



CITY COUNCIL MEETING MINUTES

**Pelham City Hall
City Council Chambers
September 8, 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: September 8, 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 7:00 p.m. Councilmember Leverett led the invocation. The Pledge of Allegiance was led by Councilmember Coram.

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 September 8, 2025 City Council Agenda
2. Approval of the August 18, 2025 Regular Council Meeting Minutes
3. Approval of the September 2, 2025 Council Meeting Minutes
4. **Resolution 2025-09-08-01** for consideration to accept the proposal and enter into an agreement with USGS for a stream gauge to monitor water levels along Buck Creek in Pelham, Alabama. This project was budgeted for FY2025.
5. **Resolution 2025-09-08-02** for consideration to approve the final summary change order for the County Road 52 water tank painting project
6. **Resolution 2025-09-08-03** for consideration to enter into lighting service agreements with Alabama Power Company for the Silverleaf subdivision
7. **Resolution 2025-09-08-04** for consideration to declare certain items (vehicle) as surplus personal property and to authorize the disposal of the same
8. **Resolution 2025-09-08-05** for consideration to repair and resurface a portion of Mitoba Trail due to settlement of the existing roadway

9. **Resolution 2025-09-08-06** for consideration to amend certain general ledger accounts regarding operational transfers within the General Fund and Pelham Racquet Club
10. **Resolution 2025-09-08-07** for consideration to accept the lowest responsive and responsible bid from Peregrine Solutions for outsource utility billing services

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

City Manager Gretchen DiFante made the following comments:

1. The bid opening for the upcoming City Park baseball complex renovations will be held on Thursday, September 11, 2025.
2. The City has received an invoice from the Alabama Department of Transportation (ALDOT) related to the Highway 261 widening project. The utility relocation portion of the project will begin soon.
3. The recent *Music in the Park* event at Park 124 was well attended, with approximately 350 people. She commended Brian Cooper and the Parks and Recreation staff for their excellent work in organizing the event.
4. The third *Ready, Set, Tennis* class at the Pelham Racquet Club has reached full enrollment, reflecting continued strong community interest and participation.

PUBLIC HEARING(S)

1. To consider an amendment to the City of Pelham Business License Ordinance

Councilmember Harris 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 Wash and approved unanimously by a voice vote of those members present. The council meeting recessed at 7:05 p.m.

Council President Mercer announced the public hearing was in session for the purpose to consider an amendment to the City of Pelham Business License Ordinance.

Assistant City Manager Justin Smith provided an overview of the proposed amendment which related directly to short-term and seasonal businesses.

Council President Mercer stated the city council would now hear comments both for and against amending the City of Pelham Business License Ordinance.

- Tabitha Robinson – 178 Carrington Lane, Calera, AL 35040 – Executive Director for Two by Two Rescue, thanked the city council for considering this amendment.

- There were no members of the public in attendance speaking against the proposed business license amendment.

There being no further discussion, Council President Mercer stated the public hearing to consider the amendment to the City of Pelham Business License Ordinance had concluded.

Council President Mercer called the September 8, 2025 city council meeting back to order at 7:08 p.m.

MAYOR'S REPORT/COMMENTS

Mayor Waters read a joint statement in its entirety between the City of Pelham and Mi Pueblo Supermarket as follows:

Mi Pueblo Supermarket and the City of Pelham are pleased to announce that after reaching an agreement to resolve outstanding matters to the satisfaction of both parties, the public hearing scheduled for September 8, 2025, has been canceled. Both parties are moving forward in continued partnership with a shared commitment to supporting the Pelham Community and it's vibrant local businesses.

Mi Pueblo: "Mi Pueblo has long been a valued part of Pelham, not just as a grocery store, but as a gathering place, a source of jobs, and a reflection of the community's spirit. Our company remains deeply committed to serving Pelham residents with the same care, quality, and cultural pride that have made it a local favorite."

City of Pelham: "The City of Pelham is grateful for Mi Pueblo's ongoing presence and contribution to the City. Additionally, the City sincerely appreciates Mi Pueblo's efforts to swiftly and amicably resolve this matter and their assurance of internal procedures implemented that will ensure that collaboration by and between Mi Pueblo and the City of Pelham going forward will continue."

Both: Mi Pueblo and the City look forward to building on this positive partnership and working together in the years ahead to help Pelham thrive.

PROCLAMATION(S) AND RESOLUTION(S) BY THE MAYOR AND OTHERS

1. Proclaiming September 2025 as Gynecologic Cancer Awareness Month in the City of Pelham, Alabama

Mayor Waters, by proclamation, declared September 2025 as Gynecologic Cancer Awareness Month in the City of Pelham, Alabama. Accepting the proclamation from Mayor Waters was Betsey Fetner.

2. Proclaiming September 17-23, 2025 as Constitution Week in the City of Pelham, Alabama

Mayor Waters, by proclamation, declared September 17-23, 2025 as Constitution Week in the City of Pelham, Alabama. Mayor Waters made a few remarks regarding his fondness towards the United States Constitution and concluded by reading the preamble. Accepting the proclamation from Mayor Waters was Neville Peacock. Mrs. Peacock made a few remarks and thanked Mayor Waters for his years of service.

REPORT BY THE CITY ATTORNEY – None

REQUEST(S) TO ADDRESS THE COUNCIL – None

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Resolution 2025-08-18-02** for consideration to appoint citizens to the Pelham Storm Water Board (Removed from the August 18, 2025 City Council Agenda) was introduced by Council President Mercer.

Councilmember Coram made a motion to approve Resolution 2025-08-18-02. Councilmember Harris seconded the motion.

