



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
October 21, 2024 – 5:30 p.m.

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

Members of the Pelham City Council met on Monday, October 21, 2024 at 5:30 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 5:30 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 Coram to approve the October 7, 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.

Executive Session

Council President Mercer stated for the record the purpose of the Executive Session is to discuss 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 pursuant to 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-7(3)(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>
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, Assistant City Manager Justin Smith, Police Chief Brent Sugg, Finance Director Jamie Wagner, Director of Economic Development Michael Simon, Communications and Branding Manager Ainsley Allison, 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 20 minutes. The city council went into an Executive Session at 5:32 p.m.

Councilmember Coram moved to adjourn the Executive Session. Said motion was seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 6:11 p.m.

Council President Mercer called the work session back to order at 6:11 p.m.

Old Business

1. Discussion – Enterprise Fleet Management

City Manager Gretchen DiFante led the discussion regarding the leasing of the city's non-emergency vehicle fleet. She stated additional discussions have been held with Will Maccabe, Enterprise Fleet Management, regarding a potential fleet management agreement with the city following his initial presentation on August 19, 2024. She stated Enterprise references have been checked. She further stated vehicles in the Sewer, Water, Public Works, and the detective vehicles in the Police Department are under consideration. Mr. Maccabe stated there are numerous vehicles on the potential leasing list and recommended several city vehicles for replacement at this time. He further explained vehicle availability, resale value, ongoing maintenance, and the operating costs of leasing. Mr. Maccabe stated there would be no fee or service charge for exceeding the mileage limits. He explained the process of the lease agreements and further stated the city could expect to save approximately \$1.5 million over the next 10 years.

There was additional discussion regarding the lease agreement between the city council and Mr. Maccabe.

City Manager DiFante asked Mr. Maccabe to prepare a contract for the city council to review on November 4, 2024.

New Business – See comments below.

Review of October 21, 2024 City Council Agenda

Council President Mercer reviewed the October 21, 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 on the agenda at the discretion of the presiding officer and City Council.

1. Approval of the October 21, 2024 City Council Agenda
2. Approval of the October 7, 2024 Regular Council Meeting Minutes
3. **Resolution 2024-10-21-01** for consideration to enter an Interstate 65 (Exits 242 and 246) right-of-way maintenance agreement with the Alabama Department of Transportation (ALDOT).

City Manager DiFante outlined the right-of-way maintenance agreement with the Alabama Department of Transportation (ALDOT) for Exits 242 and 246 on Interstate 65.

There were no additional comments or questions from the city council.

4. **Resolution 2024-10-21-02** for consideration to enter an installation, maintenance, and/or landscaping agreement with the Alabama Department of Transportation (ALDOT) for a proposed gateway sign at U.S. Highway 31 Alabama Highway 261. This expense was budgeted for FY2025.

City Manager DiFante reviewed the installation, maintenance, and landscaping agreement with the Alabama Department of Transportation (ALDOT) for a proposed gateway sign at U.S. Highway 31 and Alabama Highway 261.

There were no additional comments or questions from the city council.

5. **Resolution 2024-10-21-03** for consideration to enter an agreement with Shelby County Parks and Recreation Authority (SCPARA) to perform clearing and grading for Phase IV of the Greenway Trail from Campus No. 124 to The Canopy. This project was budgeted for FY2025.

City Manager DiFante explained the contract with SCPARA is to perform site work for Phase IV of the Greenway Trails Project from Campus No. 124 to The Canopy.

There were no additional comments or questions from the city council.

6. **Resolution 2024-10-21-04** for consideration to approve to a master contract with Alabama Power Company for public safety services. This expense was budgeted for FY2025.

City Manager DiFante stated the contract is similar to one approved earlier in the year to provide additional Flock cameras at specific locations in Pelham.

There were no additional comments or questions from the city council.

7. **Resolution 2024-10-21-05** for consideration to approve a FY2025 recruitment compensation incentive for the Pelham Police Department. This expense was budgeted for FY2025.

