



CITY COUNCIL MEETING MINUTES

**Pelham City Hall
City Council Chambers
August 18, 2025 – 7:00 p.m.**

Proper notice of the regularly 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.

Date: August 18, 2025
Time: 7:00 p.m.
Place: Pelham City Hall – City Council Chambers
Present: President of the Council Maurice Mercer
Councilmember David Coram
Councilmember Chad Leverett
Councilmember Rick Wash
Councilmember Michael Harris, Jr.
Mayor Gary Waters

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Council President Mercer called the meeting to order at 7:20 p.m. Councilmember Coram led the invocation. The Pledge of Allegiance was led by Councilmember Harris.

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 August 18, 2025 City Council Agenda
2. Approval of the August 4, 2025 Regular Council Meeting Minutes
3. **Resolution 2025-08-18-01** for consideration to appoint citizens to the Pelham Zoning Board of Adjustment
4. **Resolution 2025-08-18-02** for consideration to appoint citizens to the Pelham Storm Water Board

Resolution 2025-08-18-02 was removed from the August 18, 2025 city council meeting agenda by official action of the city council during the August 18, 2025 work session.

5. **Resolution 2025-08-18-03** for consideration to enter into a contract agreement with Gillespie Construction, LLC for sidewalk repairs and the installation of curb ramps in the Stonehaven neighborhood. This project was budgeted for FY2025.
6. **Resolution 2025-08-18-04** for consideration to accept a proposal from Jackson, Renfro & Associates, Inc. for electrical engineering services related to the main switchboard and HVAC electrical panel improvement project at the Pelham Civic Complex & Ice Arena. This project was budgeted for FY2025.

- 7. **Resolution 2025-08-18-05** for consideration to accept the lowest responsive and responsible modified bid from Mark Johnson Construction, LLC for the Wastewater Treatment Plant blower replacement project. This project was budgeted for FY2025.
- 8. **Resolution 2025-08-18-06** for consideration to adopt the City of Pelham Transportation Plan for FY2026

Council President Mercer stated the complete text of the agenda, minutes, ordinances, and resolutions are available at Pelham City Hall and online at www.pelhamalabama.gov.

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	<u>Yes</u>
David Coram, Council Member	<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>

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.

REPORT BY THE CITY MANAGER

1. Introduction of New City of Pelham Employees

Fire Department:
Davis Brown
Alex Warren
Jacob Nichols
Richard Goodrich
Jacob Bryant

Police Department:
Steven Webb
Megan Riley

Parks and Recreation, Senior Center:
Shelby Hull
James Santosus
Jacob Maben

Ballantrae Golf Club:
Bobby Oliver

2. Stephen Allen, Williams Blackstock Architects

Mr. Allen made a presentation which included the data collected from the three-day charette last month for the reimagining of the former Oak Mountain Amphitheater site. He noted the impressive public input they received both in-person and from the online surveys. He showed watercolor renderings of what the site might could look like in the future based on the feedback from citizens and stakeholders.

City Manager Gretchen DiFante made the following comments:

- Reported that camera installation is now complete at all intersections except Highway 261. Within the next 3–6 months, the City will begin collecting data to demonstrate how the cameras are improving travel times.

- Regarding the Highway 261 widening project, all 69 property acquisitions in Pelham have been completed. One case went to circuit court, but that matter was strictly between the property owner and ALDOT. The court granted ALDOT authority to condemn the necessary right-of-way, and the condemnation board will now determine the property value. Of the 12 properties ALDOT was acquiring on behalf of Hoover, nine have been settled, two are in condemnation, and one remains before the court.
- The Alabama Department of Transportation (ALDOT), City of Hoover, and City of Pelham met last week regarding the Highway 261 widening project and agreed to divide the utility relocation into two separate projects—one for Pelham and one for Hoover. This will allow Pelham's portion of the utility relocation to begin sooner. A follow-up meeting with ALDOT is scheduled in two weeks to set the schedule for Pelham's work.
- A contract for a traffic signal warrant study at Highway 11 and Grey Oaks will be presented to the Council at its September 8, 2025 meeting. Unlike the previous two-day study, this review will monitor traffic for 5–7 days.
- The Pelham Police Department will host a perimeter training class later this week, with participation from surrounding agencies. Renowned trainer and author Jack Shanely will lead the session.
- Bids for the baseball complex project will be opened on September 11, 2025. Six potential bidders have already picked up plans.
- She wished all the candidates running for office well as the election is being held next week. She said it takes a lot of time and energy to run. She said she is thankful for the conversations and meetings she has had with the candidates over the past few months.

PUBLIC HEARING(S)

1. Regarding a special assessment request made by the Eagle Cove Homeowners Association related to the Eagle Cove Subdivision sewer lift station rehabilitation project

Councilmember Coram moved to recess the city council meeting to hold a public hearing for which proper notice had been given. The motion was seconded by Councilmember Leverett and approved unanimously by a voice vote of those members present. The council meeting recessed at 7:56 p.m.

Council President Mercer announced the public hearing was in session for the purpose to consider a special assessment request made by the Eagle Cove Homeowners Association related to the Eagle Cove Subdivision sewer lift station rehabilitation project.

Assistant City Manager Justin Smith provided an overview of the process which led to the public hearing. He said the sewer lift station is privately owned by the HOA and in need of upgrades. He said the City can step in but would have to assess the cost to the property owners once the upgrades have been completed. He noted the next step in the process is the public hearing being held tonight. He said, per State law, only those objecting to the special assessment were needed to come forward and speak.

Council President Mercer stated the city council would now hear comments against the special assessment request.

- There were no members of the public in attendance speaking in opposition to the special assessment request.

There being no further discussion, Council President Mercer stated the public hearing to consider the special assessment request had concluded.

