CITY COUNCIL
WORK SESSION MINUTES

Pelham City Hall
Council Conference Room
July 6, 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, July 6, 2026 at 5:30 p.m. The regular work session was held in the Council Conference Room 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:

Councilmember Michelle Power
Councilmember Christine Townes
Council President Pro Tempore Markus Hal Snowden
Councilmember Michael Harris
Mayor Rick Wash

Not Present: Council President Chad Leverett

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, 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 15, 2026 Regular Work Session Minutes. The motion was seconded by Councilmember Townes. There being no further discussion, the President Pro Tempore 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)

1. King Valley Drive Townhomes Rezoning Application, Applicant: L and L Property Enterprises

City Manager Gretchen DiFante stated the applicant previously appeared before the city council with plans that had been substantially revised from those originally presented to the Pelham Planning Commission, which had voted not to recommend approval of the rezoning request. In the interest of fairness and to allow the Planning Commission to consider the revised plans, the project was referred back to the Planning Commission for further review. At its June 26, 2026 meeting, the Planning Commission voted to recommend approval of the rezoning request to the city council. Project Engineer Mike South stated the project remained the same as the version previously presented to the city council.

It was the consensus of those members of the city council present to move forward with scheduling a public hearing for July 23, 2026 at 5:30 p.m. in the Council Chambers of Pelham City Hall.

2. Discussion – QuikTrip Rezoning Application – Public Hearing is on July 9, 2026

There were no comments or questions from any members of the city council.

3. Discussion – Annexation Request – 5025 County Road 11 – Public Hearing is on July 9, 2026

There were no comments or questions from any members of the city council.

New Business (Work Session) – None

End New Business (Work Session) – None

Review City Council Consent Agenda Item(s) Recommended for July 9, 2026

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

There were no comments or questions from any members of the city council.

2. For consideration to authorize a purchase agreement with TriGreen Equipment LLC for landscaping and lawn maintenance equipment. This purchase was budgeted for FY2026.

There were no comments or questions from any members of the city council.

3. For consideration to authorize a lighting services agreement with Alabama Power Company for the upgrade of existing streetlights along certain areas of U.S. Highway 31

Director of Development Services & Public Works Andrè Bittas stated this agreement would replace the existing fixtures on the north and south ends of the City, not included in the new lighting project, and upgrade them to LEDs.

4. For consideration to authorize a cooperative agreement with the Shelby County Commission for participation in the Shelby Urban County Program

City Manager Gretchen DiFante stated this would be the City's second time participating in the Shelby Urban County Program. She explained Shelby County must have a sufficient number of participating municipalities to maintain eligibility as a Community Development Block Grant (CDBG) entitlement community. Although the City of Pelham is not currently eligible to receive CDBG funding based on its census tracts, participation in the program supports the County's overall eligibility and serves as a cooperative effort with neighboring cities. Assistant City Manager Justin Smith serves on the program's board with Shelby County. There is no cost to the City to participate.

5. For consideration to accept the lowest responsive and responsible bid from Southern Directional, Inc. for the Appaloosa Trail Water Main Replacement Project. This project was budgeted for FY2026.

There were no comments or questions from any members of the council.

6. For consideration to accept the lowest responsive and responsible bid from ICS, Inc. for the Buck Creek Sewer Lift Station Emergency Generator Additon Project. This project was budgeted for FY2026.

There were no comments or questions from any members of the council.

7. For consideration to approve a final summary change order for the 'KOA' Sewer Lift Station and Sewer Lift Station 'P' Upgrades Project. This project was completed under budget.

There were no comments or questions from any members of the council.

8. For consideration to accept a proposal from and authorize an agreement with Industrial Coatings Group, Inc. for painting services at the Pelham Wastewater Treatment Plant. This project was budgeted for FY2026.

There were no comments or questions from any members of the council.

End Review City Council Consent Agenda Item(s) Recommended for July 9, 2026

Councilmember Power made a motion to move Items 1-8 forward to the July 9, 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 Pro Tempore of the Council declared the same passed.

Executive Session (1 of 2)

Council President Pro Tempore Snowden 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 Pro Tempore Snowden asked the City Clerk/Treasurer for a roll call vote. The vote to adopt said motion was recorded as follows:

Chad Leverett, Council President	Not Present
Michelle Power, Council Member	Yes
Christine Townes, Council Member	Yes
Markus Hal Snowden, Council President Pro Tempore	Yes
Michael Harris, Council Member	Yes

Council President Pro Tempore Snowden 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, City Clerk/Treasurer Jonathan Seale, and City Attorney Josh Arnold to attend the Executive Session. Council President Pro Tempore Snowden 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 5:46 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 6:22 p.m.

Council President Pro Tempore Snowden called the July 6, 2026 city council work session back to order at 6:22 p.m.

