



# CITY COUNCIL WORK SESSION MINUTES

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## **Pelham City Hall Council Chambers June 1, 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, June 1, 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 Townes to approve the May 18, 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 – Mike South, Project Engineer – King Valley Drive Townhouses Rezoning Application

City Engineer Mike Eddington stated this rezoning application did not receive a favorable recommendation from the Pelham Planning Commission.

Mike South addressed the city council and presented the updated plans for the townhouses. Further discussion followed from those members of the city council present.

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 18, 2026 to consider the King Valley Drive Townhouses rezoning application.

3. Discussion – FY2027 Budget

Administrative Assistant Lara Wheeler reviewed proposed meetings dates for the city council to review the FY2027 departmental budgets. It was the consensus of those members present to move forward with the following schedule:

August 4, 2026 – 4:00 p.m. – 8:00 p.m.

August 8, 2026 – 8:00 a.m. – 5:00 p.m.

August 11, 2026 – 5:00 p.m. – 9:00 p.m.

August 12, 2026 – 4:00 p.m. – 8:00 p.m.

City Manager Gretchen DiFante explained some of the previous formats the city council has used in the past. She said each department head would walk through their budget with the city council.

4. Discussion – Work Session and Council Meeting Schedule Format

Council President Leverett stated it was asked of him to review the current meeting format at the previous work session.

Councilmember Harris stated he asked Council President Leverett about reviewing the current format since the city council agreed to do so after six months to see if the prior change was working well. He emphasized he wants to support the meeting format which works best for the City and staff. He suggested moving the meeting schedule format to how it was before, with both the work session and council meeting occurring on the first and third Mondays of the month. Further discussion followed between the city council.

After further discussion, it was the consensus of those members of the city council present to move forward with amending the ordinance to change the meeting schedule format to Mondays only. It was noted the city council would still set the council agenda during the work session for the next council meeting.

Review City Council Consent Agenda Item(s) Recommended for June 4, 2026

1. For consideration to approve a special use permit for the modification of equipment at the existing telecommunications facility located at 1000 Peavine Falls Road as recommended by the City's consultant, The Center for Municipal Solutions

David Andrews with The Center for Municipal Solutions (CMS), the City's telecommunications consultant stated they received an application for the modification of Southern Linc's equipment on the existing 180' self-support tower located at 1000 Peavine Falls Road. Southern Linc is requesting to remove one microwave dish from the tower and replace it with a new microwave dish. This modification is being requested for a technology upgrade for the backhaul of their communications. He stated CMS recommended approval.

2. For consideration to approve a special use permit for the modification of equipment at the existing telecommunications facility located at 2025 Morgan Park Road as recommended by the City's consultant, The Center for Municipal Solutions

David Andrews with The Center for Municipal Solutions (CMS), the City's telecommunications consultant stated they received an application for the modification of Southern Linc's equipment on the existing 150' monopole tower located at 2025 Morgan Park Road. Southern Linc is requesting to remove one microwave dish from the tower and replace it with a new microwave dish. This modification is being requested for a technology upgrade for the backhaul of their communications. He stated CMS recommended approval.

3. For consideration to accept the lowest responsive and responsible bid from Massey Asphalt Paving, LLC for the 2026 Street Resurfacing Project. This project was budgeted for FY2026.

City Engineer Mike Eddington stated this project is for the City's annual street resurfacing. He said they received six bids with the low bid coming from Massey Asphalt Paving, LLC. He stated the City has worked with this contractor and recommends approval.

4. For consideration to accept the lowest responsive and responsible bid from Harrison Contractors, LLC for the Mallard Circle Water Main Replacement Project. This project was budgeted for FY2026.

Director of Development Services & Public Works Andrè Bittas stated this project is a continuation of the City's PVC water main replacement.

End Review City Council Consent Agenda Item(s) Recommended for June 4, 2026

Councilmember Harris made a motion to move Items 1-4 forward to the June 4, 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 June 4, 2026

1. For consideration to authorize an agreement with Graymar Environmental and a FY2026 budget amendment for the demolition of substantially damaged buildings along Chandalar Court in Pelham, Alabama

Director of Development Services & Public Works André Bittas stated the city council previously moved to formalize the condemnation of these buildings. He said, pending approval of the agreement, the demolition will take about 10 days to complete. It was noted liens would be placed against the property for the value of the work. He said liens will also be placed each time the City has to perform any maintenance or clean-up of the respective properties.

2. For consideration to accept the negotiated bid pricing from ICS, Inc. and to amend the FY2026 budget for the Pelham Civic Complex & Ice Arena Main Switchboard Replacement Project

Director of Development Services & Public Works André Bittas stated the Pelham Civic Complex & Ice Arena has maxed out their electrical service capabilities. He said a new switchboard will be required to expand the usage.

End Review New Business Agenda Item(s) Recommended for June 4, 2026

Councilmember Power made a motion to move Item 1 forward to the June 4, 2026 city council meeting consent 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 under Section 36-25A-7(a)(3), Code of Alabama (1975), as amended.

City Attorney Josh Arnold stated the purpose of tonight's Executive Session is appropriate under Section 36-25A-7(a)(3), 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 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 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 Rick Wash, City Manager Gretchen DiFante, Assistant City Manager Justin Smith, Chief of Police Ed Delmore, 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 6:47 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 7:48 p.m.

Council President Leverett called the June 1, 2026 city council work session back to order at 7:48 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Snowden and seconded by Councilmember Power. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:48 p.m.

Respectfully submitted this 1st day of June 2026.



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Jonathan Seale, CMC, City Clerk/Treasurer



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Chad Leverett, President of the Council

