



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Conference Room May 19, 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, May 19, 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 5:01 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 May 5, 2025 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.

Request to Address the City Council – None

New Business

1. Review – Amendment No. 1 to the Management Agreement with VenuWorks of Pelham, LLC

City Manager Gretchen DiFante stated the City of Pelham and VenuWorks of Pelham, LLC (VenuWorks) entered into a contract agreement in 2021 for operational management of the Pelham Civic Complex & Ice Arena (the Complex). She said it was requested by VenuWorks that the City consider the five-year extension prior to the expiration of the current contract agreement. She reviewed the expenditures and revenues of the Complex from prior years showing the decreasing amount of operating transfers made by the City while also increasing revenues. Assistant City Manager Justin Smith reviewed the changes to the contract agreement. He stated all changes are administrative and have been agreed upon by both parties.

VenuWorks Regional Vice President H.R. Cook was in attendance at tonight's work session. He stated Pelham is a special place and he always enjoys his visits. He complemented the City officials on their efforts to make Pelham a better place and said the improvements around the City are noticeable. He thanked the city council for their partnership with VenuWorks.

Executive Director of the Pelham Civic Complex & Ice Arena Seth Greenberg was joined by Director of Finance Loredana Cretu and said he appreciated the opportunity and is thrilled to be in Pelham. He said there is peace of mind knowing where he and his staff will be for the next 5-6 years. He said his goal from the start has been to run the facility in a fiscally responsible manner and strive to be a net zero operation.

Further discussion followed by members of the city council and it was the consensus of those members present to move forward with consideration of the extension at the next city council meeting on June 2, 2025.

2. Update – Business License Ordinance Revision Process

City Manager Gretchen DiFante stated a comprehensive update of the City's business license ordinance has been needed for several years. She stated as City staff worked through the updates and revisions to the zoning ordinance, notes were made and put aside for when it came time to address the business license ordinance. Mrs. DiFante said the proposed revisions will be presented to the city council later this fall for consideration.

Review of May 19, 2025 City Council Agenda

Council President Mercer and City Manager Gretchen DiFante reviewed the May 19, 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 on the request of any one member. Removed items may be taken up either immediately after the consent agenda is approved or placed later on the agenda at the discretion of the presiding officer and City Council.

1. Approval of the May 19, 2025 City Council Agenda
2. Approval of the May 5, 2025 Regular Council Meeting Minutes
3. **Resolution 2025-05-19-01** for consideration to accept the annual Municipal Water Pollution Prevention (MWPP) Program Report

Director of Development Services & Public Works Andrè Bittas stated this is an annual report required by the Alabama Department of Environmental Management (ADEM) regarding the City's wastewater treatment plant. He added there are no concerns on the report and everything is operating properly.

4. **Resolution 2025-05-19-02** for consideration to accept a proposal from TTL, Inc. for professional services related to geotechnical subsurface exploration and testing for the Pelham City Park Renovations project. This project was budgeted in FY2025.

Director of Development Services & Public Works Andrè Bittas stated this proposal is a part of the overall design of the Pelham City Park Renovations project.

5. **Resolution 2025-05-19-03** for consideration to enter into an agreement with Shelby County, Alabama and accept a Senior Programs Grant Initiative on behalf of the Pelham Senior Center

Director of Parks & Recreation Brian Cooper stated the Shelby County Commission has been a great partner for the Pelham Senior Center. He stated this grant will be used for needed supplies. He recommended approval of accepting the grant funds from Shelby County Commission in the amount of \$3,500.00.

F. Public Hearing(s) – None

G. Mayor's Report/Comments

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

I. Report by the City Manager

J. Report by the City Attorney

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

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

1. **Ordinance No. 524** to regulate parking within the city limits of Pelham, Alabama (**First Reading was on May 5, 2025**)

There were no comments or questions from any member of the city council.

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

1. **Resolution 2025-05-19-04** for consideration to adopt the City of Pelham's mission statement, vision statement, organizational values, and Seven Pillars of Excellence

City Manager Gretchen DiFante stated this item would be presented in detail during the city council meeting. There were no questions or comments from any member of the city council.

(End of the May 19, 2025 Agenda Review)

Executive Session

Council President Mercer 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 under Section 36-25A-7(a)(3), Code of Alabama (1975), as amended and the general reputation and character, physical condition, professional competence, or mental health of individuals, or, subject to the limitations set out herein, to discuss the job performance of certain public employees under Section 36-25A-7(a)(1), Code of Alabama (1975), as amended.

City Attorney Josh Arnold stated the purpose of tonight's Executive Session is appropriate under Sections 36-25A-7(a)(1)(3), Code of Alabama (1975), as amended.

A motion was made by Councilmember Coram to enter into 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>Yes</u>
Michael Harris, Jr. Council Member	<u>Yes</u>

Council President Mercer noted the Executive Session would take place in the Council Conference Room and asked the members of the City Council, Mayor Waters, City Manager Gretchen DiFante, Director of Human Resources Tracy Hill, Court Clerk/Chief Magistrate Jennifer Bridwell, Finance Director Jamie Wagner, City Clerk/Treasurer Jonathan Seale, and City Attorney Josh Arnold to attend the Executive Session. Council President Mercer stated, per City Manager Gretchen DiFante, he expected the city council to return from the Executive Session in approximately 75 minutes. The city council went into an Executive Session at 5:38 p.m.

Councilmember Wash moved to adjourn the Executive Session. Said motion was seconded by Councilmember Leverett. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 7:19 p.m.

Council President Mercer called the May 19, 2025 city council work session back to order at 7:19 p.m.

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 7:20 p.m.

Respectfully submitted this 19th day of May 2025.



Jonathan Seale, CMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

