



City Council Meeting Minutes

Pelham City Hall - Council Chambers
July 21, 2025 – 7:00 PM

Proper notice of the regular 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.

Call to Order

Council President Mercer called the meeting to order at 7:00 p.m.

Invocation

Councilmember Leverett led the invocation.

Pledge of Allegiance - Pelham Troop 404

The Pledge of Allegiance was led by AJ Gonzalez, Senior Patrol Leader, Pelham Troop 404.

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 July 21, 2025 City Council Agenda
2. Approval of the July 7, 2025 Regular Council Meeting Minutes
3. **Resolution 2025-07-21-01** for consideration to authorize the purchase of protective fire equipment (helmets). This expense is included in the FY2025 budget.
4. **Resolution 2025-07-21-02** for consideration to accept the lowest responsive and responsible bid from Gillespie Construction, LLC for the Sanitary Sewer Rehabilitation Project Phase IV-A. This project was budgeted in FY2025.
5. **Resolution 2025-07-21-03** for consideration to accept a proposal from and enter into an agreement with Wisener, LLC to provide appraisal, right-of-way acquisition, and project management services related to the Pelham Greenway Trail Project, Phases III and IV. This project was budgeted in FY2025.

Councilmember Coram made a motion to adopt the Consent Agenda as presented by Council President Mercer. Councilmember Harris seconded the motion.

There being no further discussion, 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 Yes

David Coram, Council Member Yes

Chad Leverett, Council Member Yes

Rick Wash, Council Member Yes

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.

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Public Hearing - None

Mayor's Report/Comments

Mayor Waters made the following comments:

- Noted the passing of developer Steve Mobley, longtime residential home developer in the City of Pelham. He said his heart goes out to his family during this time.
- Noted Earl Niven, the first mayor of the City of Chelsea, passed away last week. He said Mayor Niven was a great leader and friend.

Proclamation(s) and Resolution(s) by the Mayor and Others - None

Report by the City Manager

City Manager Gretchen DiFante made the following comments:

- The City of Pelham is hosting a public forum, called a charette, at the Pelham Civic Complex & Ice Arena beginning tomorrow at 5:30 p.m. to gain public feedback for the future development of the former Oak Mountain Amphitheater property. She said over 500 online surveys have been completed so far. She noted this is an exciting time and encouraged everyone who is able to attend.

1. **Nancy Waller - American Legion Matthew Blount Post 555**
Amanda Orr - Alabama Girls State
Lucas Kalba - Alabama Boys State

American Legion Matthew Blount Post 555 Adjunct Nancy Waller stated she was representing Commander Skip Mize who had a prior obligation. She noted the City of Pelham granted their organization funds to sponsor two students from Pelham High School as they attended Alabama Boys and Girls State, respectively. She introduced Amanada Orr and Lucas Kalba. Miss Orr and Mr. Kalba both addressed the the city council and those in attendance

at tonight's meeting providing a brief summary on their experiences during the week-long program.

2. Recognition of the City of Pelham employee participants in the 2025 World Police & Fire Games

City Manager Gretchen DiFante called on Fire Chief Mike Reid and Police Chief Ed Delmore to introduce their staff who participated in the 2025 World Police & Fire Games.

Chief Reid recognized Fire Medic Buddy Ingleright, Fire Medic Jake Lanier, and Apparatus Operator Gary Mince.

Chief Delmore recognized Lt. Mike Freeman, Detective Darrell Smith, and Motor Officer Jason Barksdale.

Report by the City Attorney

City Attorney Josh Arnold made no additional comments.

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. Resolution 2025-07-21-04 for consideration to declare a temporary moratorium on stores that sell, or intend to sell, hemp and/or vape products in the corporate limits of the City of Pelham, Alabama

Councilmember Coram made a motion to approve Resolution 2025-07-21-04. Councilmember Leverett seconded the motion.

Assistant City Manager Justin Smith stated this topic has been discussed at previous meetings. He said there is still limited guidance from the ABC Board. He said this moratorium emphasizes the City's existing Zoning Ordinance until such guidance can be handed down from the State to the local level. He added the December 31, 2026 deadline will give the City the flexibility to amend its Zoning Ordinance in the event it is determined not to be sufficient.

There being no further discussion, the motion to adopt Resolution 2025-07-21-04 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

2. Resolution 2025-07-21-05 for consideration of ABC License 020 - Restaurant Retail Liquor - for applicant WCB Pelham LLC, operating under the trade name Waldo's Chicken and Beer, located at 2812 Pelham Parkway, Pelham, Alabama 35124

Councilmember Coram made a motion to approve Resolution 2025-07-21-05. Councilmember Harris seconded the motion.

Police Chief Ed Delmore stated he recommends favorably of the application on behalf of the Pelham Police Department.

Council President Mercer recognized Casey Atherton, Partner/Owner of Waldo's Chicken and Beer. Mr. Atherton noted how excited he and his team were to be located in Pelham. He said construction has gone really well and said it is going to be a great store location.

There being no further discussion, the motion to adopt Resolution 2025-07-21-05 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

3. Resolution 2025-07-21-06 for consideration to enter into a Memorandum of Understanding (MOU) with the City of Pelham Commercial Development Authority (CDA) related to adjacent parcels located along Montgomery Highway

Councilmember Wash made a motion to approve Resolution 2025-07-21-06. Councilmember Coram seconded the motion.

