



# CITY COUNCIL WORK SESSION MINUTES

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## **Pelham City Hall Council Chambers May 18, 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 18, 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  
Mayor Rick Wash

Not Present: Councilmember Michael Harris

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

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

### Approval of Minutes

A motion was made by Councilmember Townes to approve the May 4, 2026 Regular Work Session Minutes and the May 5, 2026 Special Called Work Session Minutes. The motion was seconded by Councilmember Power. 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 – Brooks Harris – Harris Doyle Homes – Oakmont Subdivision Rezoning Application

Brooks Harris reviewed a presentation with the city council for Oakmont Subdivision, recently recommended for approval by the Pelham Planning Commission. Mr. Harris answered questions from the city council.

2. Discussion – Set public hearing date and time to consider two rezoning applications

It was the consensus of those members of the city council present to move forward with scheduling a public hearing on Thursday, June 4, 2026 to consider the Oakmont Subdivision rezoning application.

It was also requested for the developer of the proposed King Valley Townhouses to present their proposal at the next work session on June 1, 2026. It was noted their rezoning application was not recommended for approval by the Pelham Planning Commission.

3. Review – State of Alabama Tax Abatement Agreement for Coosa Composites Holdings, LLC

58 INC Economic Development Associate Bradley Paramore and President of Coosa Composites David Ozier addressed the city council regarding a tax abatement request. Mr. Ozier stated Coosa Composites was founded in 1999 in Pelham. He said they are looking to expand their operations by adding a 20,000 square foot facility. He said they hope to add up to 10 new employees over the next several years. He said the capital investment for this project is nearly \$5 million. Mr. Ozier noted he hopes to break ground this fall with a 16-month construction time. Assistant City Manager Justin Smith stated the total estimated taxes to be abated during the term of the agreement is \$487,691.00.

It was the consensus of those members of the city council present to add this item for further consideration on the May 21, 2026 city council meeting agenda.

End New Business (Work Session)

Review City Council Consent Agenda Item(s) Recommended for May 21, 2026

1. For consideration to declare certain items (Police vehicles) as surplus personal property and to authorize the disposal of the same

Assistant City Manager Justin Smith and City Clerk/Treasurer Jonathan Seale stated six vehicles were on the list for consideration to surplus based on the annual fleet rotation schedule.

End Review City Council Consent Agenda Item(s) Recommended for May 21, 2026

Councilmember Power made a motion to move Item 1 forward to the May 21, 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 Item(s) Recommended for May 21, 2026

1. For consideration to accept real property and easements associated with the Holland Lakes Subdivision sewer lift stations rehabilitation and improvement project

Assistant City Manager Justin Smith stated the city council held a public hearing on this item with only two objections from the current property owners in Holland Lakes Subdivision. He further stated the City would move forward on the project and consider accepting the real property at the council meeting on May 21, 2026.

End Review New Business Agenda Item(s) Recommended for May 21, 2026

Councilmember Townes made a motion to move Item 1 forward to the May 21, 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 of City Council Work Session and Meeting Schedule

It was the consensus of those members of the city council present to add discussion to the June 1, 2026 work session regarding the current meeting schedule.

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

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                      Yes

Michael Harris, Council Member                              Not Present

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, Director of Parks & Recreation Brian Cooper, 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 6:24 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 6:58 p.m.

Council President Leverett called the May 18, 2026 city council work session back to order at 6:58 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Snowden and seconded by Councilmember Townes. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 6:59 p.m.

Respectfully submitted this 18th day of May 2026.



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Jonathan Seale, CMC, City Clerk/Treasurer



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Chad Leverett, President of the Council

