



CITY COUNCIL MEETING MINUTES

**Pelham City Hall
City Council Chambers
May 7, 2026 – 5:30 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: May 7, 2026
Time: 5:30 p.m.
Place: Pelham City Hall – City Council Chambers
Present: President of the Council Chad Leverett
Councilmember Michelle Power
Councilmember Christine Townes
Councilmember Markus Hal Snowden
Councilmember Michael Harris
Mayor Rick Wash

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Council President Leverett called the meeting to order at 5:30 p.m. Councilmember Townes led the invocation. The Pledge of Allegiance was led by Councilmember Power.

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 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 May 7, 2026 City Council Agenda
2. Approval of the April 23, 2026 Regular Council Meeting Minutes
3. **Resolution 2026-05-07-01** 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 budgeted for FY2026.
4. **Resolution 2026-05-07-02** for consideration to authorize a lighting services agreement with Alabama Power Company for streetlights within the Silver Ridge Subdivision Phases 1a and 2a.
5. **Resolution 2026-05-07-03** 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.
6. **Resolution 2026-05-07-04** for consideration to accept the annual Municipal Water Pollution Prevention (MWPP) Program Report
7. **Resolution 2026-05-07-05** for consideration to authorize an engagement agreement with Copperwing Design, LLC for 2026 Summer Marketing Support. This expense was budgeted for FY2026.

Council President Leverett stated the complete text of the agenda, minutes, ordinances, and resolutions are available at Pelham City Hall and online at www.pelhamalabama.gov.

Councilmember Snowden made a motion to adopt the Consent Agenda as presented by Council President Leverett. Councilmember Power seconded the motion.

There being no further discussion, Council President Leverett asked the City Clerk/Treasurer for a roll call vote. The vote to adopt the Consent Agenda 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>

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.

MAYOR'S REPORT/COMMENTS – None

PROCLAMATION(S) AND RESOLUTION(S) BY THE MAYOR AND OTHERS – None

REPORT BY THE CITY MANAGER

City Manager Gretchen DiFante made the following comments:

- Noted the U.S. Highway 31 lighting project is progressing well and was happy to report the new light poles started being installed this week. She said they look great and will create a much safer roadway for motorists.
- Reported on the status of the ReAMP project and stated the City is continuing to have positive conversations and meetings with the master developer. She assured the citizens there is work happening behind the scenes and not to get discouraged if there is no construction going on at the former amphitheater site.
- Stated the City is moving as quickly as possible with the CR-52 railroad crossing elimination project in conjunction with the Federal Railroad Administration (FRA). She said the City got a really nice comment from the FRA noting all deadlines are being met ahead of schedule and the requested documents contain great work.
- Concluded by noting the importance of consistent code enforcement across the entire City. She said City staff has a duty to follow through when a violation is brought their attention.

REPORT BY THE CITY ATTORNEY – None

PUBLIC HEARING(S)

1. To consider whether the City of Pelham will assume 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

Councilmember Snowden made a motion to recess the May 7, 2026 city council meeting for the purpose of holding a public hearing, for which proper notice has been given. Councilmember Harris seconded the motion.

There being no further discussion, the motion passed by unanimous voice vote of those members of the city council present and the President of the Council declared the same passed and the city council meeting recessed at 5:41 p.m.

Council President Leverett called the public hearing to order for the purpose of hearing testimony regarding the special assessment.

Assistant City Manager Justin Smith provided background regarding the Holland Lakes sewer lift stations, noting the neighborhood has two privately owned and maintained sewer lift stations installed by the developer, which are the only remaining privately maintained sewer lift stations serving Pelham neighborhoods. Mr. Smith stated the Holland Lakes HOA requested the City begin the process for assuming ownership and maintenance responsibility. Required notices were sent via Certified U.S. Mail to property owners of the 160 affected lots, and notice was published as required by law. Mr. Smith clarified Holland Place residents were mistakenly sent notices due to plat/address list issues, but Holland Place is a separate neighborhood, is not served by these sewer lift stations, and is not subject to any related assessment.

Mr. Smith explained the sewer lift stations must be brought up to City standards before the City can assume responsibility. Per Alabama law, if the HOA does not complete the improvements, the property may be deeded to the City, the City may complete the work, and the cost may be assessed to Holland Lakes property owners following a later hearing to fix the final cost. The estimated cost was \$647,640.00, or slightly more than \$4,000 per property, with installment payments allowed by law. He stated 81 objections, representing 50% plus one of the 160 lots, would be required to stop the improvement unless overridden by a two-thirds vote of the city council.

Assistant City Manager Justin Smith invited Holland Lakes HOA President Kyle Lubsen to the podium who voiced his support of the special assessment and moving forward with the sewer lift station improvements project.

