



CITY COUNCIL MEETING MINUTES

**Pelham City Hall
City Council Chambers
June 4, 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: June 4, 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 Snowden led the invocation. The Pledge of Allegiance was led by Mayor Wash.

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 June 4, 2026 City Council Agenda
2. Approval of the May 21, 2026 Regular Council Meeting Minutes
3. **Resolution 2026-06-04-01** 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
4. **Resolution 2026-06-04-02** 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
5. **Resolution 2026-06-04-03** 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.
6. **Resolution 2026-06-04-04** 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.

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 Harris made a motion to adopt the Consent Agenda as presented by Council President Leverett. Councilmember Townes 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

Mayor Wash announced an America 250 Fire Hydrant Initiative noting the first 25 neighborhoods or HOAs who apply and get their designs approved will be eligible to participate. He said the winning neighborhood will receive a Mayor-hosted neighborhood cookout.

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

REPORT BY THE CITY MANAGER

City Manager Gretchen DiFante made the following comments:

- The Retirement Systems of Alabama (RSA) will hold a retirement seminar on June 10th and June 11th at the Pelham Civic Complex & Ice Arena. She said this will be Pelham's first time to host the event with nearly 200 people expected to attend from the surrounding area and parts of the state.
- The City of Pelham Employee Engagement Survey results came in with 77% of the full-time employees responding. She reviewed some of the questions and responses.
- Police Chief Ed Delmore introduced new Police Department Captain Stephen Brock.

REPORT BY THE CITY ATTORNEY – None

PUBLIC HEARING(S)

1. To consider a rezoning application for property located off State Park Road, changing the present zoning A-1, B-1, R-1, and R-3 to PUD-R. Applicant: Harris Doyle Homes

Councilmember Townes made a motion to recess the June 4, 2026 city council meeting for the purpose of holding a public hearing, for which proper notice has been given. Councilmember Snowden 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 5:43 p.m.

Council President Leverett called the public hearing to order for the purpose of hearing testimony regarding the rezoning application.

Applicant Brooks Harris with Harris Doyle Homes addressed the city council and reviewed an overview of the proposed subdivision development, should the rezoning be granted.

Council President Leverett asked for those speaking in favor of the rezoning application to please come forward.

Speaking in favor of the rezoning application:

- Duston Daugherty, 5160 Simms Ridge, Pelham, AL 35124
- Ana Lisa Cumberland, 5096 Simms Ridge, Pelham, AL 35124
- Tracy Smothers, 5197 Simms Ridge, Pelham, AL 35124

Council President Leverett asked for those speaking against the rezoning application to please come forward.

Speaking against the rezoning application:

- Marty Gilbert, 111 Emerald Lake Drive, Pelham, AL 35124
- Jazmine Gagner, 532 Creekview Drive, Pelham, AL 35124
- Hunter Milling, 1285 Havenvue Drive, Pelham, AL 35124
- Maggie Amsler, 13 Ridge Drive, Pelham, AL 35124

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

Council President Leverett called the June 4, 2026 city council meeting back to order at 6:37 p.m.

Council President Leverett opened the floor for comments from the city council.

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 2026-06-04-05** 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 was introduced by Council President Leverett.

Councilmember Harris made a motion to adopt Resolution 2026-06-04-05. Councilmember Townes seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-06-04-05 passed by a unanimous voice vote of those members present and the President of the Council declared the same passed and adopted.

2. **Resolution 2026-06-04-06** 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 was introduced by Council President Leverett.

Councilmember Townes made a motion to adopt Resolution 2026-06-04-06. Councilmember Snowden seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-06-04-06 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.

- John Staed, 409 Grey Oaks Way, Pelham, AL 35124 – Regarding traffic calming measures in the Grey Oaks Subdivision
- Surrogate Dibble, 2057 Grey Oaks Terrace, Pelham, AL 35124 – Regarding traffic calming measures in the Grey Oaks Subdivision
- Jay Welborn, candidate for District Court Judge, Place No. 3

CITY COUNCIL COMMENTS

Councilmember Harris thanked Brooks Harris for being here tonight and for choosing Pelham to build homes in. He thanked the members of the public who were in attendance tonight.

Councilmember Power thanked everyone for coming to the meeting tonight. She said she has six generations of family in Pelham and cares deeply about the community. She is committed to making the right decision. She noted having the opportunity to attend the Alabama City/County Management Association summer conference last week. She said it was great to meet new people and connect with other cities in the state.

Councilmember Townes thanked Mayor Wash for coordinating the America 250 celebration events. She welcomed new Police Department Captain Stephen Brock and thanked him for his military service.

Council President Leverett read Psalms 113:4. He thanked everyone for showing up tonight and letting their voices be heard. He said he attended the Alabama City/County Management Association summer conference last week. He said they heard a speaker talk about how we as a society have lost the human connection because of social media. He said hearing directly from the public and not through social media is incredibly valuable. He encouraged citizens to stay involved as the City looks to update its comprehensive plan, Plan Pelham, within the coming years.

Councilmember Snowden thanked everyone for being here tonight. He said the city council is listening and wants to hear from the public. He welcomed Police Department Captain Stephen Brock and thanked him for choosing Pelham. He encouraged everyone to enjoy the upcoming freedom celebrations with Juneteenth and Independence Day.

PUBLIC ANNOUNCEMENTS

1. The City of Pelham will hold a public hearing during the regular City Council meeting on June 18, 2026 at 5:30 p.m. in the Council Chambers of Pelham City Hall to consider a rezoning application for property located at 134 King Valley Drive, changing the present zoning R-1 (Single Family Detached) to R-4 (Townhouses). All interested parties are encouraged to attend and provide input. Individuals with disabilities needing special services to participate are requested to coordinate their needs in advance. If special accommodation is required, please contact the City at 205.620.6404.

Council President Leverett noted the rezoning application was being sent back to the Pelham Planning Commission for reevaluation since the developer's presentation to the city council on June 1, 2026 had substantial changes to the original plan. He noted this item would still come back to the city council at a later date.

2. The City of Pelham will celebrate Flag Day as part of its America 250 Celebration on Saturday, June 14, 2026. The day begins with a Flag Retirement Ceremony at 1:00 p.m. at Pelham City Cemetery, with flag drop-offs available beforehand at The Home Depot or any Pelham fire station. The celebration continues with Together Under One Flag at Pelham City Park from 3:00 p.m. to 6:00 p.m., featuring live music by Act of Congress, family activities, food trucks, and recognition of United States military members.
3. Pelham City Offices will be closed on Friday, June 19, 2026 and Friday, July 3, 2026 in observance of Juneteenth and Independence Day, respectively.

ADJOURNMENT

With no other business before the city council, Councilmember Harris 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 7:04 p.m.

Respectfully submitted this 4th day of June 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

