



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall

Council Chambers

June 17, 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, June 17, 2024 at 4:00 p.m. The regular work session was held in the Council Chambers 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 4:00 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 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: Shelby County Reporter

Others Present: City department heads, city employees, and members of the public.

Approval of Minutes

A motion was made by Councilmember Wash to approve the June 3, 2024 Regular Work Session Minutes.

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

Interviews – Pelham Parks & Recreation Advisory Board, Place No. 7

The following residents were interviewed for the Pelham Parks & Recreation Advisory Board, Place No. 7.

- Daniela Deluca
- Ashlyn Kortman
- Michael Ingram
- Pam Crawford

Request to Address the City Council

1. Maribeth Bowman, Program Director, and Shaun Styers, Board Member and Chief Juvenile Probation officer, The Shelby County Children's Advocacy Center, Inc. – Owens House

Ms. Bowman and Mr. Styers addressed the city council and gave a PowerPoint presentation on The Shelby County Children's Advocacy Center, Inc. – Owens House programs and successes.

Old Business

1. Discussion – Edgar's Bakery and Café Tax Abatement and Incentive Agreement

Director of Economic Development Michael Simon led the discussion regarding Edgar's Bakery and Café Tax Abatement Agreement. He stated a summary of the abatement and incentive agreement is included in tonight's council packet. Mr. Simon reviewed the proposals under discussion. He said the total expansion project is more than \$5.5 million. He noted the Alabama Abatement Program is a great program and will save Edgar's Bakery and Café hundreds of thousand of dollars. He said Edgar's project will add approximately 30 new employees over three years. The city council asked Mr. Simon to move forward with preparing the abatement and incentive agreement for consideration at the July 1, 2024 council meeting.

New Business

1. Presentation – Pelham Parks & Recreation Connectivity Master Plan

Parks & Recreation Director Brian Cooper introduced Lea Ann MacKnally, with MacKnally Land Design. Ms. MacKnally presented the Pelham Parks & Recreation's Connectivity Master Plan to the city council and public for review and comments.

2. Discussion – FY2025 Budget Workshops – Set Dates and Times

City Manager Gretchen DiFante discussed proposed dates for the city council's FY2025 budget workshops. It was the consensus of the city council to set August 14, 15, 20, 21, and 22 as the dates for the city council's work sessions to discuss the FY2025 budget.

A motion was made by Councilmember Coram to appoint Council President Mercer and Councilmember Leverett to the FY2025 Finance Committee. The motion was seconded by Councilmember Harris. There being no further comments the motion passed unanimously by voice vote of those councilmembers present.

Council President Mercer reviewed the June 17, 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 June 17, 2024 City Council Agenda
2. Approval of the June 3, 2024 Regular Council Meeting Minutes and the June 12, 2024 Special City Council Meeting Minutes
3. **Resolution 2024-06-17-01** for consideration to approve a contract for the purchase of two (2) fire apparatus for the Pelham Fire Department from Emergency Equipment Professionals, Inc. through the Houston-Galveston Area Council Cooperative Purchasing Program.

City Manager Gretchen DiFante stated the original idea was to purchase a new quint for the FY2028 fiscal year. She said a quint typically has a lifespan of about 10 years. She further stated a ladder truck is expected to be in service 20 years and a pumper truck 15 years. City Manager DiFante noted the savings in purchasing a pumper fire truck and a ladder truck versus a quint. She explained the financing and purchasing options and suggested payment be made upon delivery and not take the discount option on paying upon placing the orders. She further explained the build and delivery time is approximately 40 months. Fire Chief Mike Reid reviewed the need and purpose of purchasing a pumper fire truck and a ladder truck. He explained the Fire Department is making every effort to extend the life of the quint. He stated several price increases from the manufacturer (Pierce) are expected in the coming months. Mayor Waters spoke in support of the Fire Department vehicle purchases.

4. **Resolution 2024-06-17-02** for consideration to transfer unassigned fund balances to the city's Committed Reserve Funds for the purchase of two fire apparatus for the Pelham Fire Department.

