

The City of Pelham

MINUTES OF THE WORK SESSION

January 11, 2024 – 6:30 p.m. – Council Chambers

PRESENT:

Mayor James Eubanks	Accounts Payable Clerk, Jasmine Riddle
Mayor Pro Tem Rhonda Brown	Court Cler, Helen Cody
Council Member Bennett Adams	Public Works Supervisor, Devery Spence
Council Member Fredrick Davis	Sharrenda Parker
Council Member Bobby Robinson	Christine Robertson
Council Member Cody Shiver	LaToya Jackson
Council Member Mistry Troutman	Willia Smith
City Manager, Christian Drake	Jessica Jones
Judge Gregory Williams	Mariah Jones
Alfred Brown	Dontae Gibson
Police Chief, Nealie McCormick	Ashley Haywood
Fire Chief, Shane Stinson	

With a quorum present, Mayor Eubanks called the meeting to order at 6:35 p.m. followed by the Pledge of Allegiance. Mayor Eubanks provided the opening prayer.

SWEARING IN OF ELECTED OFFICIAL

Judge Gregory Williams swore in Mayor James Eubanks and Council Member Bennett Adams, Fredrick Davis and Mistry Troutman.

Mayor Eubanks presented a proclamation and plaque to former Mayor Pro Tem Alfred Brown commemorating his 16 years of service to the City of Pelham.

CITIZEN'S COMMENTS

There were no citizen comments.

APPROVAL OF MINUTES

Minutes for approval: December 21, 2023, Council Meeting
January 2, 2024, Called Meeting
January 11, 2024, Work Session

This will be an **ACTION ITEM**.

DEPARTMENT REPORTS

A review of all department reports. City Manager Drake highlighted the work done by the public works and Water/Gas/Sewer departments during the severe storm on January 9, 2024. He also highlighted the 6 employment vacancies, with 4 of the vacancies currently having candidates. City Manager Drake also gave an update on the City's ISO rating. Due to the work decision making done by the Council and the work done by Fire Chief Stinson, the City ISO's rating was able to be kept at 4 instead of retrograding to 10.

FINANCIAL REPORT

A review of the financial report.

CITY MANAGER POWERS AND DUTIES

City Manager Drake presented proposed ordinance 2023-12-21-3. The purpose of this ordinance is to restore the city manager's ability to hire, suspend, and remove all city employees and administrative officers. It will repeal conflicting provisions in the current charter, specifically those introduced by the Home Rule Ordinance on December 15, 2016.

The second reading will be done at the council meeting.

This will be an **ACTION ITEM**.

NON-ELECTED MEMBER OF SWRGC COUNCIL

City Manager Drake is recommending the Council agree to appoint Mr. Alfred Brown as the non-elected member for Mitchell County on the Southwest Georgia Regional Commission Council.

This will be an **ACTION ITEM**.

CITY MANAGER CONTRACT

City Manager Drake is recommending the Council approve the renewal of the city manager's contract that will be for three years.

This will be an **ACTION ITEM**.

LIBERIA STREET CEMETERY COMMITTEE

City Manager Drake presented a memorandum listing the proposed members of the newly formed Liberia Street Cemetery Committee. The proposed members are Mayor Pro Tem Rhonda Brown, Council

Member Fredrick Davis, Mr. Alfred Brown, Mr. Charles Brimberry, and Dr. Anjel Gibson. They will serve a four-year term.

City Manager Drake is recommending the Council approve the appointment of the proposed members.

This will be an **ACTION ITEM**.

FIRE DEPARTMENT ARPA FUNDS

City Manager Drake is recommending the Council approve the reallocation of ARPA funds that were previously obligated for equipment for the new fire truck. If reallocated, the funds would remain with the fire department to cover costs including turnout gear, personnel protective equipment, locker expansion, refrigerator replacement, and uniforms.

This will be an **ACTION ITEM**.

DEEDING INDUSTRIAL PARK PROPERTIES TO PDA

City Manager Drake is recommending the Council approve deeding the industrial street properties the City currently owns to the Pelham Development Authority. Deeding the properties to PDA would allow that authority to enter real estate deals and negotiations regarding the properties in the industrial park.

This will be an **ACTION ITEM**.

ADDING AUTHORIZED SIGNERS FOR CITY ACCOUNTS

City Manager Drake proposed the issue of needing a new authorized signer for the City's bank accounts due to the former Mayor Pro Tem no longer being able to sign. He proposed two options: adding another elected official or adding an employee.

This will be an **ACTION ITEM**.

RETAIL USE ONLY DISTRICT

City Manager Drake is recommending the Council approve the creation of a Retail Use Only District. Creating this district will encourage the organized growth of retail establishments in the Central Business District, while also preventing incompatible establishments and activities that may conflict with the development of retail businesses. It will also prevent incompatible establishments and activities that may conflict with the development of retail businesses.

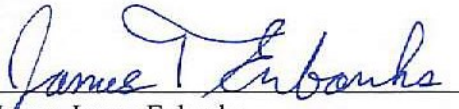
This will be an **ACTION ITEM**.

BLIGHT TAX

City Manager Drake presented a memorandum for a blight tax proposal. If a property is deemed blighted, the owner of the property would receive a letter that would state that their property is considered blighted, and they would have one year to make progress on their property. If not done, ad valorem tax would be applied by a factor of seven to the millage rate to the property. The funds received from the blight tax will be used for community development costs, including cleaning up blighted properties. The blight tax would apply to the entire city of Pelham.

ADJOURN

Mayor Eubanks declared the meeting closed at 8:36 p.m.



Mayor, James Eubanks

AUTHENTICATED:

This 18th day of January 2024



Jasmine Riddle