<u>Review New Business Agenda Item(s) Recommended for July 9, 2026</u>

1. For consideration to authorize a trade-in and lease-purchase agreement with Three M Karts & Mowers for landscaping and lawn maintenance equipment for Pelham Parks & Recreation

There were no comments or questions from any member of the city council.

2. For consideration to authorize a budget adjustment for the Utility Relocation Phase of the Highway 261 Widening Project

Director of Development Services & Public Works Andrè Bittas and Finance Director Jamie Wagner discussed the utility relocation phase of the Highway 261 Widening Project. Mr. Bittas explained the Alabama Department of Transportation (ALDOT) will reimburse eligible engineering and construction costs associated with relocating City-owned water and sewer infrastructure.

Mr. Bittas further stated the project provides an opportunity to replace the existing 6-inch PVC water main with a 12-inch ductile iron water main. Because ALDOT will only reimburse the cost of an in-kind replacement, the City's estimated cost for the upgrade is $350,171.43. The larger line will support future growth, improve fire protection, and further the City's ongoing PVC water main replacement efforts. Completing the upgrade during the ALDOT project is also expected to avoid substantially higher costs if the work is completed later.

Mrs. Wagner stated the City's share would be paid from the Water/Sewer Fund and any necessary budget adjustments would be made as the project proceeds.

3. For consideration to approve or deny an ABC License Application 020 – Restaurant Retail Liquor – for applicant The Pita Hut, Inc., operating under the trade name Joseph's Table, located at 9340 Helena Road, Suite 1, Birmingham, Alabama 35244

Owner/Applicant Joseph Matta stated he has been in the restaurant business for over 35 years. He is excited to be in Pelham and expand on this experience from being in other Shelby County cities.

4. For consideration to approve or deny an ABC License Application 700 – Specialty Retailer of Consumable Hemp Products for applicant Encore Franchises, LLC, operating under the trade name Gallops Liquors, located at 3569 Pelham Parkway, Suite 10, Pelham, Alabama 35124

Owner/Applicant Rahim Budhwani stated he has a lot of cliental asking for the consumable hemp products. He said he wants to go through the legal process to ensure local and state compliance.

5. For consideration to amend the City of Pelham Code of Ordinances regarding the meeting schedule of the Pelham City Council (**First Reading was on June 18, 2026**)

There were no comments or questions from any members of the city council.

6. For consideration to amend to the zone district boundaries of the City of Pelham changing the present zoning A-1, B-1, R-1, and R-3 to PUD-R for property located off State Park Road for applicant Harris Doyle Homes (**First Reading was on June 18, 2026**)

There were no comments or questions from any members of the city council.

7. For consideration to amend the zone district boundaries of the City of Pelham changing the present zoning Agriculture to B-2 (General Commercial) for property located at the corner of Highway 52 and Racquet Club Parkway (**First Reading**)

There were no comments or questions from any members of the city council.

8. For consideration to alter, rearrange, and extend the corporate limits of the City of Pelham by annexing certain real property owned by Brian Ellison and Cindy Grier, containing approximately 18 acres, located at 5025 County Road 11, Pelham, AL 35124 (**First Reading**)

There were no comments or questions from any members of the city council.

End Review New Business Agenda Item(s) Recommended for July 9, 2026

Councilmember Power made a motion to move Items 1-4 forward to the July 9, 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 Pro Tempore of the Council declared the same passed.

Councilmember Harris made a motion to move Items 5-8 forward to the July 9, 2026 city council meeting consent agenda. Councilmember Power seconded the motion.

There being no further discussion, the motion passed by a unanimous voice vote of those members present and the President Pro Tempore of the Council declared the same passed.

Executive Session (2 of 2)

Council President Pro Tempore Snowden 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 Harris to enter into an Executive Session of the city council for the stated purpose. Said motion was seconded by Councilmember Townes.

Council President Pro Tempore Snowden asked the City Clerk/Treasurer for a roll call vote. The vote to adopt said motion was recorded as follows:

Chad Leverett, Council President	Not Present
Michelle Power, Council Member	Yes
Christine Townes, Council Member	Yes
Markus Hal Snowden, Council President Pro Tempore	Yes
Michael Harris, Council Member	Yes

Council President Pro Tempore Snowden 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, Director of Development Services & Public Works Andrè Bittas, City Clerk/Treasurer Jonathan Seale, and City Attorney Josh Arnold to attend the Executive Session. Council President Pro Tempore Snowden stated he expected the city council to return from the Executive Session in approximately 60 minutes. The city council went into an Executive Session at 6:41 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 8:11 p.m.

Council President Pro Tempore Snowden called the July 6, 2026 city council work session back to order at 8:11 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Harris and seconded by Councilmember Power. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:12 p.m.

Respectfully submitted this 6th day of July 2026.

Jonathan Seale, CMC, City Clerk/Treasurer

Markus Hal Snowden
President Pro Tempore of the Council

[SEAL]