

CITY OF TRUSSVILLE MINUTES

MARCH 17, 2022 AGENDA WORKSHOP

Members of the City Council met in a **workshop** session on **Thursday, March 17, 2022** at 5 pm at City Hall to review the proposed agenda for its next regular session. Council President Perry H. Cook presided over the meeting and Dan Weinrib acted as recording secretary. Those members present were as follows:

Council President Perry H. Cook
Councilor Lisa Bright
Councilor Alan Taylor
Councilor Jaime Anderson
Councilor Ben Short

Others present in official capacity: Mayor Buddy Choat
City Clerk Dan Weinrib

The City Council then determined the order of consideration for its upcoming agenda.

Glendale Farms LLC representative Steve Mordecai was present. He reviewed once again the Glendale Farms at Carrington PUD Zoning proposal. *Background -- After the March 3rd agenda workshop, he and Doug Neill went back to the Planning & Zoning Board to solicit its feedback on the concept of brownstone residences, where townhouses originally were. During its March 10th agenda workshop, the P&Z members were receptive to the idea. Subsequently, Glendale Farms submitted the third version of its masterplan to the City Clerk and Building Inspections Chief.* The City Council decided to remove the First Reading of the related proposed rezoning ordinance from its March 22nd agenda because the master plan had changed after the City had advertised its public notices on March 4 & 11. The public notices were based upon the original master plan. The City Clerk had to explain to the incredulous Mordecai that he and the City had no other legal choice other than to re-start the rezoning consideration process all over again, per Alabama Supreme Court case Mobile v. Cardinal Woods Apartments Ltd. The proposed Glendale Farms rezoning returns to P&Z for its consideration in April. Only because of the March 4 & 11 public notices, the City Council kept its Glendale Farms rezoning public hearing on its March 22nd agenda. The meeting ended around 5:45 pm.

MARCH 29, 2022 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Tuesday, March 29, 2022** at 6 pm at Trussville City Hall, with Council President Perry H. Cook presiding over the meeting and City Clerk Dan Weinrib serving as recording secretary. The regular session was originally scheduled on March 22nd, but Mayor Choat pre-emptively postponed it due to incoming storms.

President Cook called the meeting to order. Councilor Taylor led the prayer. Councilor Bright led the pledge to the flag.

The following answered present to roll call: Council President Perry H. Cook
Councilor Lisa Bright
Councilor Ben Short
Councilor Alan Taylor

Others present in their official capacity: Mayor Buddy Choat
Attorney Rick Stotser
City Clerk Dan Weinrib

Those absent: Councilor Jaime Anderson

The council members reviewed minutes from the March 3rd agenda workshop and March 8th regular session. Councilor Taylor made the motion and Councilor Bright provided the second for approval. **UNANIMOUS**

President Cook introduced the agenda and consent agenda. Upon Mayor Choat's request, the City Council agreed to add a webinar for Police offers to its proposed consent agenda for consideration. Councilor Taylor Bright and Councilor Short seconded the motion to accept the proposed agenda and consent agenda. **UNANIMOUS, except for Councilor Taylor's noted abstention on the second consent agenda item listed.**

The Consent Agenda is as follows:

- Section X. Auditing Accounts

LIABILITIES (4100)	\$ 138.71
NON-DEPARMENTAL	\$ 448.25
ADMINISTRATION (6011)	\$ 616.55
INSPECTIONS (6012)	\$ 129.11
IT (6018)	\$ 1,499.26
POLICE DEPARTMENT (6121)	\$ 47,024.55
FIRE DEPARTMENT (6122)	\$ 29,400.70
PUBLIC WORKS (6231)	\$ 3,203.70
PARKS & RECREATION (6341)	\$ 8,870.91
PARKS MAINTENANCE (6342)	\$ 25,120.74
LIBRARY (6451)	\$ 22,129.31
RENTAL (6452)	\$ 57.21
CAPITAL OUTLAY (6700)	\$ 80.00
GENERAL FUND TOTAL	\$ 138,719.00
CIVIC CENTER (08)	\$ 13,826.85
CAPITAL PROJECT (68)	\$ 274,656.00
CORRECTIONS (85)	\$ 6,311.61
GRAND TOTAL	\$ 433,513.46

