



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
December 2, 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, December 2, 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 Michael Harris, Jr.
Mayor Gary Waters

The following elected officials were not present:

Councilmember Rick Wash

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 November 18, 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), 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), Code of Alabama 1975, as amended.

A motion was made by Councilmember Coram 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>Yes</u>
Chad Leverett, Council Member	<u>Yes</u>
Rick Wash, Council Member	<u>Not Present</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, Finance Director Jamie Wagner, Director of Development Services & Public Works Andre` Bittas, 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 30 minutes. The city council went into an Executive Session at 5:33 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 6:03 p.m.

Council President Mercer called the work session back to order at 6:04 p.m.

Old Business

1. Discussion – Residential Garbage Rates

City Manager Gretchen DiFante and Finance Director Jamie Wagner presented the proposed residential garbage rate increase to the city council for consideration. City Manager DiFante noted the suggested increase from the Cahaba Solid Waste Disposal Authority is 4.60%. She recommended a rate increase of 2.50%, which translates to \$.64 per month. Finance Director Wagner noted the city absorbing a portion of the increase would result in a reduction in the Garbage Fund of approximately \$59,000.00. City Manager DiFante stated going forward the city would match the Consumer Price Index (CPI) increase by AmWaste.

City Manager DiFante said the increase would be effective in February 2025. Council President Mercer stated we have some of the best garbage rates in the metro area.

City Manager DiFante suggested the city participate in the Cahaba Solid Waste Disposal Authority's recommendation to provide professional liability insurance coverage for members of the Authority's Board of Directors. City Attorney Josh Arnold stated he has no issues with the recommendation. The city council concurred with approving the city's portion of the professional liability insurance in the annual amount of \$634.00. City Manager DiFante stated a budget amendment would not be necessary.

New Business

1. Presentation and Discussion – Pelham 157, LLC Rezoning Request

Randy Goggans, Pelham 157, LLC, presented conceptual plans for the property located along Shelby County Highway 33 and Oak Mountain State Park Road. He discussed landscape buffers and the present zoning of the property. Jeremy Taylor, a civil engineer with Miller Triplet Miller Engineers, addressed the city council. He stated plans are to construct four detention ponds to address drainage issues based on the city's subdivision requirements. Mr. Taylor said the project would be developed in phases to control storm water runoff. He stated to further control storm water runoff there will be plenty of horizontal and vertical topography buffers between the development and Pelham Oaks Elementary School. Following a public hearing the city council will consider rezoning the property in 2025.

Mr. Goggans said the average cost per home in the subdivision will be approximately \$450,000.00. Council President Mercer said there are numerous public concerns about developing the property near Oak Mountain State Park. Mr. Taylor stated the city's engineer has requested turn lanes at both proposed entrances. Mr. Goggans said he would do everything to make the project acceptable to the city. Council President Mercer stated his concerns were storm water discharge on to Oak Mountain State Park Road and at Pelham Oaks Elementary School. Councilmember Leverett stated his concerns were housing density and additional garden homes. Mr. Goggans said he would be open to showing the property to members of the city council at their convenience.

It was noted for the record the Pelham Planning Commission voted 3-3 on November 14, 2024 regarding the rezoning request. Thus, the rezoning came to the city council with no recommendation.

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 setting a date and time for board interviews. It was the consensus of the city council to post openings over the next couple of weeks for the various city boards and request interested residents provide an application and resume to the city clerk/treasurer. Council President Mercer stated interviews could be held as early as February 2025.

Review of December 2, 2024 City Council Agenda

Council President Mercer reviewed the December 2, 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 December 2, 2024 City Council Agenda
2. Approval of the November 18, 2024 Regular Council Meeting Minutes
3. **Resolution 2024-12-02-01** for consideration to enter into an agreement with Gresham Smith to provide engineering services to upgrade the current loop detection system to a camera detection system at 11 traffic intersections. This expense was budgeted for FY2025.

City Engineer Mike Eddington stated the request is to hire Gresham Smith to prepare engineering drawings for the project. He said this will bring the total number of the intersection camera detection systems to 23 in Pelham. He further stated the expense is budgeted for FY2025.

There were no questions or comments from the city council.

4. **Resolution 2024-12-02-02** for consideration to accept the proposal from Mark Johnson Construction, LLC for Slide Gate modifications at the Wastewater Treatment Plant. This expense was budgeted for FY2025.

Director of Development Services & Public Works Andre` Bittas stated this is an annual equipment upgrade at the Wastewater Treatment Plant. He further stated the expense is 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 – None

N. New Business / Resolutions / Ordinances / Orders and Other Business – None

(End of the December 2, 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 6:50 p.m.

Respectfully submitted this 2nd day of December 2024.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

