



CITY COUNCIL WORK SESSION MINUTES

Pelham Police & Court Building
October 3, 2022 – 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, October 3, 2022, at 5:00 p.m. The regular work session was held in the Pelham Police & Court Building 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 Larry Palmer
Councilmember Rick Wash
Councilmember Mildred Lanier
Mayor Gary Waters

The city clerk/treasurer recorded the attendance of all elected officials and announced a quorum was present. City Manager Gretchen DiFante and City Attorney Josh Arnold were present.

Media Present: None

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 September 19, 2022 Regular Work Session Minutes.

The motion was seconded by Councilmember Lanier.

There being no further discussion the motion passed unanimously by 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 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-7(3) (a) Code of Alabama 1975, as amended.

A motion was made by Councilmember Wash to enter into 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, Council Member	<u>Yes</u>
Larry Palmer, Council Member	<u>Yes</u>
Rick Wash, Council Member	<u>Yes</u>
Mildred Lanier, 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, Director of Development Services & Public Works Andre' Bittas, 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. He said at that time the work session would be called back to order. The city council went into Executive Session at 5:02 p.m.

Councilmember Coram moved to adjourn the Executive Session. Said motion was seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present and the Executive Session was adjourned at 5: 48 p.m.

Council President Mercer called the council work session back to order at 5:52 p.m.

Request to Address the City Council – None

Introduction of New Employees

Jordan Enlow	Police Department	Police Officer
Michael Schuelly	Police Department	Police Officer
Jakob Blankenship	Police Department	Police Officer
Elizabeth Minter	Police Department	Police Officer
Rhett Hilyer	Building	Building Inspector
Owen Watkins	Planning and Zoning	Zoning Inspector

Recognition of Retiree

Police Chief Pat Cheatwood recognized Det. Mike Bellanca on his retirement after 27 years of service, 15 years with the City of Pelham.

Old Business – None

New Business

1. Discussion – State of Alabama Tax Abatement Application submitted by Vulcan Threaded Products, Inc.

Director of Economic Development Michael Simon reviewed a State of Alabama Tax Abatement Application submitted by Vulcan Threaded Products, Inc. He stated Vulcan Threaded Products, Inc. (Vulcan) has approximately 285 employees and has been a member of the Pelham business community for many years. Mr. Simon introduced the Vulcan management team. Alan Logan gave a brief history of the company. Other members of the Vulcan team explained their processing methods and expansion plans. They stated the cost of their proposed expansion is between \$8-10 million.

2. Discussion – Cybersecurity, IT Support, Networking and Cloud Services

City Manager Gretchen DiFante introduced Brian Walker and Ricky Odom with Thrive Operations, LLC. (Thrive), formerly InCare Technologies, Inc. Mr. Walker provided a brief history of their relationship with the City of Pelham and the decision of sell to Thrive. City Manager DiFante asked the city council to review the proposed contract agreement with Thrive regarding cybersecurity, IT support, networking and cloud services. She asked the city council if they have any questions to contact her.

3. Update – Amending the Residential Garbage Contract

City Manager Gretchen DiFante stated the Cahaba Solid Waste Disposal Authority (Authority) recently convened a meeting to discuss Amwaste's proposed contract modification to include a fuel surcharge provision. She noted Amwaste's operational costs increased 45% over a six-month period. She explained in detail the calculations involved in determining the fuel surcharge cost agreed upon by the Authority, retroactive to August 1, 2022. City Manager DiFante stated she voted against the fuel surcharge fee for the sole reason it was retroactive. She recommended the city pay the cost of the new fuel surcharge from August 1, 2022 through December 31, 2022. She stated the residents would not see an increase in their garbage fee until January 2023. The city council asked questions regarding the proposed fuel surcharge fee and asked for consideration of those residents who might find it difficult paying the increased garbage fees.

Review of October 3, 2022 Council Agenda

Council President Mercer reviewed the October 3, 2022 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 October 3, 2022 City Council Agenda
2. Approval of the September 19, 2022 Regular Council Meeting Minutes
3. Approval of non-budgeted expenses from restricted fund accounts: None
4. Resolution 2022-09-19-01 for consideration to approve an agreement between the City of Pelham and Bham Hockey Club, LLC

Steve St. John, Executive Facility Director, Pelham Civic Complex & Ice Arena, introduced members of the Birmingham Bulls ownership group and the representative from VenuWorks. He stated the city council has on tonight's agenda consideration of a five-year lease agreement between the city and the Birmingham Bulls. City Manager DiFante complimented the group on the proposed agreement.