Council President Leverett asked for the applicable residents of Holland Lakes wishing to speak against the special assessment to come forward at this time. He noted only those speaking against the special assessment are needed at this point in the process. He added it is assumed that any resident not speaking against the special assessment is in favor of moving forward with the improvements.

- Beth Blackburn, 299 Creekside Lane, Pelham, AL 35124

There being no further discussion, Council President Leverett announced the public hearing had concluded.

There being no further discussion, Council President Leverett called the May 7, 2026 city council meeting back to order at 5:53 p.m.

REQUEST(S) TO ADDRESS THE COUNCIL – None

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS – None

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Resolution 2026-05-07-06** for consideration to appoint a citizen to the Pelham Board of Education Place No. 3 was introduced by Council President Leverett.

Councilmember Harris made a motion to adopt Resolution 2026-05-07-06. Councilmember Townes seconded the motion.

Council President Leverett noted Robert Plummer's name was moved forward by consensus of the city council on May 5, 2026.

There being no further discussion, the motion to adopt Resolution 2026-05-07-06 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

2. **Resolution 2026-05-07-07** for consideration to condemn substantially damaged buildings located along Chandalar Court in Pelham, Alabama was introduced by Council President Leverett.

Councilmember Power made a motion to adopt Resolution 2026-05-07-07. Councilmember Snowden seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-05-07-07 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

3. **Resolution 2026-05-07-08** 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 was introduced by Council President Leverett.

Councilmember Harris made a motion to adopt Resolution 2026-05-07-08. Councilmember Townes seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-05-07-08 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

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.

Please note, the public comment period is intended for comments only. It is not a public hearing, nor is it a time for dialogue, debate, or questions to the City Council. Any questions or requests for additional information will be noted and may be addressed by the appropriate City staff or officials at a later time.

- Jeremy Bruster, 1902 Highway 31 South, Pelham, AL 35124 – regarding the revocation of the Siegel Select Birmingham II business license.
- Michael Wallace, 313 Creekside Lane, Pelham, AL 35124 – regarding the Holland Lakes Subdivision sewer lifts stations assessment
- Laura Kutcher, 257 Grey Oaks Court, Pelham, AL 35124 – regarding the traffic signal study and design at the intersection of Grey Oaks Parkway and CR-11.
- Robert Grady, 1902 Highway 31 South, Pelham, AL 35124 – regarding the revocation of the Siegel Select Birmingham II business license.
- Denise Garcia, representing Siegel Select - regarding the revocation of the Siegel Select Birmingham II business license.
- Darla - 1902 Highway 31 South, Pelham, AL 35124 – regarding the revocation of the Siegel Select Birmingham II business license.
- Mark Wilson, candidate for Shelby County District Court Judge, Place No. 3.
- Jason Wingard, 1902 Highway 31 South, Pelham, AL 35124 – regarding the revocation of the Siegel Select Birmingham II business license.
- Jay Welborn, candidate for Shelby County District Court Judge, Place No. 3.

CITY COUNCIL COMMENTS

Council President Leverett read Matthew 20:16. He thanked everyone for coming out tonight and who spoke. He said he knows the sewer lift station improvements will take some time in Holland Lakes, but it will be well worth it for the residents and HOA to not have the maintenance burden moving forward.

Councilmember Snowden thanked everyone for coming out tonight. He said the city council considers everything fairly even though some decisions are not the most popular. He thanked the citizens who applied and interviewed for the Pelham Board of Education. He encouraged everyone to be sure they are getting their information from factual sources when it comes to City news.

Councilmember Harris thanked everyone for coming out tonight and encouraged everyone to vote in the upcoming primary election on Tuesday, May 19, 2026.

Councilmember Power thanked everyone for attending tonight's meeting and said the city council listens and values the feedback from those who spoke tonight.

Councilmember Townes thanked everyone for coming out tonight. She thanked those who spoke tonight and said the city council heard your comments. She added the decisions the city council has to make are not taken lightly. She said she is excited to see progress being made on the traffic signal project on CR-11 at Grey Oaks Parkway.

PUBLIC ANNOUNCEMENTS

1. The spring shred and electronic recycling event hosted by Secure Shredding & Recycling and the City of Pelham is scheduled for Saturday, May 16, 2026 from 9:00 a.m. until 12:00 Noon. It will take place in front of City Hall, 3162 Pelham Parkway. Additional details about shredding and electronic recycling are available on the City's website, pelhamalabama.gov.
2. The annual Pelham Palooza will be held on Saturday, May 16, 2026 from 10:00 a.m. to 3:00 p.m. at Pelham City Park. This event is free to the public and features local artisans, live music, food trucks, family friendly activities and more.

ADJOURNMENT

With no other business before the city council, Councilmember Snowden moved to adjourn the council meeting and Councilmember Townes seconded the motion. By voice vote the motion passed unanimously by those members present and the meeting was adjourned at 6:22 p.m.

Respectfully submitted this 7th day of May 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

