



CITY COUNCIL MEETING MINUTES

**Pelham City Hall
City Council Chambers
July 9, 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: July 9, 2026
Time: 5:30 p.m.
Place: Pelham City Hall – City Council Chambers
Present: Councilmember Michelle Power
Councilmember Christine Townes
President of the Council Pro Tempore Markus Hal Snowden
Councilmember Michael Harris
Mayor Rick Wash

Not Present: President of the Council Chad Leverett

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Council President Pro Tempore Snowden called the meeting to order at 5:30 p.m. Councilmember Townes led the invocation. The Pledge of Allegiance was led by Councilmember Power.

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 July 9, 2026 City Council Agenda
2. Approval of the June 18, 2026 Regular Council Meeting Minutes
3. **Resolution 2026-07-09-01** for consideration to declare certain items (equipment) as surplus personal property and to authorize the disposal of the same
4. **Resolution 2026-07-09-02** for consideration to authorize a purchase agreement with TriGreen Equipment LLC for landscaping and lawn maintenance equipment. This purchase was budgeted for FY2026.
5. **Resolution 2026-07-09-03** 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
6. **Resolution 2026-07-09-04** for consideration to authorize a cooperative agreement with the Shelby County Commission for participation in the Shelby Urban County Program

- 7. **Resolution 2026-07-09-05** 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.
- 8. **Resolution 2026-07-09-06** 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.
- 9. **Resolution 2026-07-09-07** 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.
- 10. **Resolution 2026-07-09-08** 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.

Council President Pro Tempore Snowden stated the complete text of the agenda, minutes, ordinances, and resolutions are available at Pelham City Hall and online at www.pelhamalabama.gov.

Councilmember Power made a motion to adopt the Consent Agenda as presented by Council President Pro Tempore Snowden. Councilmember Harris seconded the motion.

There being no further discussion, Council President Pro Tempore Snowden 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>Not Present</u>
Michelle Power, Council Member	<u>Yes</u>
Christine Townes, Council Member	<u>Yes</u>
Markus Hal Snowden, Council President Pro Tempore	<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 Pro Tempore of the Council declared the same passed and adopted.

MAYOR'S REPORT/COMMENTS

Mayor Wash reminded everyone of the 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.

He said Fire on the Water was spectacular this year. He added that despite the rain and heat, the crowd was great and he thanked Oak Mountain State Park for hosting. He thanked everyone for being at tonight's meeting.

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

REPORT BY THE CITY MANAGER

City Manager Gretchen DiFante made the following comments:

- City staff is working hard on the FY2027 budget for the city council to review within the coming weeks. She said thousands of line items are reviewed and assessed to ensure long-term goals of the City are met.
- Reviewed the steps the City has been walking through with the ReAMP project and is hopeful the city council will be considering a Memorandum of Understanding with the selected developer soon.

REPORT BY THE CITY ATTORNEY – None

PUBLIC HEARING(S)

1. To amend the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agriculture) to B-2 (General Commercial) for property located at the corner of Highway 52 and Racquet Club Parkway for applicant QuikTrip
2. 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

Councilmember Harris made a motion to recess the July 9, 2026 city council meeting for the purpose of holding two (2) public hearings, for which proper notice has been given. Councilmember Power 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 Pro Tempore declared the same passed and the city council meeting recessed at 5:54 p.m.

Council President Pro Tempore Snowden called the first public hearing to order for the purpose of hearing testimony regarding an application to change the zone district boundaries of the City of Pelham changing the present zoning A-1 (Agriculture) to B-2 (General Commercial) for property located at the corner of Highway 52 and Racquet Club Parkway for applicant QuikTrip. He stated the Pelham Planning Commission unanimously voted to recommend approval of the application.

Brian Moura and Walker Gibson, representing QuikTrip, addressed the city council and presented their proposal.

Council President Pro Tempore Snowden asked for those speaking in favor of the rezoning application to come forward.

Speaking in favor:

- Stuart Dyer, 113 Hunset Mill Lane, Pelham, AL 35124

Council President Pro Tempore Snowden asked for those speaking against the rezoning application to come forward.

Speaking against:

- Gary Williams, 101 Legacy Parc Drive, Pelham, AL 35124
- Kevin Klein, 1817 Hamilton Road, Pelham, AL 35124 – Noted he was not speaking in favor or against the application.

There being no further discussion, Council President Pro Tempore Snowden announced the first public hearing had concluded.

Council President Pro Tempore Snowden called the second public hearing to order for the purpose of hearing testimony regarding an application 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.

City Clerk/Treasurer Jonathan Seale spoke to the application and stated City staff had no concerns with moving forward. He noted the applicant was unable to attend tonight's meeting due to ongoing family medical matters.

Council President Pro Tempore Snowden asked for those speaking in favor of the annexation application to come forward.

Speaking in favor:

- None

Council President Pro Tempore Snowden asked for those speaking against the annexation application to come forward.

Speaking against:

- None

There being no further discussion, Council President Pro Tempore Snowden announced the second public hearing had concluded and called the July 9, 2026 city council meeting back to order at 6:29 p.m.

REQUEST(S) TO ADDRESS THE COUNCIL – None

OLD BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Ordinance No. 399-08** 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**)

Councilmember Power moved to adopt Ordinance No. 399-08 as presented and Councilmember Townes seconded the motion.

There being no further discussion, the motion to adopt Ordinance No. 399-08 was given vote, and the roll call vote was as follows:

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

Ordinance No. 399-08 passed by unanimous roll call vote of the council and the Council President Pro Tempore declared the same passed.

