

CITY OF TRUSSVILLE MINUTES

JUNE 9, 2022 AGENDA WORKSHOP

Members of the City Council met in a **workshop session** on **Thursday, June 9, 2022** at 5:10 pm at City Hall to review the proposed agenda for its next regular session. Council President Pro Tem Lisa L. Bright presided over the meeting and Dan Weinrib acted as recording secretary. Those members present were as follows:

Councilor President Pro Tem Lisa Bright
Councilor Jaime Anderson
Councilor Ben Short
Councilor Alan Taylor

Those absent: Council President Perry H. Cook

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

The City Council then determined the order of consideration for its upcoming agenda. At the request of applicant Doug Neil, the City Council informally agreed to delay its vote whether to rezone Glendale Farms to June 14th. They also agreed to cancel its special meeting, slated for May 23rd, to discuss a related infrastructure project. They plan to take up that topic in June, as well. At 5:15 pm, Little Goose Development LLC owner Nick Kennemur gave the City Council a briefing on plans to develop parts of Husky Parkway into residential and commercial areas. Barrett Milam of Milam & Company gave the Council a presentation of a proposed pickleball court complex, to be located next to the City Seniors Center. The Council is scheduled to have a public hearing on his zoning proposal on June 14th, prior to a vote. The meeting ended around 5:40 pm.

JUNE 14, 2022 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Tuesday, June 14, 2022** at 6:01 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 Anderson led the prayer. Councilor Taylor 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
Councilor Alan Taylor

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

The council members reviewed minutes from the May 19th agenda workshop and regular session. Councilor Short moved and Councilor Anderson seconded the motion for approval. **UNANIMOUS**

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

The Consent Agenda is as follows:

- Section X. Auditing Accounts (summary attached to the end of these minutes)
- Appoint Amy Cane to the City Veterans Committee, with term expiring May 1, 2026
- Accept the resignation of Jim Wolfe from the City Veterans Committee
- Appoint John Griscom to the City Veterans Committee, replacing Jim Wolfe, with term expiring May 1, 2024
- Reappoint Ralph Mitchell to the City Tree Commission, with term expiring February 28, 2025
- Reappoint Don Lambert & Henry Boykins to the City Senior Citizens Advisory Board, with terms expiring April 14, 2026

- Hire Thomas Suggs as a full time Magistrate (Grade 19 -- Step 3), effective July 16
- Hire Ava Biddy as a seasonal Lifeguard (Grade 7-- Step 1), effective June 10
- Promote Fire Marshal Jesse Clifton to Fire Battalion Chief I (Grade 26 -- Step 6), effective June 18, 2022
- Promote Fire Captain Christopher Franklin to Fire Battalion Chief I (Grade 26 -- Step 8), effective June 18, 2022
- Promote Unclassified Laborer Suky Denny (Administration) to Skilled Laborer (Grade 12 -- Step 4), effective June 18, 2022
- Promote Unclassified Laborer Abel Martinez (Civic Center) to Skilled Laborer (Grade 12 -- Step 4), effective June 18, 2022
- Promote Unclassified Laborer Dawn Weaver (Recreation) to Skilled Laborer (Grade 12 -- Step 1), effective June 18, 2022
- Approve 5% Evidence Tech assignment premium for Police Officers Donald Taylor and Ryan Curran, effective June 18, 2022
- Approve a Memorandum of Understanding Between the City Parks & Recreation and Birmingham Urban Mountain Pedalers (“BUMP”) Regarding Multiuse Trail Projects
- Approve Mayor Choat’s Request for a Feasibility Study for Connecting Commerce Lane to Camp Coleman Road
- Authorize Mayor Choat to Enter into a Pickleball Court Agreement with Milam & Company

During public comments, Samuel Winbush (416 Pineview Road) spoke in favor of rezoning Glendale Farms to a PUD. Richard Epstein (4742 Boulder Drive) inquired about regulating traffic on North Chalkville Road and getting a backup generator for the Civic Center.

Councilor Bright introduced a proposed proclamation declaring June 2022 as Alzheimer’s & Brain Awareness Month. She moved and Councilor Anderson seconded the motion for approval. **UNANIMOUS Proclamation No. 2022-19** Billy Curtis accepted the proclamation. After a brief recess for photos, President Cook resumed the meeting.

Councilor Taylor then introduced a resolution amending the City’s FY2022 Budget. He moved and Councilor Short seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-27**

Councilor Taylor then introduced a resolution authorizing the financing of upcoming public works projects by the newly formed Public Building Authority. He moved and Councilor Short seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-28**

Councilor Bright then introduced a resolution awarding the City’s street paving bid to Wiregrass Construction Company Inc. She moved and Councilor Short seconded the motion for approval. **UNANIMOUS. Resolution No. 2022-29**

President Cook then opened a public hearing on the proposed rezoning of various Husky Parkway properties. Nick Kennemur of Little Goose Development LLC gave a presentation of his company’s plans. During question time, Kennemur made the following statements:

