



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
January 6, 2025 – 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, January 6, 2025 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 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 December 16, 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 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 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, Councilmember	<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, 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 45 minutes. The city council went into an Executive Session at 5:04 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 6:04 p.m.

Council President Mercer called the work session back to order at 6:05 p.m.

Old Business – None

New Business

1. Discussion – Eagle Cove Sewer Lift Station

Director of Development Services & Public Works Andre' Bittas introduced members of the Eagle Cove Homeowners Association (HOA). The HOA is requesting the City of Pelham assume the maintenance and responsibility of the neighborhood's sewer lift station. Mr. Bittas stated Municipal Consultants, Inc., has performed a comprehensive assessment of the sewer lift station. He reviewed the assessment report provided by Municipal Consultants and the requirements to bring the lift station up to code.

He further stated the sewer lift station serves 42 residences and is approximately 20 years old. Mr. Bittas recommended the city assume responsibility for the maintenance of the lift station only if all the repairs required are made. The members of the HOA addressed the city council. Chris Cousins, Municipal Consultants, estimated the cost to bring the lift station into compliance is approximately \$180,000.00. He said the same assessment is conducted on all the city's sewer lift stations from time to time.

2. Discussion – FY2025 Resurfacing Plan

Director of Development Services & Public Works Andre' Bittas and City Engineer Mike Eddington explained the city maintains a five-year resurfacing plan. They said the city adjusts the paving plan from time to time as needs arise. Mr. Eddington reviewed the 2025 paving plan with the city council.

Mr. Bittas stated the plan is to bid the project in April with paving to begin in early summer.

3. Discussion – Pelham City Park Projects Update

Director of Development Services & Public Works Andre' Bittas stated the original plan was to upgrade Field 3. Due to the field lying in a flood zone he recommends the city upgrade Field 1 and rebuild the batting cages, concession stand, and restrooms. He said building in the flood zone could potentially damage the new artificial turf and void the warranty. He further stated the scope of work would not change, just the location. Director of Parks & Recreation Brian Cooper said Fields 1 and 3 are the same size and he had no issues making the change. Mr. Bittas suggested rebuilding the batting cages. He further suggested replacing the current concession stand and restrooms in the same location to avoid the flood zone. Mr. Bittas said rebuilding the concession stand and restrooms places those facilities in a more central location and will look better. He said he would provide a cost estimate to the city council.

Councilmember Wash requested the existing maintenance/tool shed be discussed during the January 22, 2025 work session.

4. Discussion – Oak Mountain Trail Property Broker Listing Agreement

Director of Economic Development Michael Simon reviewed the current agreement with Mark Dinan. He recommended renewing the listing agreement for an additional six months. Mark Dinan addressed the city council regarding his efforts to market the property. Council President Mercer requested the Broker Listing Agreement be on the January 22, 2025 council agenda for consideration.

Review of January 6, 2025 City Council Agenda

Council President Mercer reviewed the January 6, 2025 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 January 6, 2025 City Council Agenda
2. Approval of the December 16, 2024 Regular 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.

City Manager DiFante explained the vehicle has mechanical problems and is no longer needed by the city.

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.

City Manager DiFante stated the rear electric gate replacement is 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.

City Manager DiFante stated the Sanitary Sewer Lift Station B Dry Prime Pump Replacement Installation 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.

City Manager DiFante the agreement provides for the staking of the project and was budgeted for in FY2025.

F. Public Hearing(s)

1. 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

There were no questions or comments from the city council.

G. Mayor's Report/Comments

H. Proclamation(s) by the Mayor and Others

1. Declaring January 2025 as Human Trafficking Awareness and Prevention Month in Pelham, AL.

- I. Report by the City Manager
- J. Report by the City Attorney – None
- K. Request(s) to Address the Council – None
- L. Old Business / Resolutions / Ordinances / Orders and Other Business – None
- M. 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

There were no questions or comments from the city council.

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

City Manager Gretchen DiFante recapped the application and interview process for the selection and recommended appointing a new city clerk/treasurer. She stated all the applications were reviewed and three finalists were selected to be interviewed. She further stated Jonathan Seale has been offered and has accepted the position pending approval by the city council.

(End of the January 6, 2025 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 6:54 p.m.

Respectfully submitted this 6th day of January 2025.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