Assistant City Manager Justin Smith stated the City obtained a permit from the Alabama Department of Transportation (ALDOT) on behalf of the City of Pelham Commercial Development Authority (CDA). He said the permit will allow the CDA to remove existing asphalt and replace with landscaping for its property located off Montgomery Highway. He stated the MOU simply outlines the agreement between the City and CDA. He added the

CDA has already approved the MOU.

There being no further discussion, the motion to adopt Resolution 2025-07-21-06 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

4. Resolution 2025-07-21-07 for consideration to consent to the annexation of property located at 104 Meadow Creek Lane into the corporate limits of the City of Alabaster, Alabama

Councilmember Coram made a motion to approve Resolution 2025-07-21-07. Councilmember Harris seconded the motion.

City Attorney Josh Arnold stated the property owner at 104 Meadow Creek Lane has requested annexation into the City of Alabaster, Alabama. He noted this is one of three parcels currently located in unincorporated Shelby County located between the City of Pelham and City of Alabaster. He added, per State statute, the City of Pelham must consent to the annexation since it technically falls within its police jurisdiction. Mr. Arnold noted having heard no adverse responses from City staff on this annexation, he recommended approval of the resolution.

There being no further discussion, the motion to adopt Resolution 2025-07-21-07 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

5. Resolution 2025-07-21-08 for consideration to establish the new monthly residential garbage rate based on the annual CPI-U increase, in accordance with the City of Pelham's contractual obligations

Councilmember Coram made a motion to approve Resolution 2025-07-21-08. Councilmember Harris seconded the motion.

City Manager Gretchen DiFante stated Amwaste informed the Cahaba Solid Waste Disposal Authority it would be exercising its contractual right to increase rates the full 5.00% based on the annual CPI-U. She stated the Pelham City Council has noted their desire in the past to provide 60-days notice to customers. She said the city council authorized a supplement to the previous increase. She said the supplement has been budgeted for FY2026. If approved, the new monthly residential base rate would increase from \$26.08 to \$27.39.

There being no further discussion, the motion to adopt Resolution 2025-07-21-08 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

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.

- Christine Carr - 139 Windsor Lane, Pelham, AL 35124 - regrading the recently adopted moratorium.
- Roberto Rodriguez - 2116 Aaron Road, Pelham AL - regarding his desire to see a pickleball facility built on the former Oak Mountain Amphitheater site.

Council Comments

Councilmember Coram thanked his fellow elected officials for allowing him to be out last meeting as he served on a mission trip team to Uganda. He said it was great to see Pelham Troop 404 in attendance tonight and congratulated Amanada Orr and Lucas Kalba on their attendance at Girls and Boys State.

Councilmember Leverett thanked the Pelham Fire and Police Departments for participating in the 2025 World Police & Fire Games and for being out in the community represent the City. He encouraged everyone to attend the charette beginning tomorrow evening and to be involved. He said it helps council members when votes are being made if they have had the input of the community. He thanked everyone for attending tonight and noted it was an uplifting meeting.

Councilmember Wash thanked Nancy Waller, Amanda Orr, and Lucas Kalba for being here tonight to talk about Girls and Boys State. He thanked Chief Reid and Chief Delmore for recognizing the City's participants in the 2025 World Police & Fire Games. He said it was a great crowd tonight and thanked everyone for attending.

Councilmember Harris thanked the community members who continue to show up and stay involved. He said a great way to be involved is by attending the charette tomorrow evening beginning at 5:30 p.m. He also thanked the

first responders for representing Pelham so well.

Council President Mercer thanked the Pelham participants in the 2025 World Police & Fire Games and how great it was to have representatives from all over the world here in the Birmingham metro area. He said there was a great crowd tonight and thanked everyone for being here. He said he is excited to welcome Waldo's Chicken and Beer to Pelham and encouraged citizens to visit them and the other restaurants Pelham has to offer. He encouraged everyone to attend the charette tomorrow evening.

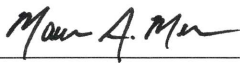
Public Announcements

1. **Applications and resumes are now being accepted through July 31, 2025 for the Pelham Board of Adjustment & Appeals and the Pelham Parks & Recreation Advisory Board. Please visit pelhamalabama.gov for more information or contact City Clerk/Treasurer Jonathan Seale by calling 205.620.6404.**
2. **ReAMP: Reimagine OMA - The City of Pelham will host a public workshop on Tuesday, July 22nd and Thursday, July 24th from 5:30 p.m. to 7:30 p.m. in the Banquet Hall of the Pelham Civic Complex & Ice Arena.**
3. **A public hearing is scheduled for August 4, 2025 at 7:00 p.m. in the Council Chambers of Pelham City Hall to consider rezoning property located at the corner of County Road 52 East and Racquet Club Parkway, changing the present zoning A-1 (Agricultural District) to B-2 (General Business District).**
4. **A public hearing is scheduled for August 18, 2025 at 7:00 p.m. in the Council Chambers of Pelham City Hall to consider a special assessment request made by the Eagle Cove Homeowners Association related to the Eagle Cove Subdivision sewer lift station rehabilitation project.**

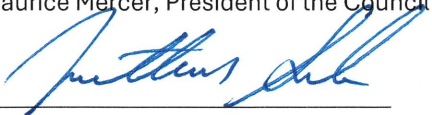
Adjournment

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 7:53 p.m.

Respectfully submitted this 21st day of July 2025.



Maurice Mercer, President of the Council



Jonathan Seale, CMC, City Clerk/Treasurer

