

CITY OF TRUSSVILLE MINUTES

MAY 10, 2022 AGENDA WORKSHOP

Members of the City Council met in a **workshop session** on **Tuesday, May 10, 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 Jaime Anderson
Councilor Ben Short

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

Those absent: Councilor Alan Taylor

The City Council then determined the order of consideration for its upcoming agenda. They mutually agreed to delay consideration of an anti-Styrofoam proclamation until May 19th at the request of advocate Jean Cox. City schools superintendent Dr. Pattie Neill, school board president Kathy Brown and Paine Elementary Principal Dr. Lisa Lothspeich did a joint presentation, advocating for a fourth elementary school, preferably at Glendale Farms. Originally built for 1000 students, Paine currently has 1301 and will likely reach 1700 by the 2025-2026 academic year. The meeting ended around 5:40 pm.

MAY 10, 2022 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Tuesday, May 10, 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.

Council President Cook called the meeting to order. Councilor Taylor led the prayer. Councilor Short 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 Jaime Anderson

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

Those absent: Councilor Alan Taylor

The council members reviewed minutes from the April 21st agenda workshop; April 26th work and regular sessions. Councilor Short moved and Councilor Bright seconded the motion for approval, as corrected from the agenda workshop. **UNANIMOUS**

President Cook introduced the agenda and consent agenda. Councilor Anderson moved and Councilor Bright seconded the motion to accept the proposed agenda and consent agenda as submitted. **UNANIMOUS**

The Consent Agenda is as follows:

- Section X. Auditing Accounts (summary attached to the end of these minutes)
- Parking Easement Agreement Between City & AL Trussville Hwy 11 LLC Regarding Public Use of BOE Parking Spaces
- Reappoint Darrell Skipper to the Planning & Zoning Commission; term ending June 11, 2028
- Appoint Tony Riley as Supernumerary to the Board of Zoning Adjustments; term ending Feb 15, 2025
- Promote Police Administrative Clerk Givonne Halbert to Administrative Assistant (Grade 16 – Step 4), effective May 21, 2022
- Hire Jacob Carmichael, Laynee Spurlin, Allie Monski, Lillian Stanberry, Deshazo Bryant, Carter Lybrand, Samuel Jordan, Brady Ryan and Garrett Long as seasonal Lifeguards (Grade 7 – Step 1), effective May 21, 2022

- Hire Haleigh Chambers and Nolan Armstrong as seasonal Lifeguards (Grade 7 – Step 2), effective May 21, 2022
- Hire Layton Lambert as seasonal Lifeguards (Grade 7 – Step 4), effective May 21, 2022
- Hire Taylor Rager and Sadie Westerhouse as part-time Recreation Gymnastics Instructors (Grade 12 - Step 1), effective May 21, 2022
- Hire McGuire Brooks as part-time Recreation unskilled laborer (Grade 7 – Step 1), effective May 21, 2022
- Hire Brian Woods and Shanta Scott as full-time Public Works skilled laborers (Grade 12 – Step 2), effective May 21, 2022

During public comments, Jim Wolfe (251 York St) asked where he can recycle his turkey grease since the County no longer has a grease recycling bin in the City Hall parking lot. The Mayor promised to get back with him with an answer. Wolfe got his answer instead from another city resident, sitting behind him, who works for Jefferson County Environmental Services.

Councilor Short then made a motion for unanimous consent to introduce a proposed ordinance for immediate consideration. Councilor Bright seconded the motion. **UNANIMOUS** Councilor Short then introduced a proposed ordinance to declare two city-owned downtown properties as surplus, then sell both to the City Redevelopment Authority. He moved and Councilor Bright seconded the motion. **UNANIMOUS Ordinance No. 2022-009-ADM**

President Cook then opened a public hearing on a proposed rights-of-way vacation off Wisteria Trace. Since nobody spoke up, he promptly closed the public hearing.

Councilor Short then introduced a proposed resolution to vacate the recorded yet undeveloped rights of way off Wisteria Trace on the north side of Glen Cross Phase 2 subdivision. He moved and Councilor Bright seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-19** During audience comments, Glen Cross neighbor Charles “Chip” Cox belatedly expressed concern over erosion from future subdivision construction behind his home, with the newly approved vacation. Councilor Short responded that Planning & Zoning can address his concern during the subdivision planning phase and assured him that the City would inform him in advance.

President Cook then opened a public hearing on alcohol license applications from Dos Botellas Mexican Restaurant, Mr. Wests Asian Kitchen and Hamilton Place Shell. Since nobody spoke up, he promptly closed the public hearing.

