



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
November 18, 2024 – 5:00 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 18, 2024 at 5:00 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 5:00 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember Chad Leverett
Councilmember Rick Wash
Councilmember Michael Harris, Jr.
Mayor Gary Waters

The following elected official was not present:

Councilmember David Coram

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 November 4, 2024 Regular Work Session Minutes.

The motion was seconded by Councilmember Harris. There being no further discussion, the President of the Council 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 Leverett 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, Councilmember	<u>Not Present</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, Director of Development Services & Public Works Andre` Bittas, Finance Director Jamie Wagner, Chief Magistrate /Court Clerk Jennifer Bridwell, Director of Economic Development Michael Simon, 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 75 minutes. The city council went into an Executive Session at 5:03 p.m.

Councilmember Leverett 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 6:33 p.m.

Council President Mercer called the work session back to order at 6:38 p.m.

Old Business

1. Discussion – Silver Ridge Subdivision

Price Hightower, Tower Homes, Inc., addressed the city council regarding the Silver Ridge subdivision. He stated the home builders will be local, not national builders. He further stated commitment letters from each builder are on file.

Director of Development Services & Public Works Andre` Bittas discussed the traffic and signal warrant studies on Shelby County Highway 66 and Alabama Highway 119. Upon review, he stated both locations met the requirements for a traffic light.

Further discussion followed regarding the timeline for construction in the Silver Ridge subdivision and options for approving a traffic light along Shelby County Highway 11 at Grey Oaks Parkway.

Mr. Bittas discussed the process of rezoning the property and the requirements the developer must meet to seek approval of the subdivision plats from the Pelham Planning Commission.

New Business

1. Discussion – Garbage Rates

City Manager DiFante led the discussion regarding the garbage rates in Pelham. She recommended a 2.50% rate increase instead of the Cahaba Solid Waste Disposal Authority's 5.00%. She further stated the need to give Pelham residents a 30-day notice of the garbage rate increase.

Further discussion will follow during the December 2, 2024 council work session.

2. Discussion - Set Date and Time for Interviews for the Commercial Development Authority, Board of Adjustments & Appeals, and the Zoning Board of Adjustments

Council President Mercer led the discussion regarding set a date and time for board interviews. Councilmember Leverett made a motion to remove this item from the November 18, 2024 work session agenda. Said motion was seconded by Councilmember Wash.

There being no further discussion the motion passed by a unanimous vote of those members of the city council present.

Review of November 18, 2024 City Council Agenda

Council President Mercer reviewed the November 18, 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 18, 2024 City Council Agenda
2. Approval of the November 4, 2024 Regular Council Meeting Minutes
3. **Resolution 2024-11-18-01** for consideration to enter a professional services contract with Chambless King Architects for architectural design and engineering services for capital improvements and renovations at Pelham City Park. This expense was budgeted for FY2025.

Director of Parks & Recreation Brian Cooper stated the expense is budgeted for FY2025.

4. **Resolution 2024-11-18-02** for consideration to enter a lease agreement with Kubota Credit Corporation USA to finance golf course maintenance equipment at Ballantrae Golf Club. This expense was budgeted for FY2025.

Ballantrae Golf Club General Manager Hal Brown stated the expense is budgeted for FY2025.

5. **Resolution 2024-11-18-03** for consideration to participate with Shelby County, Alabama for acquisition of the 2025 Aerial Photography and Topographic Mapping Update. This expense was budgeted for FY2025.

IT Director Chuck Crocker stated the expense is budgeted for FY2025 and is an annual renewal of the aerial mapping contract with Shelby County.

6. **Resolution 2024-11-18-04** for consideration to accept the proposal from CC Lynch and Associates to purchase four (4) rain gauges for stormwater monitoring. This expense was budgeted for FY2025.

Director of Development Services & Public Works Andre` Bittas stated the expense is budgeted for FY2025.

7. **Resolution 2024-11-18-05** for consideration to authorize a master agreement with Enterprise Fleet Management for leasing of certain municipal vehicles. This expense was budgeted for FY2025.

There were no questions or comments from the city council.

F. Recognition of Retiree

G. Public Hearing(s) – None

H. Mayor's Report/Comments - None

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. 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. The Public Hearing and the First Reading were on November 4, 2024.

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 comments or questions from the city council.

2. **Ordinance No. 270-02** revisions to Chapter 11, Article IV, Code of Ordinances of the City of Pelham, regarding the regulation of noise in the city. The Public Hearing and the First Reading were on October 21, 2024.

There were no comments or questions from the city council.

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

1. **Resolution 2024-11-18-06** for consideration to amend the FY2025 General Fund Operating Budget for the purpose of funding a traffic and signal warrant study along Shelby County Highway 11.

Director of Development Services & Public Works Andre` Bittas stated there are several options regarding a traffic and signal warrant study. The city council agreed to perform the study during FY2025.

2. **Resolution 2024-11-18-07** for consideration to appoint a citizen to the Pelham Public Library Board.

There were no comments or questions from the city council.

3. **Resolution 2024-11-18-08** for consideration to appoint and reappoint citizens to the Pelham Parks & Recreation Advisory Board.

There were no comments or questions from the city council.

(End of the November 18, 2024 Agenda Review)

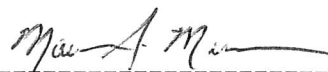
Adjournment

A motion to adjourn the work session was made by Councilmember Harris and seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:00 p.m.

Respectfully submitted this 18th day of November 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

[SEAL]