



CITY COUNCIL WORK SESSION MINUTES

SPECIAL WORK SESSION

Pelham City Hall

Council Conference Room

July 13, 2026 – 5:30 p.m.

Proper notice of the special called work session of the Pelham City Council was given in advance of such a public meeting and the notice remained posted throughout the scheduled meeting.

Members of the Pelham City Council met on Monday, July 13, 2026. The special 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:

President of the Council 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: None

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

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 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, by letter, 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 Snowden.

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, Councilmember	<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 Wash, City Manager Gretchen DiFante, Assistant City Manager Justin Smith, Director of Development Services & Public Works Andrè Bittas, Engineering Consultant Chris Cousins, City Engineer Mike Eddington, and City Clerk/Treasurer Jonathan Seale to attend the Executive Session. Council President Leverett stated he expected the city council to return from the Executive Session in approximately 120 minutes. The city council went into an Executive Session at 5:33 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 8:19 p.m.

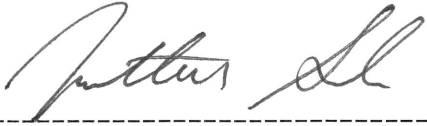
Council President Leverett called the July 13, 2026 city council work session back to order at 8:19 p.m.

After further discussion, a majority of those members of the city council present agreed and requested the selected developer for the ReAMP project proceed with further studies and analysis based on a concept that does not include a residential component. The city council expressed continued interest in working with the developer and requested additional non-residential options be explored and presented for future consideration.

Adjournment

A motion to adjourn the special work session was made by Councilmember Snowden and seconded by Councilmember Harris. The motion passed unanimously by voice vote of those members present and the work session was adjourned at 8:19 p.m.

Respectfully submitted this 13th day of July 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council



July 13, 2026

City of Pelham, Alabama
Attn: Jonathan Seale, City Clerk/Treasurer
P.O. Box 1419
Pelham, AL 35124

Re: Opinion on Applicability of Executive Session

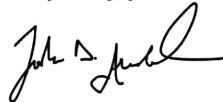
Dear Jonathan:

This is to advise you and the members of the City of Pelham City Council ("City") that I have reviewed the matters on which the City Council is considering convening an executive session for discussion regarding the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property and to discuss preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act. I have determined that, in my legal opinion, this matter is appropriate for executive session under Section 36-25A-7(a)(6) and (7), Code of Alabama 1975, as amended.

Additionally, I have reviewed the matters on which the City Council is considering convening an executive session for discussion with myself, as city attorney, the legal ramifications of and legal options for pending litigation, controversies not yet being litigated but imminently likely to be litigated or imminently likely to be litigated if the governmental body pursues a proposed course of action. I have determined that, in my legal opinion, this matter is appropriate for executive session under Section 36-25A-7(a)(3), Code of Alabama 1975, as amended.

Pursuant to Section 36-25A-7(a)(6) and (7) and Section 36-25A-7(a)(3), a copy of this letter should be attached to the minutes of the City Council meeting wherein the City Council considers the motion to convene an executive session to discuss this matter.

Very truly yours,



Joshua D. Arnold
Attorney for the City of Pelham
Alabama Bar No. ASB-0018-A28A

WILLIAM FORTUNE

CHRISTOPHER BEARD

JOSHUA ARNOLD

JONATHAN ARNOLD

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Pelham

A path apart.

SPECIAL CALLED CITY COUNCIL WORK SESSION

WAIVER OF NOTICE

We, the undersigned members of the City Council of the City of Pelham, Alabama, hereby waive notice of a Special Called Work Session of the Pelham City Council for the purpose of discussing 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, and/or other council business and do consent that said Special Called City Council Work Session for said purpose be held in the Council Conference Room of Pelham City Hall in the City of Pelham, Alabama at 5:30 p.m. on the 13th day of July 2026.

Chad Leverett, President of the Council

Councilmember Michelle Power

Councilmember Christine Townes

Councilmember Markus Hal Snowden

Councilmember Michael Harris