



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Conference Room April 6, 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, April 6, 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 Attorney Josh Arnold was present.

Media Present: Shelby County Reporter, WBRC, CBS 42

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 March 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(s) to Address the City Council

1. Martina Winston, Pelham City Schools Foundation

Mrs. Winston addressed the city council and provided the current strategic plan and goals of the Foundation. She noted a few supplemental funding initiatives, including their largest fundraising event, the Pelham Mardi Party. Mrs. Winston was proud to report that the Foundation would be providing each of the four Pelham schools with \$1,000.00 each next month. She thanked the city council for their support and said she appreciated the partnership.

Old Business (Work Session)

1. Consideration of an ABC License Application 011 – Lounge Retail Liquor – Class II (Package) and 990 – Tobacco Only for applicant DEV GOAPL 1 INC., operating under the trade name Liquor Spot located at 2969 Pelham Parkway Suite A, Pelham, Alabama 35124

Kim Oswalt, representing applicant Dhaval Patel, addressed the city council. She reviewed some of the operational intentions of the store and how Mr. Patel is a customer-oriented owner. It was noted by members of the city council the proximity of this location to other established liquor stores.

Councilmember Harris made a motion to move consideration of this item forward to the Thursday, April 9, 2026 city council meeting. 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.

End Old Business (Work Session)

New Business (Work Session)

1. Consideration of an ABC License Application 020 – Restaurant Retail Liquor – for applicant PWW Pelham LLC, operating under the trade name Hooters of Pelham located at 400 Cahaba Valley Road, Pelham, Alabama 35124

It was noted for the record the applicant was not in attendance at tonight's work session. Clarification was provided by City staff that Hooters corporate management recently declared bankruptcy and this application is a result of new ownership.

Councilmember Harris made a motion to move consideration of this item forward to the Thursday, April 9, 2026 city council meeting. Councilmember Power 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.

2. Consideration of an ABC License Application 010 – Lounge Retail Liquor – Class I – for applicant The Old Hog LLC, operating under the trade name The Old Place located at 112 Bowling Lane, Pelham, Alabama 35124

Council President Leverett recognized applicant Ian Johnson who addressed the city council. Mr. Johnson noted his excitement about bringing this business to Pelham. He noted his experience working for another establishment in Pelham and is ready to give back to the community.

Councilmember Harris made a motion to move consideration of this item forward to the Thursday, April 9, 2026 city council meeting. 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.

3. Discussion – Shelby County Senior Center Grant

Director of Parks and Recreation Brian Cooper stated the Pelham Senior Center applied and received grant funding for \$3,500.00 from the Shelby County Commission. He asked for the agreement to be considered at the April 9, 2026 city council meeting for formal acceptance of the funds.

4. Discussion – Pelham Senior Center

Director of Parks and Recreation Brian Cooper noted the increased success realized at the Pelham Senior Center thanks to employees Alicia Walters and Katie Augsburger, who were both in attendance tonight. He reviewed attendance and membership numbers with the city council. He asked to come back on April 20, 2026 to review registration processes.

5. Review – Water Leak Adjustment Policy

Director of Development Services & Public Works André Bittas and Chris Cousins, Municipal Consultants, Inc., addressed the city council. Mr. Bittas updated the city council on their proposed solution to separating the water leak adjustment policy from the sewer averaging schedule. Further discussion followed and it was noted this policy amendment would likely be presented at a future city council meeting.

6. Review – Seven Year Paving Plan

Director of Development Services & Public Works André Bittas and City Engineer Mike Eddington addressed the city council. Mr. Bittas noted at current funding levels, it would take seven years to pave the streets identified as the lowest quality in the City. He added it would take an estimated \$8 million to pave those streets. He said as the budget discussions happen each year, it is important to keep the paving plan in mind.

7. Discussion – Pelham City Park Renovations, Phase II

Director of Development Services & Public Works André Bittas and Director of Parks & Recreation Brian Cooper addressed the city council. Mr. Bittas stated Phase II includes artificial turf on Field 1, new fencing, and new dugouts throughout the complex. He said funding for the design work was previously approved by the city council in 2025. He said the construction estimates have been calculated at \$3 million and have yet to be funded by the city council.

It was asked for the city staff to follow-up to determine financial impacts of the construction costs to the City's current budget and report back to the city council.

