



CITY COUNCIL MEETING MINUTES

Pelham City Hall
Council Chambers
August 5, 2024 – 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: August 5, 2024
Time: 7:00 p.m.
Place: Pelham City Hall – Council Chambers
Present: President of the Council Maurice Mercer
Councilmember David Coram
Councilmember Chad Leverett
Councilmember Rick Wash
Councilmember Michael Harris, Jr.
Mayor Gary Waters

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Council President Mercer called the meeting to order at 7:05 p.m. Councilmember Wash led the invocation. The Pledge of Allegiance was led by Councilmember Harris.

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 on the agenda at the discretion of the presiding officer and City Council.

1. Approval of the August 5, 2024 City Council Agenda
2. Approval of the July 15, 2024 Regular City Council Meeting Minutes
3. **Resolution 2024-08-05-01** for consideration to approve a night shift compensation stipend for officers of the Pelham Police Department.
4. **Resolution 2024-08-05-02** for consideration to approve internal guidelines for part-time, non-classified employees, regarding cost-of-living adjustments (COLAs).
5. **Resolution 2024-08-05-03** for consideration to accept a grant award from the State of Alabama through the Alabama Department of Tourism for the Pelham Parks & Recreation special event programs.
6. **Resolution 2024-08-05-04** for consideration to approve a four-year hardware service agreement with Panasonic Corporation North America to provide Panasonic Toughbook computers for the Pelham Police Department. This project was budgeted in FY2024.

7. **Resolution 2024-08-05-05** for consideration to declare certain personal property (Public Works/Water/Sewer Departments Vehicles and Equipment) of the City of Pelham, which are no longer needed for public or municipal purposes, as surplus.
8. **Resolution 2024-08-05-06** for consideration to approve a final summary change order for the Ballantrae Back-Up Water Supply Project. This project was budgeted in FY2024.
9. **Resolution 2024-08-05-07** for consideration to approve a final summary change order for the Shelby County Highway No. 11 PVC Water Main Replacement Project. This project was budgeted in FY2024.
10. **Resolution 2024-08-05-08** for consideration to approve a public works contract with Summit Waterproofing, Inc. to replace the insulation and coatings on the roof of the Pelham Civic Complex & Ice Arena, Option No. 2. This project was budgeted in FY2024.
11. **Resolution 2024-08-05-09** for consideration to approve a contract for the lowest and most responsive quote from Spectrum Industrial Services, Inc. to aid in the water service line material inventory per Alabama Department of Environmental Management (ADEM) guidelines and to amend the Pelham Water Department's FY2024 operational budget.

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 Harris 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>
Michael Harris, Jr., 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 President of the Council declared the same passed and adopted.

PUBLIC HEARING(S)

Councilmember Wash 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 Harris and approved unanimously by voice vote of those members present. The council meeting recessed at 7:06 p.m.

Council President Mercer explained the purpose of the public hearing is to consider Ordinance No. 256-01.

Council President Mercer announced the public hearing was in session regarding the request to consider Ordinance No. 256-01.

City Manager Gretchen DiFante gave an overview of proposed Ordinance No. 256-01.

Council President Mercer stated the city council would now hear comments both for and against the adoption of Ordinance No. 256-01.

Speaking in favor of the proposed Ordinance No. 256-01:

- Anna Catherine Roberson, Relationship Manager with Alabama Power Company, spoke in favor of adopting Ordinance No. 256-01.

Speaking against the proposed Ordinance No. 256-01:

- No member of the public spoke against Ordinance No. 256-01.

Council President Mercer stated the public hearing to consider Ordinance No. 256-01 has now concluded.

The August 5, 2024 council meeting was called back to order 7:08 p.m.

MAYOR'S REPORT/COMMENTS

Mayor Waters recognized Lucas Kalba, who served as an intern in the City Manager's Office this summer.

PROCLAMATION(S) AND RESOLUTION(S) BY THE MAYOR AND OTHERS – None

REPORT OF THE CITY MANAGER

City Manager Gretchen DiFante stated she and Mayor Waters spoke at the Pelham Board of Education's 10th anniversary celebration this morning.

The following list of the city's accomplishments over the past ten years was reviewed by the City Manager.