Dos Botellas Mexican Restaurant owner Wilian Maravilla and his interpreter came forward and introduced themselves. When asked, they assured the elected officials that they already do train their staff on asking for identification from all patrons who order alcohol, and that they would enroll in the responsible vendor training program.

Councilor Anderson then introduced a proposed resolution approving Dos Bottelas’ alcohol license application. She moved and Councilor Bright seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-20**

Mr. Wests Asian Kitchen owner Colby Conklin came forward to introduce himself. He assured the elected officials that he already trains his employees at his Birmingham-based restaurant on the certified responsible vendor program.

Councilor Anderson then introduced a proposed resolution approving Mr. Wests Asian Kitchen’s alcohol license application. She moved and Councilor Short seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-21**

Hamilton Place Shell gas station owner Mike Gunter (Gunter Oil) came forward to introduce himself. He assured the elected officials that his employees at other convenience stores use a software program to confirm identifications of customers before they buy beer or wine.

Councilor Bright then introduced a proposed resolution approving Hamilton Place Shell’s alcohol license application. She moved and Councilor Anderson seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-22**

Councilor Bright then introduced a proposed resolution to award the Gymnastics Academy construction bid to Stone Building Company LLC. She moved and Councilor Short seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-23**

Councilor Short then gave an introductory first reading of a proposed ordinance to rezone the Glendale Farms properties to **PUD (Planned Urban Development District)** from **A-1, I-1 & I-2 (Agricultural & Industrial)**, respectively.

By 6:30 pm Council President Cook opened the public hearing on the aforementioned rezoning proposal. Robert Wingard (8035 Carrington Drive) spoke up in opposition. He prefers estate-sized R-1 lots instead. City Schools Superintendent Dr. Pattie Neill (492 Edgeview Lane) expressed support for Glendale Farms as the location of a new elementary school. Glendale Farms LLC's plans dedicate 21.3 acres for that. Laura White (8046 Carrington Drive) expressed her opposition to rezoning because of the phasing plans, high number of hi-density residences and traffic impact. Her husband Stephen White (8046 Carrington Drive) expressed his opposition. He wants more space between his property and the proposed subdivisions. Heather Richards (6536 Winslow Drive) expressed her opposition because US-11 will become more congested during ALDOT's widening of I-59. She feels construction will make US-11 even worse. Carrington Lakes Homeowners Association President Ron Hill (8548 Highland Trace) expressed his and HOA members' opposition. He read a lengthy prepared statement. He and most neighbors support a new school, a new railroad bridge and single-family residential development, yet oppose Glendale Farms' particular plans. Ben Horton (8382 Sydney Drive) expressed his opposition to rezoning, out of concern for out-of-control population growth and the consequential strain on schools, traffic, infrastructure and overall quality of life. Rick Self (6006 Enclave Place) expressed opposition to rezoning, based on the plans and phasing. He was concerned about E-911 access to his neighborhood if the train blocks Carrington Drive and there's a right-in/right-out only intersection at the end of the railroad bypass. Councilor Short responded that the right-in/right-out only intersection could be designed to accommodate E-911 vehicles including ladder trucks. Shain Armstrong (5299 Stockton Pass) advocated for building a new school prior to residential construction. He also wants a railroad bridge for Stockton. Jean Cox (418 Linden Street) expressed concern on future construction's impact on Cahaba Creek, which runs through Glendale Farms, as well as other tributaries. She feared that if Glendale Farms sold out to another developer, the next developer would not be bound to the master plan, which includes streams protection. Councilor Short responded that by ordinance, a new owner is in fact obligated to continue protecting the waters, per PUD zoning ordinance. Local realtor Bonnie Hicks (5285 Lakeside Terrace) expressed her opposition. She instead favors development of estate-sized lots without any high-density subdivisions. School board president Kathy Brown (305 Rockridge Avenue) echoed Dr. Neill's earlier statement about the need for a new elementary school. Peter Suomala (5720 Carrington Way) expressed his opposition because of US-11 congestion and proximity to Glendale Farms' proposed sewage treatment plant. Sam Stewart (6070 Enclave Place) expressed his opposition, warning the public about getting tunnel vision for Glendale Farms. He supported Ron Hill's positions.

At 7:20 pm, Glendale Farms developers Doug Neil and Steve Mordecai gave their presentations to the public, hoping to address various audience's concerns. Neil spoke until 7:45 pm; Mordecai, until a few minutes after 8 pm.

All elected officials mutually decided to postpone their reports until their next meeting.

With no further public business, the Council promptly adjourned at 8:05 pm.

Respectfully submitted,



City Clerk Dan Weinrib