- that the proposed townhouse development would have only a maximum of 60 units (per Zoning ordinance) -- and more likely less, since they will not seek any zoning variances for lot width (Bright’s question)
- that both Husky neighborhoods would be zoned for Paine Elementary School (Choat’s)
- that the townhouses have an estimated low \$400k price point; garden homes, high \$400k. Also, after its completed development, responsibility for overseeing buffer landscaping and private streets and alleyways upkeep would fall on the respective homeowners associations (Short’s)
- that per traffic study, there will be minimal to negligible traffic impact for Husky Parkway from both developments (Choat’s)
- that townhouses have only rear-entry garages (Cook’s)

Dennis Blass (221 Calumet Place) questioned the potential impact on traffic by the higher density development. He fears that the opening of Pandoras Box. Kennemur replied that the townhouse density in their proposal is less than five per acre, below the zoning maximum of eight per acre. Blass then wanted to know the last time Trussville approved any townhouse development. *Answer: Trussville Springs. It was already part of the PUD plan.* Blass then asked about US-11 construction. Mayor Choat answered that it is ALDOT’s project. Councilor Taylor listed every ALDOT project occurring here. Councilor Short pointed out that the proposed Glendale Farms townhouse development is lower density than Trussville Springs’.

Laura White (8046 Carrington Drive) asked whether there were other possible locations for a fourth elementary school. Mayor Choat replied that we have looked but have not found any. Ideally, it would be along US-11 since it is closest to the population growth. Councilors Taylor & Bright gave similar answers.

Dianne Kovacich (7754 Arrowhead Lane & treasurer for Deerfoot Baptist Church) spoke in favor of rezoning.

Samuel Winbush (416 Pineview Road) asked what would happen with the common grounds upkeep in the event of a change in homeowners association or property management company. Councilor Anderson answered that the HOA By-Laws remain in place, regardless of property management, as legal protection for member homeowners.

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

Councilor Short then introduced the proposed ordinance to rezone various Husky Parkway properties to **Q-RG (Qualified Residential Garden), C-1 (Commercial) & R-T (Residential Townhouse)**, respectively, from **A-1 (Agricultural)**. He moved and Councilor Taylor seconded the motion for approval. **APPROVED by a 3-2 vote (Cook, Short & Taylor; Anderson & Bright)**

Councilor Short then recognized Doug Neil prior to reading the proposed ordinance rezoning Glendale Farms. Neil requested for a continuance to next month, so that Planning & Zoning could review the latest changes to the Glendale Farms master plan and conduct further vetting. The City Council mutually agreed to do so, which effectively tabled the proposed resolution regarding the drafted Glendale Farms Infrastructure Assistance Agreement.

During Council reports, Councilor Anderson announced that it was Flag Day and the US Army's 247th birthday. Also, the Library started its summer reading program, and that UAB Professor Jim McClintock and fly-fishing expert Charles Yeager will be guest speakers this month. Also, after acknowledging Amy Cane and Jim Wolfe, she deferred to Veterans Committee chairman Chad Carroll. He mentioned the successful flag distribution to city schools last month then listed various scheduled public events coming up this fall. She deferred her Historical Committee report to Jane Alexander, who mentioned the 75th anniversary of Trussville's incorporation, the city museum being open on June 18 and that the Historical Society would have a booth at the local farmers market. Also, she listed the 2022 winners of the City Beautification Board awards, including Jef Freeman and Trussville First Baptist Church.

Councilor Bright reported that Public Works is still cutting grass. Also, Husky athletes Kenleigh Cahalan and Riley Quick were named Miss Softball and Mr. Baseball, respectively by the Alabama Sports Writers Association. It's the first time ever these honors went to athletes from the same school. Both had already been named 7A Player of the Year for their sports. Also, the school board has a retreat slated for June 28. She acknowledged school board member, Dr. Steve Ward, in the audience.

Councilor Short reported all actions by Planning & Zoning at its meeting the day before, including the re-election of Chairman Darrell Skipper and Vice Chairman Jim Meads.

Councilor Taylor reported that the Public Service Commission made its annual visit to the City Utility Board. There has been volatility in the natural gas market, which will affect consumer rates. He just returned from the Water Boards convention in San Antonio. Also, he listed all upcoming Chamber of Commerce events. The Chamber helped the Historical Society with the City's 75th birthday celebration by hosting a public movie screening. It also put on a scam-prevention seminar for older citizens, hosted by the Trussville First Baptist Church. Also, Leadership Trussville received 50 applications for its inaugural class this fall.

Council President Cook summarized the Inspections Department's May 2022 activities. He also reported that the contractor started construction on the new Gymnastics Academy. Both the Seniors Center and Tree Commission remain busy with their respective activities and programs.

Mayor Choat updated the public about pavers, flagpole and cross for the military memorial. He summarized the purposes behind the feasibility study and memorandum of understanding listed on the consent agenda. Also he promoted the Mayor's Prayer Breakfast on August 5. Also, he announced the administration's planned move, by no later than August 1, to 113 North Chalkville Road, to accommodate contractors building the upcoming City Hall expansion. He acknowledged ACTA & Historical Committee's building requests.

During audience comments, Karen McIntyre thanked the City leadership. With no further public business, the Council promptly adjourned at 7:20 pm.

Respectfully submitted,



City Clerk Dan Weinrib