8. Discussion – ReAMP Master Developer

Assistant City Manager Justin Smith noted two developers presented during the last work session in Executive Session. He asked for the city council to consider both developers and their plans. He said this is a partnership who will work with the City for years into the future. Mr. Smith added at this point a consensus of the city council is needed to move forward with Developer A or Developer B for city staff to then enter into the Memorandum of Understanding (MOU) discussions.

It was the consensus of those members of the city council present to move forward with Developer A. Mr. Smith noted City staff will coordinate and work with Developer A to draft an agreeable MOU to be presented to the city council at a later date.

End New Business (Work Session)

Review City Council Consent Agenda Items Recommended for April 9, 2026

1. For consideration to declare certain item(s) (vehicle) owned by the City of Pelham as surplus personal property and to authorize the disposal of the same

Pelham Public Library Director Mary Campbell stated the Library's van is no longer in working order. She recommended declaring it as surplus personal property.

2. For consideration to authorize an agreement to participate as the title sponsor in the WBRC 2026 Summer Staycation advertising campaign. This expense was budgeted for FY2026.

Acting Communications Manager Gina Womack introduced Kayla Burns and Eric Bushue with WBRC. Ms. Burns reviewed statistics from last year's campaign. She noted the campaign goals are to bring people to Pelham and remind current residents of the great opportunities available in Pelham during the summer vacation months. Further discussion followed with the members of the city council and WBRC.

3. For consideration to repeal and replace Resolution 2025-12-15-01 which authorized non-exclusive parking in the City of Pelham Entertainment District

Assistant City Manager Justin Smith noted this item was to change signature lines and names of the other party. He said the intent of the language in the agreement remains the same.

4. For consideration to authorize a grant funding agreement with the Shelby County Commission to benefit the Pelham Senior Center

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

End Review City Council Consent Agenda Items Recommended for April 9, 2026

Councilmember Harris made a motion to move Items 1-4 forward to the April 9, 2026 city council meeting consent agenda. Councilmember Townes 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.

Review New Business Agenda Items Recommended for April 9, 2026

1. For consideration to enter into an agreement with Sumter Local Government Consulting for employment search services

Director of Human Resources Tracy Hill reported the Communications Director position was posted in October and received over 60 qualified applicants; however, the City did not identify a candidate with the desired combination of skills and experience. City Manager Gretchen DiFante has since met with Sumter Local Government Consulting, a firm with more than 25 years of experience in local government recruitment. The firm will conduct a regional search across the southeastern United States and provides a one-year guarantee to repeat the recruitment process if necessary if the selected candidate leaves for any reason within the first year of employment. The cost of the service is \$21,000.00 plus travel expenses, which can be covered within the existing salary budget and is considered budget neutral.

2. For consideration to declare an empty panel space on City-owned signage located at the corner of U.S. Highway 31 and Amphitheater Road as surplus real property (This item will require an ordinance)

Assistant City Manager Justin Smith stated the sign owned by the City at the corner of U.S. Highway 31 and Amphitheater Road has blank panel space since the departure of Oak Mountain Amphitheatre. He said the City has been approached by representative of The Canopy wishing to lease space on the sign for fair market value. He noted this would take an ordinance to move forward.

End Review New Business Agenda Items Recommended for April 9, 2026

Councilmember Snowden made a motion to add Items 1 and 2 to the April 9, 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.

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

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, Assistant City Manager Justin Smith, Director of Development Services & Public Works André Bittas, Finance Director Jamie Wagner, Police Chief Ed Delmore, Fire Chief Mike Reid, Clerk/Treasurer Jonathan Seale, and City Attorney Josh Arnold to attend the Executive Session. Council President Leverett stated he expected the city council to return from the Executive Session in approximately 30 minutes. The city council went into an Executive Session at 7:50 p.m.

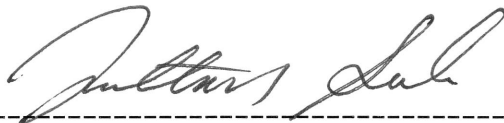
Councilmember Power moved to adjourn the Executive Session. Said motion was seconded by Councilmember Townes. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 8:35 p.m.

Council President Leverett called the April 6, 2026 city council work session back to order at 8:35 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Townes and seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:35 p.m.

Respectfully submitted this 6th day of April 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