- The city built a library, recreation center, sand volleyball courts, pavilions, outdoor basketball court, splash pad, new playground, greenway trail, and new Fire Station No 3.
- We have invested \$12 million in capital improvements and an expansion at the Pelham Civic Complex & Ice Arena and became home to the Southern Professional Hockey League's Birmingham Bulls.
- Millions have also been invested in Ballantrae Golf Club and the Pelham Racquet Club including renovations at both locations. In addition, we saw significant renovations at Pelham City Hall and Fire Station 2 and renovations at Fire Station 4 and the Pelham Park Tennis Facility.
- We have tripled the number of sports offered in Parks and Recreation with varying levels of play in many of the sports. We introduced 48 new events and/or programs in Park and Recreation and the Senior Center.
- We have seen just under \$8 million spent on repaving existing streets and replaced nearly half of our water system infrastructure.
- We completed a comprehensive plan bringing vision and goals to our short and long-term land use.
- We merged five departments into one to bring consistency and efficiency to inspections, permitting, and engineering. We implemented holistic pre-project evaluation meetings to improve communication and increase efficiency with staff time and construction expenses. Our businesses have mentioned this as one of the most improved areas of customer service. However, the proof is in the pudding, and a developer new to the city who spent \$50 million on one development has just begun its second multi-million-dollar development in our city. A highly respected residential homebuilder, after building one subdivision in Pelham, is currently building his third and planning a fourth.
- We hired the city's first-ever zoning administrator and inspector who focus solely on zoning violations and adherence to the city's ordinances. We saw the city's first cases in court for zoning and nuisance violations.
- We also hired the city's first director of economic development who has led the creation of the entertainment district as well as managed the negotiations of development agreements with those requiring incentives to develop in Pelham.
- Over the past 10 years, we have seen \$85 million invested in three major development projects alone.
- We re-wrote the outdated Civil Service Act (CSA) and championed state legislation that would allow for the redevelopment of single business structures in redevelopment areas.

- We received the largest Federal Railroad Administration grant in the country and received approval for Alabama Highway 261 improvements which had been talked about for 15 years but never had funding. About forty properties had to be acquired and less than 20 were still in condemnation in May.
- The next phase of the Greenway Trail has all property acquired with bidding this fall.
- We consolidated vehicle maintenance operations resulting in an annual savings of \$200,000 while reducing time for vehicle repairs.
- We have implemented the entire financial and asset management suites of an enterprise resource planning software system and changed our form of accounting. We are completing implementation of permitting and licensing.
- We joined seven cities to form the Cahaba Solid Waste Authority allowing us to reach out beyond the lowest bid to find a solid waste vendor. Like every city across the country, we continue to deal with solid waste challenges and are better prepared as part of an authority.
- We implemented a new brand and messaging, moving all our messages under the same umbrella and creating a consistent message leading to the Pelham brand awareness. We have increased our communications to include a monthly e-newsletter, employee newsletter, additional social media platforms, paid television advertising, and social media advertising as well as our new app. We are communicating with our various publics in more ways than ever before.
- Public safety is utilizing the Flock systems with license plate readers and video recorders, we have apprehended dozens of criminals. Many of those have committed crimes in multiple cities in Alabama and other states and technology has alerted us to their presence in our city, allowing us to make arrests that stand up in court and help make the city, state and region a safer place.
- Technology in firefighting allows us to identify potentially dangerous accumulations of various substances and locate persons in any number of conditions including in the dark, under water and in burning buildings.
- As we prepare to bring on emergency transport, our paramedics are carrying blood, conducting pre-hospital ultrasound and perform rapid sequence intubation, make us the number one critical paramedic service in the state and our CPR resuscitation rate is at 54% while the national average is at 24.9%.
- We went to the market in 2021 and saw Standard and Poor re-affirm the City's AAA credit rating.
- We created reserve funds committed to park and recreation, information technology, vehicle purchases, emergency building funds and city emergency purchases which have helped us move from a culture of spend-what-we-have-left-over from operations to a culture of capital planning and fiscal responsibility.
- The city's careful and strategic management of its water and sewer systems has continued over the past decade and staff presented a plan to automatically update rates based on the Consumer Price Index (CPI).
- We changed the way we recruited employees and our process for interviewing moving to behavioral-based interviewing which has helped us make better selections based on integrity and motivational fit.

City Manager DiFante thanked the mayor, city council, and staff for their commitment to the improvements in the City of Pelham.

City Manager DiFante recognized Lucas Kalba who served as an intern in her office this summer. Mr. Kalba addressed the city council and thanked each for the opportunity to have served.

Council President Mercer echoed the comments of City Manager DiFante regarding Lucas Kalba serving as an intern this summer.

REPORT OF THE CITY ATTORNEY – None

REQUEST(S) TO ADDRESS THE COUNCIL

Cinthia Saenz, Director of Community Engagement, Rivera Communications, addressed the city council regarding the 9th Annual Hispanic Independence Day Festival on Saturday, September 14, 2024.

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

- 1. **Ordinance No. 256-01** for consideration to approve the renewal of an electric franchise agreement with Alabama Power Company which shall continue until August 5, 2054. **SECOND READING**

Council President Mercer stated Ordinance 256-01 was introduced on July 15, 2024 as a First Reading for city council consideration.

Councilmember Leverett moved that all rules which would prevent the immediate consideration of Ordinance No. 256-01 be suspended and immediate consideration given. The motion was seconded by Councilmember Coram .

