



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Chambers May 4, 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, May 4, 2026 at 5:30 p.m. The regular work session was held in the Council Chambers 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 April 20, 2026 Regular Work Session Minutes.

The motion was seconded by Councilmember Harris. 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 – None

Old Business (Work Session) – None

New Business (Work Session)

1. Review – Public hearing on May 7, 2026 to consider assuming ownership and maintenance of privately owned sewer lift stations located in the Holland Lakes Subdivision, with costs to be paid by special assessment of property owners in said Subdivision

Assistant City Manager Justin Smith stated a public hearing is scheduled for May 7, 2026 at 5:30 p.m. in the Council Chambers of Pelham City Hall. He stated notices were delivered to all 160 residential lots via U.S. Certified Mail. He added proper legal notices were advertised in the Shelby County Reporter newspaper. He said the special assessment would be calculated once the final cost of the improvement is determined.

End New Business (Work Session)

Review City Council Consent Agenda Items Recommended for May 7, 2026

1. For consideration to accept a proposal from and enter into an agreement with Calgon Carbon Corporation for a three-month rental of Granular Activated Carbon equipment and supplies. This project was budgeted for FY2026.

City Manager Gretchen DiFante asked for this item to be moved to a future work session agenda.

2. For consideration to accept a proposal from and enter into an agreement with Engineering Design Group, LLC for survey services related to the Indian Crest Waterline Extension and Backup Project. This project was budget for FY2026.

Director of Development Services & Public Works Andrè Bittas stated this is a budgeted project to install a backup water line for the Indian Crest area in the unlikely event the primary water tank becomes inoperable and unusable.

3. For consideration to authorize a lighting services agreement with Alabama Power Company for streetlights within the Silver Ridge Subdivision Phases 1a and 2a.

Director of Development Services & Public Works Andrè Bittas stated this is a standard lighting services agreement with Alabama Power Company. He said the subdivision has paid down the cost of the equipment and the City would be assuming the monthly energy charges.

4. For consideration to accept a proposal from and enter into an agreement with Skipper Consulting, Inc. for traffic signal design and intersection improvements at CR-11 and Grey Oaks Parkway. This project was budgeted for FY2026.

Director of Development Services & Public Works Andrè Bittas stated this project design was previously approved by the city council. He said once the designs have been completed, the City would move forward with the formal bid process for construction. It was noted City Manager Gretchen DiFante is still meeting with the appropriate stakeholders for project funding support.

5. For consideration to accept the annual Municipal Water Pollution Prevention (MWPP) Program Report

Director of Development Services & Public Works André Bittas stated the Municipal Water Pollution Prevention Program Report is a mandatory filing through the Alabama Department of Environmental Management (ADEM). Mr. Bittas noted the City received a score of 70 out of a possible 783, with 0 being the best. He added the Wastewater Treatment Plant automatically receives 40 points based on its age.

6. For consideration to authorize an engagement agreement with Copperwing Design, LLC for 2026 Summer Marketing Support

Acting Communications Manager Gina Womack stated since they are currently one employee short, the City has sought the help of a consultant to work on the 2026 Summer Reading Program at the Pelham Public Library as well as summer activities at the Pelham Racquet Club.

End Review City Council Consent Agenda Items Recommended for May 7, 2026

Councilmember Harris made a motion to move Items 2-6 forward to the May 7, 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.

Review New Business Agenda Items Recommended for May 7, 2026

1. For consideration to condemn substantially damaged buildings located along Chandalar Court in Pelham, Alabama

Director of Development Services & Public Works André Bittas stated if this item is approved, he would likely have a quote and contract for demolition ready for consideration at the next city council meeting.

2. For consideration to revoke the business license for property located at 1902 Highway 31 South currently operating as Siegel Select Birmingham II in Pelham, Alabama

Assistant City Manager Justin Smith stated all information on this item was presented during the city council meeting and public hearing held on April 23, 2026. He said the next step in the process is to consider a resolution formally revoking the business license for Siegel Select Birmingham II. He confirmed the City received correspondence from the business' attorney this afternoon.

End Review New Business Agenda Items Recommended for May 7, 2026

Councilmember Harris made a motion to move Items 1 and 2 forward to the May 7, 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.

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, Council Member	<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, 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 he expected the city council to return from the Executive Session in approximately 45 minutes. The city council went into an Executive Session at 5:53 p.m.

Councilmember Townes 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 7:02 p.m.

Council President Leverett called the May 4, 2026 city council work session back to order at 7:02 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Power and seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:02 p.m.

Respectfully submitted this 4th day of May 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

