



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Conference Room July 20, 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 20, 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:

Council President Chad Leverett
Councilmember Christine Townes
Councilmember Markus Hal Snowden
Councilmember Michael Harris
Mayor Rick Wash

Not Present: Councilmember Michelle Power

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

Approval of Minutes

A motion was made by Councilmember Townes to approve the July 6, 2026 Regular Work Session Minutes and the July 13, 2026 Special Work Session Minutes. The motion was seconded by Councilmember Harris. 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 – None

Old Business (Work Session)

1. King Valley Drive Townhomes Rezoning Application, Applicant: L & L Property Enterprises LLC
– Public Hearing is on July 23, 2026

City Clerk/Treasurer Jonathan Seale stated this application has been before the city council at a previous work session. He added it was sent back to the Pelham Planning Commission for reevaluation after the developer made substantial changes to the site plans after the Planning Commission voted to not recommend approval of the rezoning. Mr. Seale added the current plans in front of the city council were unanimously approved by the Planning Commission and are the same as presented prior to tonight's meeting.

After further discussion, Director of Development Services & Public Works André Bittas stated King Valley Drive is a public street with a 50-foot right-of-way. He said the developer has agreed to give the City an additional 10 feet to meet City standards. He added the City can outline the development's construction traffic and noise requirements when the permit is issued. He said he would look into the traffic patterns on King Valley Drive to potentially remove on-street parking.

New Business (Work Session)

1. Discussion – For consideration to adopt new language regulating the authority of the Pelham Police Department's vault and property storage room

Police Chief Ed Delmore stated he brought in consultant John Duke several months ago to analyze and recommend new procedures and processes for the handling and preservation of evidence. He said he highly recommended the city council adopt the ordinance included in their packet to establish the much-needed policy.

2. Discussion – Proximity restrictions for certain ABC license types

Assistant City Manager Justin Smith stated after receiving direction from the city council regarding the proximity restrictions on package stores, he reviewed the most current version of the zoning ordinance adopted in April 2025. He noted there were no detailed restrictions specified in the ordinance, but an amendment could be made to mirror other existing proximity restrictions.

Further discussion followed and it was the consensus of those members of the city council present for Mr. Smith to gather more information about the currently licensed package stores to see how proximity restrictions would impact future applicants.

End New Business (Work Session)

Review City Council Consent Agenda Item(s) Recommended for July 23, 2026 – None

End Review City Council Consent Agenda Item(s) Recommended for July 23, 2026 – None

Review New Business Agenda Item(s) Recommended for July 23, 2026

1. For consideration to approve or deny an ABC License Application 011 – Lounge Retail Liquor – Class II (Package), 990 – Tobacco and Alternative Nicotine Products, 991 – Specialty Retailers of Electronic Nicotine Delivery Systems – for applicant AVN Enterprises LLC, operating under the trade name HWY 31 Wine and Spirits, located at 2169 Pelham Parkway, Suite B, Pelham, Alabama 35124

Applicant Vijay Kumar addressed the city council. He said he currently owns another package store in Moody. He said he has complied with all the inspections and is hoping to open soon if his application is approved. He confirmed he would not be carrying any CBD or consumable hemp products.

2. For consideration 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 (**First Reading was on July 9, 2026**)

Council President Leverett stated the applicant would still have to come back to the city council for right-of-way access even if the rezoning is approved. Further discussion followed regarding the potential traffic patterns along Highway 52 and the need for an updated site plan.

3. 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 was on July 9, 2026**)

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

4. For consideration to amend the zone district boundaries of the City of Pelham changing the present zoning R-1 (Single Family Detached) to R-4 (Townhouse) for property located along King Valley Drive for applicant L & L Property Enterprises, LLC (**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 23, 2026

Councilmember Harris made a motion to move Items 1-4 forward to the July 23, 2026 city council meeting consent agenda. Councilmember Snowden 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

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 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 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>Not Present</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 Andr  Bittas, Clerk/Treasurer Jonathan Seale, City's Development Partner, 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 90 minutes. The city council went into an Executive Session at 6:01 p.m.

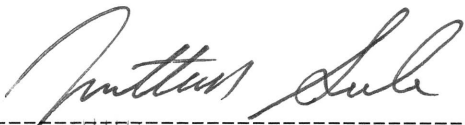
Councilmember Harris moved to adjourn the Executive Session. Said motion was seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 8:07 p.m.

Council President Leverett called the July 20, 2026 city council work session back to order at 8:07 p.m.

Adjournment

A motion to adjourn the work session was made by Councilmember Harris and seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:14 p.m.

Respectfully submitted this 20th day of July 2026.



Jonathan Seale, CMC, City Clerk/Treasurer



Chad Leverett, President of the Council

