



CITY COUNCIL MEETING MINUTES

Pelham City Hall
City Council Chambers
January 6, 2025 – 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: January 6, 2025
Time: 7:00 p.m.
Place: Pelham City Hall – City 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 7:00 p.m. City Manager DiFante led the invocation. The Pledge of Allegiance was led by Council President Mercer.

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 January 6, 2025 City Council Agenda
2. Approval of the December 16, 2024 Regular City Council Meeting Minutes
3. **Resolution 2025-01-06-01** for consideration to declare certain personal property (vehicle) of the City of Pelham's Parks & Recreation Department, which are no longer needed for public or municipal purposes, as surplus.
4. **Resolution 2025-01-06-02** for consideration to accept the proposal and enter in a public works contract with Gate Keeper Construction to replace the rear electric gate at the Wastewater Treatment Plant. This project was budgeted for FY2025.
5. **Resolution 2025-01-06-03** for consideration to accept and award the lowest and most responsive bid to Mark Johnson Construction, LLC for the Sanitary Sewer Lift Station B Dry Prime Pump Replacement Installation Project. This project was budgeted for FY2025.
6. **Resolution 2025-01-06-04** for consideration to enter a Professional Services Agreement with Goodwyn Mills Cawood, LLC for construction surveying and project staking for the Greenway Trail Project, Phase IV. This project was budgeted for FY2025.

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 Coram and approved unanimously by a voice vote of those members present. The council meeting recessed at 7:02 p.m.

Council President Mercer announced the public hearing was in session for the purpose to consider **Ordinance No. 135-266** an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agricultural District) and R-1 (Residential Single Family District) to R-G (Residential Garden Home District) for property located along Oak Mountain State Park Road and Shelby County Highway 33, Pelham, Alabama 35124, containing approximately 104 acres (+/-) of vacant, mostly wooded property.

Applicant: Randy Goggans (Pelham 157, LLC) 2909 County Road 1005, Jemison, Alabama 35085

Owner: Pelham 157, LLC, 2909 County Road 1005, Jemison, Alabama 35085

Director of Development Services & Public Works Andre` Bittas provided an overview of Ordinance 135-266 regarding the number of housing units and traffic concerns in the area. He described the location of the proposed property. He said the property would have one entrance from Shelby County Highway 33 and one from Oak Mountain State Park Road. He stated the Planning Commission previously conducted a public hearing regarding the request. He further stated the Planning Commission voted 3-3 regarding the rezoning request on November 14, 2024. Mr. Bittas said the decision of the Planning Commission comes to the city council with no recommendation.

Council President Mercer stated the city council would now hear comments both for and against the adoption of Ordinance No. 135-266.

Speaking in favor of proposed Ordinance No. 135-266:

- Randy Goggans, 2909 County Road 1005, Jemison, Alabama 35085, spoke in favor of adopting Ordinance No. 135-266. He explained to the city council the revised plans for the subdivision entrance on Oak Mountain State Park Road and the proposed development of the site. Mr. Goggans introduced his engineering team.

Speaking against proposed Ordinance No. 135-266:

- Jazmine Gagner, 532 Creekview Drive, Pelham, Alabama 35124, spoke against the rezoning request.
- Aaron McDaniel, 215 Brookhollow Drive, Pelham, Alabama 35124, spoke against the rezoning request, particularly the entrances to the subdivision.
- Cliff Smith, 100 Brookhollow Way, Pelham, Alabama 35124, spoke against the rezoning request.

- Marty Gilbert, 111 Emerald Lake Drive, Pelham, Alabama 35124, spoke against the rezoning request.
- Alexis Lee, 3551 Oak Mountain State Park Road, Pelham, Alabama 35124, spoke against the rezoning request.
- Lynn Ray, 160 Silverleaf Drive, Pelham, Alabama 35124, spoke against the rezoning request.
- Justin Pino, Pelham, Alabama 35124, spoke against the rezoning request.
- Jack Thompson, 127 Emerald Lake Drive, Pelham, Alabama 35124, spoke against the rezoning request.

Council President Mercer stated the public hearing to consider Ordinance No. 135-266 has now concluded.

Council President Mercer called the January 6, 2025 City Council meeting back to order at 7:52 p.m.

MAYOR'S REPORT/COMMENTS – None

PROCLAMATION(S) AND RESOLUTION(S) BY THE MAYOR AND OTHERS

Mayor Waters declared January 2025 as Human Trafficking Awareness and Prevention Month in Pelham, Alabama. Carrie Hill and Kristen Bowen, members of the Junior League of Birmingham's Anti-Human Trafficking Committee, were present to accept the proclamation from Mayor Waters.

REPORT BY THE CITY MANAGER

City Manager Gretchen DiFante made the following comments.

