.

Council President Mercer noted the city council agreed during tonight's work session to nominate Bob O'Neil for consideration for an appointment to the Pelham Board of Education, Place No. 1.

There were no questions or comments from the city council.

4. **Resolution 2024-04-15-02** for consideration to approve a public works project with Gillespie Construction, LLC for labor and materials for sidewalk repairs and replacement in the Beaver Creek neighborhood. This project is budgeted in FY2024.

Director of Development Services & Public Works Andre` Bittas stated following a survey of the Beaver Creek neighborhood, several areas requiring sidewalk maintenance and replacement were observed. He said the repair project is budgeted in FY2024.

5. **Resolution 2024-04-15-03** for consideration to approve the lone bid from Temple J Electric, LLC for traffic signal detection upgrades at 10 sites within the City of Pelham. This project is budgeted in FY2024.

Director of Development Services & Public Works Andre` Bittas stated the request is to add camera detection systems in 10 locations in the city. He stated the upgraded locations will be along Alabama Highway 119 from I-65 to U.S. Highway 31 and U.S. Highway 31 from Old Montgomery Highway to Industrial Drive. He said the project is budgeted in FY2024.

6. **Resolution 2024-04-15-04** for consideration to approve an agreement with Alabama Power Company to convert 87 city-owned streetlights at signalized intersections to LEDs. This project is budgeted in FY2024.

Director of Development Services & Public Works Andre` Bittas stated the city is moving forward converting streetlights to LEDs at specific traffic intersections in the city. He noted the upgrades will affect only the permanent light poles at these intersections and not the wooden poles which will be replaced as a part of the U.S. Highway 31 relighting project. He said the upgrades will significantly improve lighting at these intersections.

7. **Resolution 2024-04-15-05** for consideration to enter into an extension agreement with Mark Dinan, Broker, for the sole and exclusive right to sell, trade, convey, or exchange city owned properties located at Oak Mountain Trail (Shelby County Highways 52E and 35).

There were no questions from the city council.

8. **Resolution 2024-04-15-06** for consideration to enter into an agreement with Cushman & Wakefield of Georgia, LLC to conduct a "Hotel Feasibility and Market Study" for the City of Pelham. This project is budgeted in FY2024.

A motion was made by Councilmember Coram to remove Resolution 2024-04-15-06 from the April 15, 2024 city council agenda. Said motion was seconded by Councilmember Wash. There being no further discussion, the motion to remove Resolution 2024-04-15-06 from the April 15, 2024 city council agenda passed unanimously by voice vote of those members present and the council president declared the same passed.

9. **Resolution 2024-04-15-07** for consideration to enter a public works contract with Rast Construction, Inc. for the purchase and installation of two (2) fire hydrants along Ballantrae Club Drive. This project is budgeted in FY2024.

Fire Chief Mike Reid stated the request is from the fire department. He noted there is a portion of Ballantrae Club Drive where fire hydrant separation is more than 1,000 feet. He said the additional fire hydrants will improve fire protection in the area.

F. Public Hearing(s) – None

G. Mayor's Report/Comments

H. Proclamation(s) by the Mayor and Others

1. Declaring April 2024 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 2024-04-15-08** for consideration of an ABC license application for a 140 Special Events Retail - Liquor License for applicant Event Concessions, Inc. operating under the trade name Xterra located at 200 Terrace Drive, Pelham, Alabama 32124.

City Manager Gretchen DiFante stated this is for the annual Xterra event which is held at Oak Mountain State Park each May. She stated city staff recommends approval of the ABC application request.

(End of the April 15, 2024 Agenda Review)

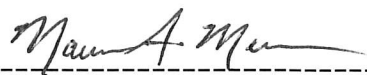
Adjournment

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 6:50 p.m.

Respectfully submitted this 15th day of April 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

