



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Chambers June 15, 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 15, 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 Attorney Josh Arnold was present.

Media Present: Shelby County Reporter, ABC 33/40

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

Approval of Minutes

A motion was made by Councilmember Harris to approve the June 1, 2026 Regular Work Session Minutes and the June 4, 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

1. Pelham Employees Benefits Committee

Daryl Smith and Wayne Weaver, representing the Pelham Benefits Committee, addressed the city council with their proposed revisions to the City's current employees benefits which included:

- More competitive vacation accrual structure
- An additional 40-hour vacation buy-back
- 25% contribution towards long-term disability coverage
- Increasing the cap for retiree family insurance for ages 60+

It was the consensus of those members of the city council present to move forward eliminating the cap at a future meeting for the 60+ retiree 80/20 split.

Old Business (Work Session)

1. Oakmont Subdivision Rezoning Application, Applicant: Harris Doyle Homes

Jerry Howard, representing Harris Doyle Homes, stated they took some of the city council's previous comments about the lot sizes into consideration. He said it would likely result in the loss of about \$8 million and the clearing of more acreage to make up for the lost lots. Further discussion followed.

It was the consensus of those members of the city council present to move forward with a first reading of the ordinance to rezone the property at the June 18, 2026 city council meeting.

New Business (Work Session)

1. Discussion – QuikTrip Rezoning Application

Assistant City Manager Justin Smith noted the rezoning application received a favorable recommendation from the Pelham Planning Commission. Brian Moura and Walker Gibson, representing QuikTrip, addressed the city council. Further discussion followed.

It was the consensus of those members of the city council present to set a public hearing for the rezoning application on July 9, 2026 at 5:30 p.m. in the Council Chambers of Pelham City Hall.

2. Discussion – Annexation Request – 5025 County Road 11

City Clerk/Treasurer Jonathan Seale stated he received an annexation application from Cindy Grier currently living at 5025 County Road 11. She stated her husband has a brain injury and requires full-time care and they would like to have City services at her home. He stated Chief Delmore and Chief Reid have signed off and said they can provide coverage to her home.

It was the consensus of those members of the city council present to set a public hearing for the annexation application on July 9, 2026 at 5:30 p.m. in the Council Chambers of Pelham City Hall.

3. Discussion – Act 2026-608, for consideration to authorize a one-time longevity payment to eligible City of Pelham retirees

Payroll & Benefits Analyst Candy Porter stated the Alabama Legislature passed an act this past session allowing for agencies to opt-in to a one-time longevity payment for current retirees or their beneficiaries. She said the total cost to the City is \$63,157.00.

It was the consensus of those members of the city council present to move forward with consideration at the June 18, 2026 city council meeting.

End New Business (Work Session)

Review City Council Consent Agenda Item(s) Recommended for June 18, 2026

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

There were no questions by any members of the city council.

2. For consideration to accept proposals from AllSteel Fence, CRV Surveillance, and 1-Call Contractors for repairs and upgrades related to the Pelham Water Department entrance gate. This project was budgeted for FY2026.

There were no questions by any members of the city council.

3. For consideration to accept the lowest responsive and responsible bid from Massey Asphalt Paving, LLC for the City Park South Parking Lot Resurfacing Project. This project was budgeted for FY2026.

There were no questions by any members of the city council.

4. For consideration to authorize the purchase of two security camera trailers for the Pelham Police Department. FY2026 budget funds are available for this purchase.

Chief Delmore stated the camera trailers will provide high visibility and situational observation which can be deployed tactically throughout the City.

End Review City Council Consent Agenda Item(s) Recommended for June 18, 2026

Councilmember Snowden made a motion to move Items 1-4 forward to the June 18, 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 (1 of 2)

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 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 Rick Wash, 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 10 minutes. The city council went into an Executive Session at 6:49 p.m.

Councilmember Townes moved to adjourn the Executive Session. Said motion was seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 6:57 p.m.

Council President Leverett called the June 15, 2026 city council work session back to order at 7:03 p.m.

Review New Business Agenda Item(s) Recommended for June 18, 2026

1. For consideration to approve or deny an ABC License Application 020 – Restaurant Retail Liquor – for applicant Margarita Grill 280 LLC, operating under the trade name Creekside BBQ located at 1020 Oak Mountain State Park Road, Pelham, Alabama 35124

Applicant Javier Jerez addressed the city council. He said they wanted to build on their experiences in Pelham and had the opportunity to purchase Creekside BBQ. He said they plan to leave the menu the same but have additional offerings. He said they will also be open on Sundays and Mondays. There were no comments or questions from any members of the city council.

2. For consideration to approve or deny an ABC License Application 050 – Retail Beer (Off Premises Only), 070 – Retail Table Wine (Off Premises Only), and 990 Tobacco and Alternative Nicotine Products for applicant SunnyStar LLC, operating under the trade name Cahaba Chevron located at 560 Cahaba Valley Road, Pelham, Alabama 35124

It was noted this was another license transfer due to new ownership. The applicant stated they will maintain their current list of offerings. There were no comments or questions from any members of the city council.

3. For consideration to accept the lowest responsive and responsible bids and authorize agreements for services related to the Pelham Sports Park Renovations Project - Phase II. Partial funding for this project was included in the FY2026 budget, but will require a budget amendment.

Director of Development Services & Public Works André Bittas stated this is Phase II of the Pelham Sports Park Renovations Project which will reconfigure Field 1 for a multi-use field, update all fencing, and dugouts. He said the estimate for the project was \$3 million but will only cost \$2.6 million.

4. For consideration to amend the City of Pelham Code of Ordinances regarding the meeting schedule of the Pelham City Council (**First Reading**)

It was noted this ordinance would change the city council meeting dates back to a Monday-only format, with the work sessions and council meetings occurring on the same date.

End Review New Business Agenda Item(s) Recommended for June 18, 2026

Councilmember Power made a motion to move Items 1-4 forward to the June 18, 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 (2 of 2)

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 Townes.

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, Assistant City Manager Justin Smith, Director of Development Services & Public Works André Bittas, Building Official Levis Peters, 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 10 minutes. The city council went into an Executive Session at 7:21 p.m.

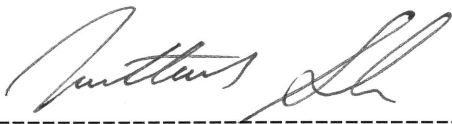
Councilmember Power moved to adjourn the Executive Session. Said motion was seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 7:30 p.m.

Council President Leverett called the June 15, 2026 city council work session back to order at 7:31 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Townes and seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 7:31 p.m.

Respectfully submitted this 15th day of June 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