- Alabama Highway 261 Widening Project. As of today, 67 of 69 parcels have been acquired by the Alabama Department of Transportation (ALDOT).
- Ballantrae Golf Club held its first wedding last weekend, attended by 76 guests.
- Telephone upgrades are planned for Friday.
- Pelham Civic Complex and Ice Arena. Four years ago, there was no public skating, less than 100 attended "Get Out to Skate", and the Birmingham Bulls averaged 1,900 per game. Fast forward to last Saturday where 270 attended "Get Out to Skate", 600 attended the three public skating sessions, and the Birmingham Bulls' game was sold out. Seth Greenberg and the VenuWorks staff were congratulated on the excellent results.

REPORT BY THE CITY ATTORNEY – None

REQUEST(S) TO ADDRESS THE COUNCIL – None

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS – None

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Ordinance No. 135-266** an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agricultural District) and R-1 (Residential Single-Family District) to R-G (Residential Garden Home District) for property located along Oak Mountain State Park Road and Shelby County Highway 33, Pelham, Alabama 35124, containing approximately 104 acres (+/-) of vacant, mostly wooded property. First Reading.

Applicant: Randy Goggans (Pelham 157, LLC) 2909 County Road 1005, Jemison, Alabama 35085

Owner: Pelham 157, LLC, 2909 County Road 1005, Jemison, Alabama 35085

Ordinance No. 135-266 was introduced and read in its entirety by Council President Mercer as a First Reading.

He stated a complete text of Ordinance No. 135-266 is available at Pelham City Hall and online at www.pelhamalabama.gov.

Council President Mercer announced this Ordinance will likely be considered by the city council at a future city council meeting.

2. **Resolution 2025-01-06-05** for consideration to appoint a city clerk/treasurer for the City of Pelham effective February 3, 2025.

City Manager DiFante addressed the city regarding the process of selecting candidates for the position of city clerk/treasurer. She said the application and hiring process followed the city's established guidelines. She stated there were three finalists in the selection process interviewed by the committee. She noted Mark Frey, Alabaster City Clerk, was a member of the interview committee. She said Jonathan Seale was offered and has accepted the position of city clerk/treasurer pending city council approval.

Council President Mercer read Resolution 2025-01-06-05 in its entirety.

Councilmember Coram made a motion to adopt Resolution 2025-01-06-05 appointing Jonathan Seale to the position of city clerk/treasurer effective February 3, 2025 as presented by Council President Mercer. Councilmember Leverett seconded the motion.

Council President Mercer asked the city clerk/treasurer for a roll call vote. The vote to adopt the Resolution 2025-01-06-05 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 Resolution 2025-01-06-05 passed unanimously by roll call vote of those members present and the President of the Council declared the same passed and adopted.

Jonathan Seale addressed Mayor Waters, the City Council, and City Manager DiFante and thanked each for the opportunity to serve the citizens of Pelham as City Clerk/Treasurer.

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.

- There were no comments or questions from the public.

CITY COUNCIL COMMENTS

Councilmember Coram thanked everyone for their attendance tonight. He said it was good to see so much interest in the city. Councilmember Coram thanked City Clerk/Treasurer Tom Seale for his 20 years of dedicated service to the City of Pelham.

Councilmember Leverett thanked everyone for their attendance tonight. He said it is good to see interest in the city. He commented on the pending retirement of City Clerk/Treasurer Tom Seale and the appointment of Jonathan Seale to the position.

Councilmember Wash addressed those in attendance and said local government is what impacts your daily life. He encouraged the citizens to get involved, because your voice matters. He noted the passing of Chief Sugg's father last week. He said Jonathan Seale has big shoes to fill but is up to the task. He thanked the citizens for investing in the city.

Councilmember Harris congratulated Jonathan Seale and his wife, Joy. He stated Jonathan has big shoes to fill as city clerk/treasurer. He further stated he looks forward to working with Jonathan.

Council President Mercer thanked everyone for coming out tonight and expressing their concerns. He encouraged the citizens to stay engaged, ask questions, be involved, and stay involved. He said it is important to maintain a certain quality of life in Pelham. Council President Mercer welcomed Jonathan and said he looks forward to working with him. He said Tom is a wealth of knowledge and is just a telephone call away.

PUBLIC ANNOUNCEMENTS

1. City offices will be closed Monday, January 20, 2025 in observance of Martin Luther King, Jr. Day.
2. The January 20, 2025 Work Session and City Council meetings have been rescheduled to Wednesday, January 22, 2025. Starting times to be determined.
3. The Pelham City Council is accepting applications and resumes through Wednesday, February 12, 2025 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 Board of Education, Pelham Storm Water Board, Pelham Zoning Board of Adjustment and Appeal, Pelham Commercial Development Authority, 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 and resume by email.

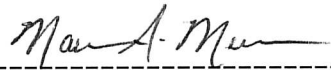
ADJOURNMENT

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 8:27 p.m.

Respectfully submitted this 6th day of January 2025.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