Council President Mercer asked the city clerk/treasurer for a roll call vote. The vote to suspend the rule for immediate consideration of Ordinance No. 256-01 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 announced the motion to suspend the rule for immediate consideration of Ordinance No. 256-01 passed by a unanimous roll call vote of those councilmembers present.

Councilmember Leverett moved to adopt Ordinance No. 256-01 as presented and Councilmember Coram seconded the motion. There being no further discussion, Council President Mercer asked the city clerk/treasurer for a roll call vote to adopt Ordinance No. 256-01.

The roll call vote 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>

There being no further discussion, the motion to adopt Ordinance No. 256-01 passed unanimously by roll call vote of those members present and the President of the Council declared the same passed and adopted.

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

- 1. **Resolution 2024-08-05-10** for consideration of an ABC License application(s) for a 160 – Special Retail – More Than 30 Days for applicant Partners Brothers and Friends, LLC operating under the trade name Poppa Gs Billiards located at 2408 Pelham Parkway, Suite 100, Pelham, Alabama 35124.

Councilmember Wash moved to approve and adopt Resolution 2024-08-05-10 and Councilmember Harris seconded the motion, granting an ABC license to Partners Brothers and Friends, LLC operating under the trade name Poppa Gs Billiards.

Chief Sugg stated the applicant is compliant with the city's ordinances. Council President Mercer stated they understand the Responsible Vendor Program and compliance requirements. Councilmember Leverett spoke in favor of adopting the Resolution.

There being no further discussion, the motion to adopt Resolution 2024-08-05-10 passed unanimously by voice vote of those members present and the President of the Council declared the same passed and adopted.

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.

- Tom Robinson, 572 Cahaba Manor Drive, Pelham, Alabama 35124, spoke in opposition to the city's sales tax increase last year. He requested the city freeze the budget for the next two years.

CITY COUNCIL COMMENTS

Councilmember Coram thanked the city council for allowing him to lead a group of 16 to Uganda in July. He gave a brief overview of his mission trip. He introduced a video of their experiences in Uganda.

Councilmember Leverett stated mission work is a good thing. He thanked Councilmember Coram. He addressed the public comments of Mr. Robinson and said he was open to discussions regarding an annual review of the sales tax. He noted the city's commitments to capital improvements in the coming years. He wished his brother a happy birthday.

Councilmember Wash thanked Mr. Robinson for his comments. He mentioned life is a series of choices and we are impacted by who we know and who we meet. He spoke about having the opportunity to work with Lucas Kalba this summer.

Councilmember Harris thanked City Manager DiFante for providing the list of the city accomplishments over the past 10 years. He thanked City Manager DiFante for her leadership.

Council President Mercer addressed the comments of Mr. Robinson. He said businesses are doing well in Pelham. He mentioned several capital projects which are funded from the sales tax increase. He thanked Councilmember Coram for his commitment to the mission trip to Uganda. He noted having attended the Pelham Board of Education's school year kickoff this morning. Council President Mercer mentioned having recently attended a grand opening for ATI's new location in Pelham.

PUBLIC ANNOUNCEMENTS

1. The Pelham City Council is accepting letters of interest and resumes through Wednesday, August 7, 2024 at 4:00 p.m. from those Pelham residents who would like to be considered for an appointment to one of the following municipal boards: Pelham Public Library Board, Pelham Parks & Recreation Advisory Board, Pelham Storm Water Board, Pelham Zoning Board of Adjustment and Appeal, or the Pelham Zoning Board of Adjustment.

The application is on the city's website at www.pelhamalabama.gov. The city clerk/treasurer will acknowledge receipt of the application by email.

2. The Pelham City Council will begin holding special work sessions to discuss the FY2025 operating and capital budgets in the Council Chambers at Pelham City Hall on the following dates and times.
 - Wednesday, August 14, 2024: 4:00 p.m. until 8:00 p.m.
 - Thursday, August 15, 2024: 5:00 p.m. until 8:00 p.m.
 - Tuesday, August 20, 2024: 5:00 p.m. until 8:00 p.m.
 - Wednesday, August 21, 2024: 5:00 p.m. until 8:00 p.m.
 - Thursday, August 22, 2024: 5:00 p.m. until 8:00 p.m.
3. Ballantrae Golf Club will be hosting a free putting clinic for women on Wednesday, August 14th beginning at 6:00 p.m. Food and drinks will be available for purchase.

4. Pelham City Schools, in conjunction with Ballantrae Golf Club, is offering a free learn-to-play golf event on Wednesday, August 28th from 5:00 p.m. until 7:00 p.m. for those interested in playing on the Pelham City Schools golf teams next year. For more information contact Jason Harchuck at jharchuck@pelhamcityschools.org or Zach Willard at zwillard@pelhamcityschools.org.

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 7:44 p.m.

Respectfully submitted this 5th day of August 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