City Manager DiFante noted the recruitment compensation incentive was approved as a part of the FY2025 budget. Resolution 2024-10-21-05 establishes the guidelines for the recruitment incentive program for FY2025 only. She said the compensation payments would be made through FY2028 if funding is approved by the city council.

There were no additional comments or questions from the city council.

F. Public Hearing(s)

1. To consider revoking the business license of Lil Bits, LLC, operating under the trade name Lil Bits Tavern, located at 3221 Highway 52 West, Suites A & B, Pelham, Alabama 35124.
2. To consider revoking the business license of M & K Enterprises, LLC, operating under the trade name Pub 261, located at 9440 Helena Road, Suites B & C, Birmingham, Alabama 35244.
3. To consider **Ordinance No. 270-02** amending Chapter 11, Article IV– Noise, Code of Ordinances of the City of Pelham.

G. Mayor's Report/Comments

1. 2024 IEDC Excellence in Economic Development Bronze Award

H. Proclamation(s) by the Mayor and Others

1. Proclaiming November 2024 as National Hospice and Palliative Care Month in Pelham, Alabama

I. Report by the City Manager

J. Report by the City Attorney – None

K. Request(s) to Address the Council

1. Presentation – Compact (Shelby County)

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

1. **Ordinance No. 135-263** an amend the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agriculture District) to M-1 (Light Industrial District) for property

located at 1600 Shelby County Highway 33, Pelham, Alabama 35124, containing approximately 3.72 acres (+/-) of vacant, mostly wooded property. First Reading was on October 7, 2024.

Applicant and Owner: Anthony M. Colbaugh, 1007 Spyglass Lane, Birmingham Alabama 35244.

There were no additional comments or questions from the city council.

2. **Ordinance No. 135-264** to amend the zone district boundaries of the City of Pelham changing the present zoning R-1 (Residential District to A-1 (Agriculture District) for property located at 694 Shelby County Highway 35, Pelham, Alabama 35124, containing approximately 3.78 acres (+/-) of vacant, mostly wooded property. First Reading was on October 7, 2024.

Applicant and Owner: Shannon G. Humphrey and Stacie T. Humphrey, 1945 Riva Ridge Road, Helena, Alabama 35080.

Director of Development Services & Public Works Andre` Bittas stated Mr. Humphrey had agreed, as a condition of the rezoning, not to have any livestock on the property.

There were no additional comments or questions from the city council.

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

1. **Resolution 2024-10-21-06** for consideration to revoke the business license of Lil Bits LLC, operating under the trade name Lil Bits Tavern, 3221 Highway 52 West, Suites A & B, Pelham, Alabama 35124.

There were no additional comments or questions from the city council.

2. **Resolution 2024-10-21-07** for consideration to revoke the business license of M & K Enterprises, LLC, operating under the trade name Pub 261, located at 9440 Helena Road, Suites B & C, Birmingham, Alabama 35244.

There were no additional comments or questions from the city council.

3. **Ordinance No. 267-05** for consideration to establish the compensation of the Mayor and Councilmembers of the City of Pelham effective November 3, 2025. First Reading.

There were no additional comments or questions from the city council.

4. **Ordinance No. 270-02** for consideration to amend Chapter 11, Article IV (Noise Ordinance) of the Code of Ordinances of the City of Pelham. First Reading.

There were no additional comments or questions from the city council.

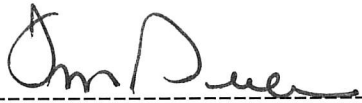
New Business

City Manager DiFante stated having met with representatives from Shelby County regarding a traffic signal at Shelby County Highway 11 and Grey Oaks Parkway. She stated the developer has contacted Skipper Engineering to conduct a traffic warrant study at this intersection for discussion during the November 4, 2024 work session.

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 6:51 p.m.

Respectfully submitted this 21st day of October 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