2. **Ordinance No. 135-269** an amendment 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**)

Councilmember Harris moved to adopt Ordinance No. 135-269 as presented and Councilmember Townes seconded the motion.

There being no further discussion, the motion to adopt Ordinance No. 135-269 was given vote, and the roll call vote was as follows:

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

Ordinance No. 135-269 passed by unanimous roll call vote of the council and the Council President Pro Tempore declared the same passed.

NEW BUSINESS / RESOLUTIONS / ORDINANCES / ORDERS and OTHER BUSINESS

1. **Resolution 2026-07-09-09** 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 was introduced by Council President Pro Tempore Snowden.

Councilmember Power made a motion to adopt Resolution 2026-07-09-09. Councilmember Townes seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-07-09-09 passed by a unanimous voice vote of those members present, with Councilmember Harris abstaining, and the President Pro Tempore of the Council declared the same passed and adopted.

2. **Resolution 2026-07-09-10** for consideration to authorize a budget adjustment for the Utility Relocation Phase of the Highway 261 Widening Project was introduced by Council President Pro Tempore Snowden.

Councilmember Harris made a motion to adopt Resolution 2026-07-09-10. Councilmember Power seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-07-09-10 passed by a unanimous voice vote of those members present and the President Pro Tempore of the Council declared the same passed and adopted.

3. **Resolution 2026-07-09-11** 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 was introduced by Council President Pro Tempore Snowden.

Councilmember Harris made a motion to approve and adopt Resolution 2026-07-09-11. Councilmember Power seconded the motion.

There being no further discussion, the motion to adopt Resolution 2026-07-09-11 passed by a unanimous voice vote of those members present and the President Pro Tempore of the Council declared the same passed and adopted.

4. **Resolution 2026-07-09-12** 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 was introduced by Council President Pro Tempore Snowden.

Councilmember Townes made a motion to deny Resolution 2026-07-09-09. Councilmember Harris seconded the motion.

There being no further discussion, the motion to deny the application and adopt Resolution 2026-07-09-09 passed by a unanimous voice vote of those members present and the President Pro Tempore of the Council declared the same denied and adopted.

5. **Ordinance No. 135-270** 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**)

Ordinance No. 135-270 was introduced and read in its entirety by Council President Pro Tempore Snowden as a First Reading. He stated Ordinance No. 135-270 would likely be considered at a future city council meeting.

He stated a complete text of Ordinance No. 135-270 is available at Pelham City Hall and online at pelhamalabama.gov.

6. **Ordinance No. 530** 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**)

Ordinance No. 530 was introduced and read in its entirety by Council President Pro Tempore Snowden as a First Reading. He stated Ordinance No. 530 would likely be considered at a future city council meeting.

He stated a complete text of Ordinance No. 530 is available at Pelham City Hall and online at pelhamalabama.gov.

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.

- Maurice Mercer – Regarding his candidacy for the 6th Congressional District of Alabama for the United States House of Representatives.
- Barry Winn, 2580 Martha Circle, Pelham, AL 35124 – Regarding the Flag Retirement Ceremony at the City Cemetery on Flag Day, He noted over 500 flags were retired over two days.

CITY COUNCIL COMMENTS

Councilmember Harris stated he and his family had a great time at Fire on the Water. He thanked all the City employees who helped with the event.

Council President Pro Tempore Snowden stated it is nice to have a community who is willing to voice their concerns and opinions. He said he always appreciates the feedback. He thanked everyone for coming out to tonight's meeting.

Council President Leverett was not present.

Councilmember Townes thanked everyone for the emails, comments, and overall feedback on the items the city council considers. She said Fire on the Water was great this year and she hoped everyone had a great Independence Day celebration. She thanked everyone for coming out to the meeting tonight.

Councilmember Power said she hopes everyone is having a great summer so far. She said she and her family have been busy, but they are taking time to enjoy all the things Pelham has to offer. She noted enjoying the trail at City Park and seeing all the great improvements going on. She welcomed new restaurant Joseph's Table to Pelham and wished everyone a good evening.

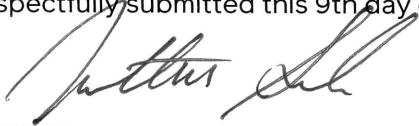
PUBLIC ANNOUNCEMENTS

1. The Pelham City Council will hold a Special-Called Work Session on Monday, July 13, 2026 at 5:30 p.m. in the Council Conference Room in Pelham City Hall to discuss during Executive Session the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property, authorized under Section 36-25A-7(a)(6), Code of Alabama (1975), as amended.
2. The City of Pelham will hold a public hearing during the regular City Council meeting on July 23, 2026 at 5:30 p.m. in the Council Chambers of Pelham City Hall to consider a rezoning application for property located along King Valley Drive, changing the present zoning R-1 (Single Family Detached) to R-4 (Townhouse). 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.
3. Applications and resumes are now being accepted through August 7, 2026 for the Pelham Parks & Recreation Advisory Board: Places 5, 6, 7, and 8 (Student Representative). Please visit pelhamalabama.gov for more information or contact City Clerk/Treasurer Jonathan Seale by calling 205.620.6404.

ADJOURNMENT

With no other business before the city council, Councilmember Harris moved to adjourn the council meeting and Councilmember Power seconded the motion. By voice vote the motion passed unanimously by those members present and the meeting was adjourned at 7:03 p.m.

Respectfully submitted this 9th day of July 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Markus Hal Snowden
President Pro Tempore of the Council