5. Resolution 2022-10-03-01 for consideration to adopt the City of Pelham Highway 31 Corridor Redevelopment Plan Update 2022

Director of Economic Development Michael Simon stated the resolution is an update to the current Highway 31 Corridor Redevelopment Plan.

6. Resolution 2022-10-03-02 for consideration of an ABC license application(s) for a 160 – Special Retail – More than 30 Days, for applicant Shugah's LLC operating under the trade name Shugah's LLC located at 3187 Lee Street, Pelham, Alabama 35124

Councilmember Coram made a motion to remove Resolution 2022-10-03-02 from the October 3, 2022 city council agenda. Said motion was seconded by Councilmember Lanier. There being no further discussion the motion passed unanimously by voice vote of those members present and Resolution 2022-10-03-02 was removed from the agenda.

7. Resolution 2022-10-03-03 for consideration to participate in the 2023 Severe Weather Preparedness Tax Holiday – February 24-26, 2023

There were no questions or comments from the city council.

8. Resolution 2022-10-03-04 for consideration to approve a lease agreement of five annual payments for (1) range picker, (2) beverage carts and (3) utility carts at Ballantrae Golf Club

Ballantrae Golf Club General Manager Hal Brown explained the lease agreements cover turf and maintenance equipment and the golf cart fleet. Mr. Brown noted the new golf fleet will be equipped with lithium batteries.

City Manager DiFante and General Manager Brown noted Ballantrae Golf Club set a record for rounds of golf played in a single year in FY2022. The new record is 41,451, breaking the previous record set in 2012 total.

9. Resolution 2022-10-03-05 for consideration to approve a lease agreement of five annual payments for (70) electric golf carts at Ballantrae Golf Club

There were no questions or comments from the city council.

10. Resolution 2022-10-03-06 for consideration to approve a lease agreement of three annual payments for turf equipment: (1) sprayer, (2) topdresser and (1) gas utility cart at Ballantrae Golf Club

There were no questions or comments from the city council.

11. Resolution 2022-10-03-07 for consideration to accept the design plans for the Highway 261 widening project

Development Services & Public Works Andre' Bittas stated excellent progress is being made in the Highway 261 widening project.

12. Resolution 2022-10-03-08 for consideration to enter into an agreement with Alabama Department of Transportation (ALDOT) to accept maintenance of traffic control signals as part of the Highway 261 widening project within the city limits of Pelham

Development Services & Public Works Andre' Bittas stated excellent progress is being made in the Highway 261 widening project.

13. Resolution 2022-10-03-09 for consideration to approve the first amendment to the solid waste collection and disposal contract with the Cahaba Solid Waste Disposal Authority concerning fuel surcharges

There were no questions or comments from the city council.

14. Resolution 2022-10-03-10 for consideration of an ABC License application(s) for a 020 – Restaurant Retail Liquor license for applicant Oak Mountain Brewing Company, LLC operating under the trade name Oak Mountain Brewing Company located at 110 Cahaba Valley Road, Pelham, AL 35124

Councilmember Coram stated the ABC application is to correct an administrative error. Brad McGiboney, attorney for the applicant, stated a restaurant liquor license was not included in the original application thus requiring additional city council approval.

F. Public Hearing(s) - None

G. Mayor's Comments

H. Proclamation(s) by the Mayor and Others

1. Proclaiming October 2022 as Down Syndrome Awareness Month in the City of Pelham, Alabama

2. Proclaiming the week of October 9-16, 2022 as Fire Prevention Week in the City of Pelham, Alabama

I. Report of the City Manager – None

J. Report of 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 288-15** for consideration to adjust the municipal business license issuance fees
(FIRST READING)

There were no questions or comments from the city council.

(End of October 3, 2022 Agenda Review)

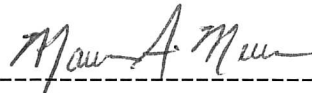
Adjournment

A motion to adjourn the work session was made by Councilmember Coram and seconded by Councilmember Lanier. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:12 p.m.

Respectfully submitted this 3rd day of October 2022.



Tom Seale, MMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

