CITY COUNCIL
WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
March 2, 2026 – 5:30 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, March 2, 2026 at 5:30 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 5:30 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 Snowden to approve the February 16, 2026 Regular Work Session Minutes.

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

Request to Address the City Council – None

Old Business

1. Discussion – Pelham Board of Education Appointment Process

City Manager Gretchen DiFante noted discussion on this topic from the last two work sessions, including comments regarding best practices from Keri Johnson, Superintendent of Pelham City Schools.

It was the consensus of those members of the city council present to move forward with the past practice of interviewing the applicants with prepared questions during a work session. It was noted follow-up questions could vary between candidates based on answers given to the prepared questions. It was agreed the Council Conference Room provided a better interview environment than the Council Chambers.

New Business

1. Presentation of the FY2025 Audited Financial Statements by Truitt Tingle Paramore & Argent, LLC, Certified Public Accountants

Patrick Bowman, CPA, reviewed the audited financial statements for Fiscal Year ending September 30, 2025 with the city council. He emphasized the City of Pelham received an unmodified opinion, which is the best result for an audit. Mr. Bowman spoke highly of Finance Director Jamie Wagner and her staff for their excellent work throughout the year and during the audit.

2. Planning Commission Authority and Rezoning Procedures

City Clerk/Treasurer Jonathan Seale and Director of Development Servies & Public Works Andrè Bittas reviewed the rezoning procedures with the city council.

3. Holland Lakes Subdivision – Sewer Lift Station Improvements

Assistant City Manager Justin Smith stated this is not an action item for tonight's agenda. He reminded the city council there are currently two subdivisions in the City of Pelham operating privately owned sewer lift stations. He said the Eagle Cove Subdivision began the process in 2025 for the City to assume the maintenance after the property was deeded to the City. He said State law limits the City from being able to work on private property, even when the property was deeded, an assessed value for the improvements project would be levied against the homeowners. Mr. Smith said the same circumstances happen to occur with the Holland Lakes Subdivison, but there are two sewer lift stations currently owned and operated. He said a public hearing would need to be set for a future city council meeting.

4. Pelham Civic Complex & Ice Arena – Main Arena Lighting System Upgrades

Director of Development Services & Public Works Andrè Bittas and Executive Director of the Pelham Civic Complex & Ice Arena Seth Greenberg addressed the city council. Mr. Greenberg stated the Birmingham Bulls organization received notice from the Southern Professional Hockey League (SPHL) that the lighting over the ice in the Main Arena was insufficient for League play and they would be subsequently fined if it was not corrected. He said professional hockey specifications require 110-120 footcandles of lighting. He said the Main Arena lighting measured 32 footcandles.

Mr. Bittas noted being able to work with the manufacturer of the current lighting system. He said they replaced the lights above the ice utilizing the 10-year warranty policy. He said the lighting system needs to be replaced as a in its entirety since it has reached end of life and the City could take advantage of a $30,000.00 credit on the new system since it is still under warranty. Mr. Greenberg added the current lighting controls are not user friendly and require three employees to operate based on their location. He said the current lighting is adequate for the remaining of the season while the new lighting system is ordered.

5. Purchase of In-Vehicle Camera Systems for the Pelham Police Department

Chief of Police Ed Delmore stated this expense was budgeted for FY2026. He said the City purchased eight Chevrolet Tahoe police vehicles as a part of the annual vehicle rotation. He said five of the vehicles need the new camera system and the remaining three would be outfitted from existing vehicles going out of service. He said this is a five-year lease agreement with $10,000.00 owed this year.

6. Appointing Voting Delegates for the Annual Convention of the Alabama League of Municipalities on April 28, 2026 – May 1, 2026

It was the consensus of those members of the city council present this item would be moved to the March 16, 2026 work session agenda.

<u>End New Business Discussion</u>

Councilmember Harris made a motion to move items 1, 4, and 5 forward to the March 5, 2026 city council meeting agenda. Councilmember Snowden seconded the motion.

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

<u>Review Items Recommended for the March 5, 2026 City Council Consent Agenda</u>

1. For consideration to accept a proposal from and authorize an agreement with All American Arena Products for the purchase and installation of an indoor dasher board system. This project was budgeted for FY2026.

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

2. For consideration to accept the lowest responsive and responsible bid from Price Civil Solution for the Eagle Cove Subdivision Sewer Lift Station Improvements Project. This project was budgeted for FY2026 but will require a budget amendment.

It was noted the higher-than-expected bids received for this project would require a budget amendment.

3. For consideration to accept the lowest responsive and responsible bid from ICS, Inc. for the Sewer Lift Station P Emergency Generator Addition. This project was budgeted for FY2026.

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

4. For consideration to repeal Resolution 2008-02-04-03, which established the Related Party Transactions Policy for the City of Pelham

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

5. For consideration to surplus certain items (A/V and small engine equipment) no longer needed for public or municipal purposes and to authorize the disposal of the same

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

6. An amendment to the City of Pelham Code of Ordinances regarding sales tax collection procedures (First Reading)

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

End Consent Agenda Discussion

Councilmember Townes made a motion to add Item 6 to the New Business section of the March 5, 2026 city council meeting agenda. Councilmember Harris seconded the motion.

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

Councilmember Harris made a motion to move Items 1-5 to the March 5, 2026 city council meeting consent agenda. Councilmember Snowden seconded the motion.

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

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 and to discuss the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property under Sections 36-25A-7(a)(3)(6), Code of Alabama (1975), as amended.

City Attorney Josh Arnold stated the purpose of tonight's Executive Session is appropriate under Sections 36-25A-7(a)(3)(6), 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	Yes
Michelle Power, Councilmember	Yes
Christine Townes, Council Member	Yes
Markus Hal Snowden, Council Member	Yes
Michael Harris, Council Member	Yes

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, Director of Development Services & Public Works Andrè Bittas, Chief of Police Ed Delmore, Court Clerk/Chief Magistrate Jennifer Bridwell, City Clerk/Treasurer Jonathan Seale, City Attorney Josh Arnold, and 58 INC Director of Development Reid Knight 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 60 minutes. The city council went into an Executive Session at 7:00 p.m.

Councilmember Power 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 8:37 p.m.

Council President Leverett called the March 2, 2026 city council work session back to order at 8:37 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Harris and seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:38 p.m.

Respectfully submitted this 2nd day of March 2026.

------------------------------------	------------------------------------
Jonathan Seale, CMC, City Clerk/Treasurer	Chad Leverett, President of the Council

[SEAL]

CITY OF PELHAM CITY SEAL EST. 1964 ALABAMA