



# CITY COUNCIL WORK SESSION MINUTES

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Pelham City Hall  
Council Conference Room  
November 4, 2024 – 4:30 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, November 4, 2024 at 4:30 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 Pro Tempore Coram at 4:30 p.m.

## Record of Attendance

The following elected officials were present:

Councilmember David Coram  
Councilmember Chad Leverett  
Councilmember Rick Wash  
Councilmember Michael Harris, Jr.  
Mayor Gary Waters

The following elected official(s) were not present:

Council President Maurice Mercer

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 Harris to approve the October 21, 2024 Regular Work Session Minutes.

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

#### Executive Session

Council President Pro Tempore Coram 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 Harris. Council President Pro Tempore Coram 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>Not Present</u> |
| David Coram, Council President Pro Tempore | <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 Pro Tempore Coram asked the members of the city council, Mayor Waters, City Manager Gretchen DiFante, City Attorney Josh Arnold, Assistant City Manager Justin Smith, Director of Development Services & Public Works Andre` Bittas, City Engineer Mike Eddington, Director of Economic Development Michael Simon, and City Clerk/Treasurer Tom Seale to attend the Executive Session. Council President Pro Tempore Coram 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 4:32 p.m.

Councilmember Leverett 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 4:46 p.m.

Council President Pro Tempore Coram called the work session back to order at 4:46 p.m.

Council President Mercer arrived at 4:52 p.m. and assumed the role of presiding officer.

#### Interviews

A motion was made by Councilmember Wash to recommend the reappointment of Melissa Leverett to the Pelham Parks & Recreation Advisory Board. Said motion was seconded by Councilmember Coram. There

being no further discussion, the motion passed by a voice vote of 4-0-1 with Councilmember Leverett abstaining.

Interviews for positions on the Pelham Public Library Board and the Pelham Parks & Recreation Advisory Board were held for the following candidates.

- |                    |                      |
|--------------------|----------------------|
| 1. Will Moore      | (Parks & Recreation) |
| 2. Amanda Ferguson | (Parks & Recreation) |
| 3. Carol Nunn      | (Library)            |
| 4. Aaron Wilkes    | (Parks & Recreation) |

Melissa Leverett (Parks & Recreation) – Recommendation to Reappoint

Rachel Ruiz (Library) – Unavailable for Interview

### New Business

1. Allocation of Funding for Non-Profit Organization for FY2025

City Manager DiFante led the discussion regarding the allocation of funding for non-profit organizations approved in the FY2025 budget in the amount of \$53,000.00. The city council discussed options for funding non-profit organizations which benefit Pelham residents and being consistent with the process.

It was the consensus of the city council to allocate the funding as follows:

- American Legion Boys and Girls State: \$2,000.00
- ARC of Shelby County: \$3,000.00
- Shelby County Child Advocacy Center - Owen's House: \$10,000.00
- The B.E.A.T.: \$13,000.00
- Pelham Strong: \$25,000.00

### Old Business

1. Discussion – Enterprise Fleet Management

City Manager Gretchen DiFante led the discussion regarding the master agreement for the leasing of the vehicle fleet. She stated City Attorney Josh Arnold had discussions with Enterprise. Mr. Arnold stated he had no issues with the final draft of the agreement. Discussion followed regarding maintenance of the leased fleet. City Manager DiFante, Finance Director Jamie Wagner, and Director of Development Services & Public Works Andre` Bittas recommended approving the agreement. Mrs. Wagner stated the initial agreement is for 21 vehicles, primarily in the Public Works Department and detective units in the Police Department. Will Maccabe, Enterprise Fleet Management, was present to answer questions from the city council. The city council spoke in support of moving forward with the Enterprise Fleet agreement at the

next city council meeting. City Manager DiFante stated a resolution would be drafted for consideration by the city council on November 18, 2024.

#### Review of November 4, 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 at 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 November 4, 2024 City Council Agenda
2. Approval of the October 21, 2024 Regular Council Meeting Minutes
3. **Resolution 2024-11-04-01** for consideration to enter an agreement with the Alabama Department of Transportation (ALDOT) to maintain the traffic signals at the intersection of Alabama Highway 119 and Valley Station Road/Woodard Drive This expense was budgeted for FY2025.

Director of Development Services & Public Works Andre` Bittas stated the agreement authorizes the City of Pelham to maintain the traffic signals at the intersection of Alabama Highway 119 and Valley Station Road/Woodard Drive. He said approval will allow the city to add another traffic detection camera.

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

4. **Resolution 2024-11-04-02** for consideration to approve the non-profit funding requests for FY2025. This expense was budgeted for FY2025.

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

#### F. Recognition of Retiree

#### G. Public Hearing(s)

1. To consider **Ordinance No. 135-265** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to MXD-N (Mixed Use-Neighborhood District) for property located along Shelby County Highway 11, Pelham, Alabama 35124, containing approximately 167 acres (+/-) of vacant, mostly wooded property.

Applicant: Chloe Kelly, 68 Ventures (68V Pay Dirt, LLC) 26051 Predazzer Lane, Suite A, Daphne, Alabama 36526

Owner: Double Mountain, LLC, 2924 Crescent Avenue, Birmingham, Alabama 35209

2. To consider revoking the business license of The Beer Hog, LLC, 2408 Pelham Parkway, Suite 205, Pelham, Alabama 35124, operating under the trade name The Beer Hog.
3. To consider revoking the business license of Blues Bourbon & Brews, LLC, 9340 Helena Road, Suites H & I, Birmingham, Alabama 35244, operating under the trade name Blues Bourbon & Brews.

H. Mayor's Report/Comments

I. Proclamation(s) by the Mayor and Others – None

J. Report by the City Manager

K. Report by the City Attorney – None

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

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

1. **Ordinance No. 267-05** for consideration to establish the compensation of the Mayor and Councilmembers of the City of Pelham effective November 3, 2025. The First Reading was on October 21, 2024.

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

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

1. **Ordinance No. 135-265** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to MXD-N (Mixed Use-Neighborhood District) for property located along Shelby Co. Highway 11, Pelham, AL 35124, containing approximately 167.72 acres (+/-) of vacant, mostly wooded property. First Reading

Applicant: Chloe Kelly, 68 Ventures (68V Pay Dirt, LLC) 26051 Predazzer Lane, Suite A, Daphne, Alabama 36526

Owner: Double Mountain, LLC, 2924 Crescent Avenue, Birmingham, Alabama 35209

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

2. **Resolution 2024-11-04-03** for consideration to revoke the business license of The Beer Hog, LLC, 2408 Pelham Parkway, Suite 205, Pelham, Alabama 35124, operating under the trade name The Beer Hog.

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

3. **Resolution 2024-11-04-04** for consideration to revoke the business license of Blues Bourbon & Brews, LLC, 9340 Helena Road, Suites H & I, Birmingham, Alabama 35244, operating under the trade name Blues Bourbon & Brews.

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

*(End of the November 4, 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 6:11 p.m.

Respectfully submitted this 4th day of November 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