Council President Mercer stated the names of the citizens being considered for an appointment to the Pelham Storm Water Board:

William Carroll, Place No. 1

Term of Office ending on September 30, 2029

Kathryn Davenport, Place No. 2

Term of Office ending on September 30, 2029

Will Moore, Place No. 3

Term of Office ending on September 30, 2029

James Morris, Place No. 4

Term of Office ending on September 30, 2029

Aaron Wilkes, Place No. 5

Term of Office ending on September 30, 2029

There being no further discussion, the motion to adopt Resolution 2025-08-18-02 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

- 2. **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 was on August 18, 2025)**

Councilmember Coram moved to adopt Ordinance No. 135-268 as presented and Councilmember Harris 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. 135-268.

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. 135-268 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. **Resolution 2025-09-08-08** for consideration to approve the Fiscal Year 2026 Operating and Capital Budgets, and Debt Service Schedule was introduced by Council President Mercer.

Councilmember Coram made a motion to approve Resolution 2025-09-08-08. Councilmember Wash seconded the motion.

Council President Mercer, on behalf of the city council, thanked the City staff for their hard work on this budget. He said the process started earlier this year than normal and noted it was a pleasure to work alongside the staff.

There being no further discussion, the motion to adopt Resolution 2025-09-08-08 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

- 2. **Resolution 2025-09-08-09** for consideration to accept all real property and easements associated with the Eagle Cove Subdivision Sewer Lift Station rehabilitation and improvement project was introduced by Council President Mercer.

Councilmember Wash made a motion to approve Resolution 2025-09-08-09. Councilmember Leverett seconded the motion.

There being no further discussion, the motion to adopt Resolution 2025-09-08-09 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

- 3. **Resolution 2025-09-08-10** for consideration to adopt the City of Pelham Classification Pay Plan for Fiscal Year 2026 was introduced by Council President Mercer.

Councilmember Coram made a motion to approve Resolution 2025-09-08-10. Councilmember Harris seconded the motion.

Council President Mercer noted this Resolution was a companion piece to the recently adopted FY2026 budget.

There being no further discussion, the motion to adopt Resolution 2025-09-08-10 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

- 4. **Ordinance No. 288-17** amending the City of Pelham Business License Ordinance – Chapter 5, Article I, Section 5-1 (28) Schedule DD regarding short-term and seasonal businesses (**First Reading**)

Ordinance No. 288-17 was introduced and read in summary by Council President Mercer as a First Reading.

He stated a complete text of Ordinance No. 288-17 is available at Pelham City Hall and online at pelhamalabama.gov.

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

Councilmember Leverett moved that all rules which would prevent the immediate consideration of Ordinance No. 288-17 be suspended and immediate consideration given. The motion was seconded by Councilmember Coram and passed unanimously by roll call vote. The vote on said motion to suspend the rule was 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>

Councilmember Leverett moved to adopt Ordinance No. 288-17 as presented and Councilmember Wash seconded the motion. There being no further discussion, the motion to adopt Ordinance No. 288-17 was given vote, and the roll call vote was 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>

Ordinance No. 288-17 passed by unanimous vote of the council and the council president declared the same passed.

It was noted for the record Ordinance No. 288-17 was inadvertently referenced as Ordinance No. 135-268 during the voting process. However, it should be noted Ordinance No. 288-17 was intended to be considered and was duly adopted by official action of the city council.

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.

- Tom Robinson – 572 Cahaba Manor Drive, Pelham, AL 35124 – spoke to his enjoyment of the tennis lessons offered at the Pelham Racquet Club and inquired about the billboard along Alabama Highway 119 used for the Oak Mountain Amphitheater advertising.

CITY COUNCIL COMMENTS

Councilmember Coram thanked Mrs. Peacock for coming tonight. He said he always looks forward to hearing her speak on the United States Constitution.

Councilmember Leverett stated he voted by absentee ballot today for the runoff election. He said please get out and vote on September 23, 2025, or ask about absentee voting.

Councilmember Wash encouraged everyone to vote on September 23, 2025. He said voting is our right to let our voices be heard.

Councilmember Harris invited everyone to come to a Pelham High School football game. He said the atmosphere is electric and it is a great way to support our students.

Council President Mercer agreed the environment at the Pelham High School football games is fantastic and encouraged everyone to attend. He said Music in the Park at Park 124 was fantastic and commended the strong community turnout, the participation of local vendors, and the weather all contributed to its success. President Mercer also reflected on the Mayor Waters' words in the quoting the preamble of the United States Constitution, highlighting the importance of domestic tranquility and promoting the general welfare. He remarked while the City has experienced a season with multiple candidates offering their leadership, it is essential to move forward together as one community. He encouraged residents to remain engaged and continue attending upcoming council meetings.

PUBLIC ANNOUNCEMENTS

1. Absentee ballot applications for the runoff election 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 Tuesday, September 16, 2025 or September 18, 2025 if by hand-delivery. Please plan accordingly if you are choosing to vote by absentee ballot as there is limited time remaining. 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 Runoff Election will be held on Tuesday, September 23, 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 runoff election canvassing meeting on Tuesday, September 30, 2025 at 12:00 Noon.
4. Salsa in the Park will be held from 5:00 p.m. to 8:00 p.m. on Sunday, September 21, 2025 at Pelham City Park.
5. Music in the Park at Park 124 will be held on Sunday, September 28, 2025 from 6:00 p.m. to 7:30 p.m. featuring a Linda Ronstadt tribute band, Tucson Rain.

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 7:46 p.m.

Respectfully submitted this 8th day of September 2025.



Jonathan Seale, CMC, City Clerk/Treasurer



Maurice Mercer, President of the Council

