



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Conference Room December 1, 2025 – 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, December 1, 2025 at 5:00 p.m. The regular work session was held in the Council Conference Room at Pelham City Hall and was open to the public.

Call to Order

The work session was called to order by Council President Leverett at 5:01 p.m.

Record of Attendance

The following elected officials were present:

Council President Chad Leverett
Councilmember Michelle Power
Councilmember Christine Townes
Councilmember Markus Hal Snowden
Councilmember Michael Harris
Mayor Rick Wash

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.

Media Present: Shelby County Reporter

Others Present: City department heads, city employees, and members of the public

Approval of Minutes

A motion was made by Councilmember Harris to approve the November 17, 2025 Regular Work Session Minutes.

The motion was seconded by Councilmember Snowden. There being no further discussion, the President of the Council announced the motion passed by a unanimous voice vote of those members present.

Old Business

1. Discussion – Appointing a Council Member to the Pelham Planning Commission

Councilmember Harris made a motion to move the name of Councilmember Snowden forward and be added to Resolution 2025-12-01-09. Councilmember Power seconded the motion.

There being no further discussion, the motion was approved by unanimous voice vote of those members of the city council present and the President of the Council declared the same passed.

2. Discussion – Contract with the Franklin Covey Co.

City Manager Gretchen DiFante reviewed the contract agreement with the city council and noted the six-week consultant reservation timeline.

New Business

1. Introduction of Current Mayor Appointees

- Fire Chief
- City Judge
- City Prosecutor
- City Public Defender

2. Discussion – Oak Mountain Trail Property owned by the City of Pelham

Assistant City Manager Justin Smith provided a brief overview of the history of the property. He noted the commercial real estate agent, Mark Dinan, was unable to be in attendance tonight. Mr. Smith asked to move this item to a future work session agenda.

3. Discussion – Rescheduling the Monday, January 19, 2026 Council Work Session and Meeting

It was the consensus of those members of the city council present to reschedule the Monday, January 19, 2026 Regular City Council Work Session and Meeting to Tuesday, January 20, 2026.

Review of December 1, 2025 City Council Agenda

Council President Leverett and City Manager Gretchen DiFante reviewed the December 1, 2025 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 December 1, 2025 City Council Agenda

2. Approval of the November 17, 2025 Regular Council Meeting Minutes
 3. **Resolution 2025-12-01-01** for consideration to approve an Alabama Department of Revenue Tax Abatement Agreement between the City of Pelham, Edgar's Old Style Bakery, LLC, and Dotry Enterprises, LLC
 4. **Resolution 2025-12-01-02** for consideration to approve an Alabama Department of Revenue Tax Abatement Agreement between the City of Pelham, Alabama, Research Solutions Group, Inc., and JPM Investments, LLC
 5. **Resolution 2025-12-01-03** for consideration to authorize an agreement with Franklin Covey Co.
 6. **Resolution 2025-12-01-04** for consideration to authorize two (2) Lighting Services Agreements with Alabama Power Company
 7. **Resolution 2025-12-01-05** for consideration to authorize an addendum to the Master Equity Lease Agreement between the City of Pelham and Enterprise Fleet Management
 8. **Resolution 2025-12-01-06** for consideration to appoint a City Clerk/Treasurer
 9. **Resolution 2025-12-01-07** for consideration to affirm the Mayor's appointment for Chief of Police
 10. **Resolution 2025-12-01-08** for consideration to affirm the Mayor's appointment for Fire Chief
- F. Public Hearing(s) – None
- G. Mayor's Report/Comments
- H. Proclamation(s) and Resolution(s) by the Mayor and Others – None
- I. Report by the City Manager
1. Recognition of Fire Department Captain Wes Greene and Brandon "Blue" Berry
- J. Report by the City Attorney
- 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. **Resolution 2025-12-01-09** for consideration to appoint a City Council Member to the Pelham Planning Commission

It was noted for the record Councilmember Snowden's name was unanimously approved to move forward for consideration during the December 1, 2025 city council meeting.

There were no comments or questions from any member of the city council regarding the Consent Agenda.

(End of the December 1, 2025 Agenda Review)

Executive Session

Council President Leverett 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 Sections 36-25A-7(a)(3), 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(a)(3), Code of Alabama (1975), as amended.

A motion was made by Councilmember Harris to enter into an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Snowden.

Council President Leverett asked the City Clerk/Treasurer for a roll call vote. The vote to adopt said motion was recorded as follows:

Chad Leverett, Council President	<u>Yes</u>
Michelle Power, Councilmember	<u>Yes</u>
Christine Townes, Council Member	<u>Yes</u>
Markus Hal Snowden, Council Member	<u>Yes</u>
Michael Harris, Council Member	<u>Yes</u>

Council President Leverett noted the Executive Session would take place in the Council Conference Room and asked the members of the City Council, Mayor Wash, City Manager Gretchen DiFante, Assistant City Manager Justin Smith, Director of Development Services & Public Works André Bittas, City Clerk/Treasurer Jonathan Seale, Finance Director Jamie Wagner, and City Attorney Josh Arnold to attend the Executive Session. Council President Leverett stated, per City Manager Gretchen DiFante, he expected the city council to return from the Executive Session in approximately 45 minutes. The city council went into an Executive Session at 6:00 p.m.

Councilmember Harris moved to adjourn the Executive Session. Said motion was seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 7:04 p.m.

Council President Leverett called the December 1, 2025 city council work session back to order at 7:05 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Harris and seconded by Councilmember Power. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:05 p.m.

Respectfully submitted this 1st day of December 2025.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