- Appoint Alan Taylor liaison to Leadership Trussville
- Approve 10% education premium for Firefighter Paramedic Chase Trammell, effective March 26, 2022
- Approve 10% education premium for Police Corrections Officer Jonathan Butler, effective March 26, 2022
- Hire Nichole Guerrero as part-time Gymnastics Instructor (Grade 12 - Step 2), effective March 26, 2022
- Hire Duncan Hellums as Police Officer (Grade 17 – Step 4), effective March 26, 2022
- Hire Jonathan Ray as Police Officer (Grade 17 – Step 1), effective March 26, 2022
- Purchase New Fire Truck for Anticipated FY2024 Delivery. *No Bidding Required Due to Purchase via H-GAC Cooperative*
- Purchase New Vacuum Truck for Anticipated FY2023 Delivery. *No Bidding Required Due to Purchase via Sourcewell Cooperative*

During public comments, Richard Epstein (4742 Boulder Road) urged the City to get something done on regulating North Chalkville Road traffic lights between Green Drive and Wal Mart, re-lighting the I-59 highway lights, and cleaning up or replacing various street signs citywide.

At the Police’s request, Councilor Taylor sought and obtained permission from his elected colleagues to delay the only proposed proclamation to the April 7th Council meeting.

President Cook then opened a public hearing on the proposed rezoning of the undeveloped lot, located at 7750 Gadsden Highway. Donald Moffet of AIM Academy introduced himself. AIM Academy intends to build a private day care center next door to Trussville Church of Christ. They already negotiated a parking lot sharing agreement. Since nobody else spoke up, President Cook promptly closed the public hearing.

Councilor Short then introduced a proposed ordinance to re-zone that undeveloped lot next door to Trussville Church of Christ to IN-2 (Institutional) from IN-1 (Institutional) He moved and Councilor Bright seconded the motion. **UNANIMOUS. Ordinance No. 2022-004-PZ**

Councilor Short then made a motion for unanimous consent to introduce a proposed ordinance for immediate consideration. Councilor Taylor seconded the motion. **UNANIMOUS** Councilor Short then

introduced a proposed ordinance to annex the adjoining parcels associated with 132 Glen Cross Circle and Lot A Block I. Queenstown. He moved and Councilor Bright seconded the motion. **UNANIMOUS. Ordinance No. 2022-005-ANX**

President Cook then opened a public hearing on the proposed rezoning of Glendale Farms, based on its original master plan with Planning & Zoning's recommended revisions. Amanda Klemko (5173 Missy Lane) spoke up in opposition. She spoke for a couple minutes, stating the following:

- She and her Carrington neighbors want no Carrington naming association with "Glendale Farms at Carrington"
- Their concerns about the water quality impacted by ongoing construction
- Their concerns about traffic impact
- They want the developer to add a ban on rental homes to the drafted covenants
- They want to avoid a repeat of the Grayson Valley neighborhood here in Trussville
- They want city leaders to protect their home values

Doug Neill (Glendale Farms LLC) briefly responded, stating that Glendale Farms has to abide by all Fair Housing Act requirements, that they plan to build only brownstones, cottages and single-family residences, instead of townhouses, throughout the development. He acknowledged the need to start over the entire rezoning process, due to changes within the master plan.

Since nobody else spoke up, President Cook promptly closed the public hearing.

Councilor Taylor then introduced a proposed resolution to award a bid to Metallic Building Systems. The City had solicited bids for the delivery of a lean-to roofing system to the new Police Training Center. **UNANIMOUS. Resolution No. 2022-14**

During Council reports, Councilor Bright announced that the IDA would meet on March 31st. She belatedly acknowledged Also, she announced that Public Works is now mowing and weeding. Also, she acknowledged city school board member Sherrye Tolbert and promoted the April 12th school millage renewal referendum. She plans to vote yes. She also mentioned Coach David Dobbs' induction into the Alabama High School Sports Hall of Fame, as well as the high school softball & baseball teams' continued success. She also told the public that HTHS Leadership group is teaming up with the Chamber of Commerce on a few proposals for the City. Sherrye Tolbert stated that by the end of April, the school board should be moving into its new headquarters.

Councilor Taylor reported that the Utilities Committee met on March 28th. Also, the Chamber of Commerce formally welcomed City Bowls to our community. It hosted a ribbon cutting a few days ago. Pet Supplies is about to open its doors on April 7th. The annual carnival will occur this upcoming weekend. He announced that he too will vote yes for the millage tax renewal.

Mayor Choat mentioned the US-11 lane expansion & paving project and summarized the ALDOT's successful open house at the Civic Center on March 24. Also, Leadership Trussville is developing its own website. Already, there are 17 people enrolled in its inaugural class. Also, he received a briefing from Jefferson County EMA about some bad weather due to arrive on March 30th.

There were no audience comments.

With no further public business, the Council promptly adjourned at 6:37 pm.

Respectfully submitted,



City Clerk Dan Weinrib