



CITY COUNCIL WORK SESSION MINUTES

Pelham City Hall Council Conference Room August 3, 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, August 3, 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 Michelle Power
Councilmember Christine Townes
Councilmember Markus Hal Snowden
Mayor Rick Wash

Not Present: Councilmember Michael Harris

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 20, 2026 Regular 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. District Judge Erin Welborn – Children's Policy Council

Judge Welborn explained each county in Alabama is required to have a Children's Policy Council to identify service gaps and address the needs of children and families. The Council was recently incorporated as a nonprofit and received a formal opinion authorizing her to raise funds for its programs. Current priorities include a crisis clothing closet, books for children appearing in court, and increased parent engagement. Judge Welborn requested \$50,000 in funding, with \$30,000 presented as a lower-level option. City Manager Gretchen DiFante explained the City's funding application process. Judge Welborn thanked the city council for the opportunity and said she would be in touch with her application.

Old Business (Work Session)

1. Update – Proximity restrictions for certain ABC license types

Assistant City Manager Justin Smith stated at the request of the city council, he researched the current proximity of package stores within the Pelham corporate limits. He said of the nine package stores, two are state-run stores. He said the seven remaining stores equate to one store every 4.3 square miles.

It was the consensus of those members of the city council present for City staff to draft language with similar restrictions as CBD and vape products. The city council will review the draft language at a future meeting.

New Business (Work Session)

1. Kirk Mancer, President and CEO of The Shelby County Chamber, regarding a funding request for the "2030 Shelby Works!" initiative

Mr. Mancer addressed the city council. He noted the City of Pelham has been a long-standing partner of The Shelby County Chamber through their last few initiatives. He reviewed some of the details of the program and asked for their continued support.

2. Discussion – 2027 Spring Fair

City Clerk/Treasurer Jonathan Seale stated he received positive feedback from the spring fair held in April. He said the vendor reached out and asked about getting on the City's calendar for next spring. It was the consensus of those members of the city council to move forward with consideration of a contract agreement for April 2027 with Kissel Entertainment.

3. Discussion – Rescheduling the September 7, 2026 work session and city council meeting

It was the consensus of those members of the city council present to reschedule the September 7, 2026 work session and city council meeting to Tuesday, September 8, 2026 in observance of Labor Day.

End New Business (Work Session)

Review City Council Consent Agenda Item(s) Recommended for August 17, 2026

1. For consideration to accept the lowest responsive and responsible bid from Cox Contracting Company, Inc. for the Valleydale Terrace Water Main Replacement Project. This project was budgeted for FY2026.

City Manager Gretchen DiFante stated this project is included in the City's PVC pipe replacement master plan.

2. For consideration to authorize a lighting services agreement with Alabama Power Company to add lighting in the Weatherly neighborhood.

City Manager Gretchen DiFante stated Alabama Power will be adding LED fixtures and the City will assume the energy cost once completed.

3. For consideration to accept a proposal from and authorize an agreement with TTL, Inc. to provide construction materials testing and special inspection services for the Pelham Sports Park Renovations Project, Phase II. This project was budgeted for FY2026.

Director of Development Services & Public Works André Bittas stated he anticipates the project being completed by January 2027, weather permitting.

4. For consideration to authorize an agreement with the Shelby County Commission for FY2026 funding to assist with the City's School Resource Officer Program

City Clerk/Treasurer Jonathan Seale stated this is an annual disbursement from the Shelby County Commission that was delayed this year. He said the funds have been received and this agreement will finalize the County's documentation requirements.

End Review City Council Consent Agenda Item(s) Recommended for August 17, 2026

Councilmember Snowden made a motion to move Items 1-4 forward to the August 17, 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 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 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 Power.

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>Not Present</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, 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 6:15 p.m.

Councilmember Snowden moved to adjourn the Executive Session. Said motion was seconded by Councilmember Townes. The motion passed unanimously by voice vote of those members present, and the Executive Session was adjourned at 6:46 p.m.

Council President Leverett called the August 3, 2026 city council work session back to order at 6:47 p.m.

Review New Business Agenda Item(s) Recommended for August 17, 2026

- 1. For consideration to approve or deny an ABC License Application 700 – Specialty Retailer of Consumable Hemp Products for applicant Litecoast LLC, operating under the trade name Gallery Smoke Shop, located at 2706C Pelham Parkway, Pelham, Alabama 35124

Owner/applicant Brian Kelly addressed the city council. Mr. Kelly requested the approval of the local component of a consumable hemp products license. He stated all consumable hemp sales have ceased in his store since the beginning of the year. Mr. Kelly outlined the age-verification procedures, employee training, digital ID scanners, point-of-sale prompts, and third-party compliance measures, stating his business intends to sell only legal and safe products.

Further discussion followed between Mr. Kelly and those members of the city council present.

Recess

A motion to recess the work session was made by Councilmember Power and seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the work session was recessed at 7:02 p.m.

Council President Leverett called the work session back to order at 7:47 p.m.

2. For consideration to approve or deny an ABC License Application 700 – Specialty Retailer of Consumable Hemp Products for applicant SKAL USA, Inc., operating under the trade name Toast Trends, located at 3350 Pelham Parkway, Suite B, Pelham, Alabama 35124

It was noted for the record the applicant was not present. There were no comments or questions from any members of the council present.

3. For consideration to authorize payment owed by the City of Pelham to the Cahaba Solid Waste Disposal Authority for legal fees incurred from 2021-2025

City Manager Gretchen DiFante explained the City of Hoover initially paid the legal expenses incurred since forming the Authority, with the participating municipalities and the Authority expected to reimburse their respective shares once requested by Hoover. She said the City received a final breakdown of the fees owed to the City of Hoover last week. She confirmed that sufficient funds are available in the existing budget to cover the payment.

End Review New Business Agenda Item(s) Recommended for August 17, 2026

Councilmember Power made a motion to move Items 2 and 3 forward to the August 17, 2026 city council meeting and postpone further discussion on Item 1 until the August 17, 2026 work session. 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.

Consideration for Future Agenda Items

Council President Leverett stated he would like to add a new section to work session agendas titled "Consideration for Future Agenda Items." He said often things come up during a meeting that the city council would like more information on. He added this section could be used as a catch-all for any topic the city council would like to discuss at the end of each work session. It was the consensus of those members of the council present to move forward with the work session agenda addition.

Further discussion followed regarding the corridor overall district, an HOA request to sponsor Christmas lights, the appeal process for zoning restrictions, and data center regulations in Pelham.

Adjournment

A motion to adjourn the work session was made by Councilmember Townes and seconded by Councilmember Snowden. The motion passed unanimously by voice vote of those members present, and the work session was adjourned at 8:21 p.m.

Respectfully submitted this 3rd day of August 2026.



Jonathan Seale, CMC, City Clerk/Treasurer

[SEAL]



Chad Leverett, President of the Council