City Manager DiFante and Finance Director Jamie Wagner stated Resolution 2024-06-17-02, if approved, is to place a portion (\$2,000,000.00) of the \$2,820,220.00 purchase price for the pumper fire truck and ladder truck into a committed reserve fund to be available upon delivery of the vehicles in approximately 40 months. Mrs. Wagner said committing the purchase funds makes the accounting function cleaner.

5. **Resolution 2024-06-17-03** for consideration of an emergency purchase to replace the back-up generator at Pelham Fire Station No. 5.

Fire Chief Reid explained the need to replace the back-up generator at Pelham Fire Station No. 5 due to its recent failure. City Manager DiFante explained the mayor approved the emergency purchase of the generator which requires bringing a resolution for consideration to the next city council meeting.

6. **Resolution 2024-06-17-04** for consideration to approve the purchase of two (2) pre-owned mowers for Ballantrae Golf Club and to amend the FY2024 Operating Budget.

Ballantrae Golf Club General Manager Hal Brown stated the request is to purchase two mowers versus leasing, which has been done in the past. He stated the interest rate on the lease agreement (9.21%) was quite high and by amending the FY2024 Ballantrae budget the mowers could be purchased, saving the city a significant amount of money.

7. **Resolution 2024-06-17-05** for consideration to declare certain personal property (Public Works Department vehicles, metal chairs and digital information sign) of the City of Pelham, which are no longer needed for public or municipal purposes, as surplus.

Director of Development Services & Public Works Andre` Bittas explained the items under consideration to be declared surplus are no longer needed by the city.

8. **Resolution 2024-06-17-06** for consideration to approve to renew a master contract with Alabama Power Company for public safety services. This expense was budgeted in FY2024.

Police Chief Sugg explained Resolution 2024-06-17-06 is a request to renew a master contract with Alabama Power Company for 24-months, with an automatic renewal option for an additional 24-months, for the lease and maintenance of 25 Flock license plate reader cameras. He stated the renewal contains a significant increase in the monthly lease agreement. He noted the cameras are a tremendous asset to the Police Department. Chief Sugg recommended approval of Resolution 2024-06-17-06.

F. Public Hearing(s) – None

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

K. Request(s) to Address the Council – None

L. Old Business / Resolutions / Ordinances / Orders and Other Business

1. **Ordinance No. 135-261**, to amend the zone district boundaries of the City of Pelham changing the present zoning O-I (Office and Institutional District) to E-1 (Estate Residential District) for property located along the east side of Bearden Road, across from Pelham High School. Owner: Joey White and Shannon White. The Public Hearing and First Reading was on June 3, 2024.

There were no questions or comments from the city council.

2. **Ordinance No. 135-262**, revisions to the Code of Ordinances, City of Pelham, Appendix A, Article XV, Section 14, and Section 16 regarding additional regulations for vape shops and CBD stores in B-2 (General Business District) zones. The Public Hearing and First Reading was on June 3, 2024.

There were no questions or comments from the city council.

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

1. **Resolution 2024-06-17-07** for consideration of an ABC license application for a 040 Retail Beer (on or off premises) and a 060 Retail Table Wine (on or off premises) licenses for applicant Valhalla Board Game Café, LLC located at 2408 Pelham Parkway, Suite 400, Pelham, Alabama 35124 operating under the trade name Valhalla Board Game Café.

Police Chief Brent Sugg stated the ABC application has been reviewed by each city department.

Valhalla Board Game Café owners Nick Hammett and Adam Valentine addressed the city council. Mr. Valentine explained the staff would undergo additional training regarding the Responsible Vendor Program. Mr. Hammett reviewed the menu items available at Valhalla Board Game Café.

There were no questions or comments from the city council.

(End of the June 17, 2024 Agenda Review)

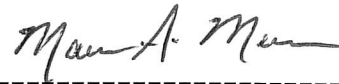
Adjournment

A motion to adjourn the work session was made by Councilmember Coram and seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present and the work session was adjourned at 6:19 p.m.

Respectfully submitted this 17th day of June 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