2. To consider Ordinance No. 135-268, an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to R-1A (Single Family Residential District) for property located near Ridge Drive, containing 5.22 acres (+/-).

Owner/Applicant: Dave Gamble

Council President Mercer announced the public hearing was in session for the purpose to consider Ordinance No. 135-268, an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to R-1A (Single Family Residential District) for property located near Ridge Drive, containing 5.22 acres (+/-) for applicant Dave Gamble.

Council President Mercer stated the city council would now hear comments both for and against the rezoning request.

- Dave Gamble, Owner/Applicant, 220 Oak Valley Drive, Ashville, AL 35953, spoke in favor of the rezoning request.
- There were no members of the public in attendance speaking against the rezoning request.

There being no further discussion, Council President Mercer stated the public hearing to consider the rezoning request had concluded.

Council President Mercer called the August 18, 2025 city council meeting back to order at 8:03 p.m.

MAYOR’S REPORT/COMMENTS – None

PROCLAMATION(S) AND RESOLUTION(S) BY THE MAYOR AND OTHERS – None

REPORT BY THE CITY ATTORNEY – None

REQUEST(S) TO ADDRESS THE COUNCIL – None

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Ordinance No. 525** authorizing an agreement granting non-exclusive right-of-way use to MCImetro Access Transmission Services, LLC for the purpose of constructing and maintaining a fiber-based communications system within certain public rights-of-way within the City of Pelham, Alabama (**First Reading was on August 4, 2025**)

Councilmember Coram moved to adopt Ordinance No. 525 as presented and Councilmember Leverett seconded the motion. There being no further discussion, Council President Mercer asked the City Clerk/Treasurer for a roll call vote to adopt Ordinance No. 525.

The roll call vote was recorded as follows:

Maurice Mercer, Council President	<u>Yes</u>
David Coram, Council Member	<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>

The motion to adopt Ordinance No. 525 passed unanimously by roll call vote of those members present and the President of the Council declared the same passed and adopted.

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Ordinance No. 135-268** an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-2 (General Business District) to R-1A (Single Family Residential District) for property located near Ridge Drive, containing 5.22 acres (+/-). (**First Reading**)

Ordinance No. 135-268 was introduced and read in its entirety by Council President Mercer as a First Reading.

He stated a complete text of Ordinance No. 135-268 is available at Pelham City Hall and online at www.pelhamalabama.gov.

Council President Mercer announced this Ordinance will likely be considered by the city council at a future city council meeting.

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.

- Daniel Luck, 133 West Stonehaven Circle, Pelham, AL 35124 - requested a speed bump be installed near the Pep-Boys service station due to motorist cutting through their parking lot to reach U.S. Highway 31.
- Darrell Tino, 136 Eagle Cove Drive, Pelham, AL 35124 - regarding the Eagle Cove sewer lift station.
- Dr. Judy Mannings 524 Wildridge Circle, Pelham, AL 35124 – thankful for the condolences following the passing of her husband.

CITY COUNCIL COMMENTS

Councilmember Coram stated it was great to see all the new employees tonight. He said it is great to see people wanting to come work for the City of Pelham. He encouraged everyone to get out and vote next week, regardless of who you vote for, please go out and vote.

Councilmember Leverett stated whoever is fortunate enough to get elected next week, they are our leaders. The new mayor and council members will all serve the City of Pelham. He encouraged his fellow candidates to finish this campaign cycle out and let the voters decide.

Councilmember Wash stated there has been a lot of discussion about the election and he encouraged everyone to come out and vote. He said it is great to see so many people love Pelham. He noted attending the funeral of long-time developer Steve Mobley last week. He said many people did not know how much he donated to various organizations in Pelham over the years and that is because Mr. Mobley wanted it that way. He spoke more to his benevolence and contributions to the City of Pelham.

Councilmember Harris welcomed the new employees to the City of Pelham and noted it is a great place to live and raise a family. He thanked everyone for being in attendance tonight.

Council President Mercer thanked Stephen Allen for coming back tonight to recap the charette and future development of the former Oak Mountain Amphitheater site. He encouraged everyone to visit Pelham's newest restaurant, Waldo's Chicken and Beer. He said he joined Crosscreek Baptist Church over the week where they had bounce houses, water slides, food, and good fellowship. He thanked The Shelby County Chamber and Shelby County Newsmedia for their efforts in coordinating the political forum held last week. He said the election is next week and encouraged everyone to engage in civility as we move the City of Pelham forward. He asked everyone to show up and vote and continue to give back to the City.

PUBLIC ANNOUNCEMENTS

1. Absentee ballot applications are being accepted in person at Pelham City Hall and via U.S. Mail. The last day absentee ballot applications can be received by mail is August 19, 2025, or August 21, 2025 if delivered in person. Please plan accordingly if you are choosing to vote by absentee ballot. For all questions regarding the absentee voting process, please call City Clerk/Treasurer Jonathan Seale at 205.620.6404.
2. The City of Pelham Municipal General Election will be held on Tuesday, August 26, 2025. The polling location for all Pelham residents is the Pelham Civic Complex & Ice Arena. Polls will open at 7:00 a.m. and close promptly at 7:00 p.m.
3. The Pelham City Council will hold its official election canvassing meeting on Tuesday, September 2, 2025 at 12:00 Noon.
4. The Pelham City Council regular work session and council meeting scheduled for September 1st and 15th have been rescheduled for September 8th and 22nd.

ADJOURNMENT

With no other business before the city council, Councilmember Coram moved to adjourn the council meeting and Councilmember Harris seconded the motion. By voice vote the motion passed unanimously by those members present and the meeting was adjourned at 8:23 p.m.

Respectfully submitted this 18th day of August 2025.



Jonathan Seale, CMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

