

CITY OF TRUSSVILLE MINUTES

AUGUST 4, 2022 AGENDA WORKSHOP

Members of the City Council met in a **workshop session** on **Thursday, August 4, 2022** at 5:02 pm at City Hall to review the proposed agenda for its next regular session. Council President Perry H. Cook presided over the meeting and Stacy Frazier acted as recording secretary. Those members present were as follows:

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

Others present in official capacity: Mayor Buddy Choat

Those absent: City Clerk Dan Weinrib

The City Council then determined the order of consideration for its upcoming agenda. City auditors Ben Cork & Joe Chapman briefed the Council on its findings of the City's FY2021 audit. Doug Neil briefly summarized the benefits for rezoning Glendale Farms. The Mayor reported to the Council that the City has a new buyer for the property located at 1445 Gadsden Highway. The meeting ended around 5:36 pm.

AUGUST 9, 2022 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Tuesday, August 9, 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.

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 Jaime Anderson
Councilor Alan Taylor
Councilor Lisa Bright
Councilor Ben Short

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

They reviewed minutes from the July 21st agenda workshop and July 26th regular session. Councilor Taylor moved and Councilor Bright seconded the motion for approval. **UNANIMOUS**

President Cook introduced the agenda. When asked, Mayor Choat requested the Council to vote at the end of the agenda to go into executive session to discuss a trade & commerce matter. Councilor Taylor and Councilor Bright seconded the motion to accept the proposed agenda as submitted. **UNANIMOUS**

There were no public comments.

Councilor Taylor introduced a proposed proclamation honoring Mt. Joy Baptist Church on its 165th anniversary. He moved and Councilor Anderson seconded the motion for its approval. **UNANIMOUS Proclamation No. 2022-21** The entire room gave the church delegation, including Paster Larry Hollman, a standing ovation. After a brief recess for a group photo with the pastor, the meeting resumed.

Councilor Bright then introduced a proposed resolution to adopt the City's annual transportation plan, as required by the 2019 Rebuild Alabama Act. She moved and Councilor Short seconded the motion for approval. **UNANIMOUS Resolution No. 2022-37**

Councilor Taylor then introduced a proposed resolution to accept the FY2021 audit report from Cork, Hill & Company. He moved and Councilor Anderson seconded the motion for approval. **UNANIMOUS Resolution No. 2022-38**

Councilor Taylor then introduced a proposed resolution to award the Parks & Recreation concessions bid to FH Concessions Group LLC. He moved and Councilor Short seconded the motion for approval. **UNANIMOUS Resolution No. 2022-39**

Councilor Bright then introduced a proposed resolution to authorize Mayor Choat to sell the city-owned property located at 1445 Gadsden Highway. The City had already declared it surplus. She moved and Councilor Short seconded the motion for approval. **UNANIMOUS Resolution No. 2022-40**

President Cook then opened the public hearing on the proposed rezoning of residential property located at 144 Skyline Drive. Owners Stewart & Rachel Brockman introduced themselves. Since nobody spoke up, President Cook promptly closed the public hearing.

Councilor Short then introduced a proposed ordinance to rezone 144 Skyline Drive to **R-1 (Single Family)** from **R-G (Garden Residential)** He moved and Councilor Taylor seconded the motion for approval. **UNANIMOUS Ordinance No. 2022-016-PZ**

President Cook then opened the public hearing on the proposed rezoning of Glendale Farms. He recognized Doug Neil, who spoke for almost 15 minutes, summarizing its latest changes (fewer townhouses, more cluster homes, the construction of Sweet Pea, Mary and Richard Beard roads in the first phase) and the future benefits to the entire community.

Around 6:30 pm, city resident Allison Gault spoke up in opposition, citing her concerns about traffic impact, additional rental homes, too much development, public safety and quality of life. She concluded her remarks with an overt “at the next election.”

City resident Olivia Nabors (also a member of Friends of Pinchgut Creek) spoke up in opposition, citing concerns about construction impact on the local watershed and over-rapid development without proper advanced planning.

Carrington Lakes Homeowners Association president Ron Hill spoke up in opposition, due to the plan’s inclusion of townhouses, brownstones and cottages. He is against any new higher density developments.

City resident Amanda Klimko spoke in opposition, citing rapid residential and commercial development, as well as impacts on US-11 traffic and construction impact on the local watershed. She does not want Trussville to experience a repeat of the Preserve in Hoover.

City resident and City School Board CFO Jim Kirkland spoke in favor of Glendale Farms because the city school system needs a fourth elementary school. He mentioned the proposed connecting road that would help Carrington area families access the new school while avoiding US-11.

City resident Sheila Wright spoke in opposition, stating the City already has many incomplete subdivisions.

City resident Laura White spoke in opposition, citing her belief that the City has not properly planned ahead for development. She even questioned the school board’s priorities about building a new administration headquarters ahead of a fourth elementary school. Councilor Bright refuted her myth and added that the new headquarters was a shovel-ready project that was fully funded by the State of Alabama. White also stated her opposition to any new bridge over the railroad, which astonished the entire room.

City resident Bill Yekel spoke in opposition. He moved to Trussville 28 years ago to escape suburban sprawl.

New city resident Karen Deem spoke in opposition. She just moved to town from Indianapolis. She asked President Cook about possible consequences if the developer fails to follow his own plan. Cook’s explanation did not satisfy her. He encouraged her to observe “how we do things around here” which initially did not sit well with her or others in the audience. After the meeting, they shook hands and cleared up any misunderstandings.

City resident David Stovall, an EDG engineer who helped design the Glendale proposal, spoke in favor. Since nobody else spoke up, President Cook subsequently closed the public hearing. It was 7:12 pm.

Councilors Taylor, Short and Cook took turns making comments. Each defended himself and his colleagues’ community service, in rebuttal to Gault’s “typical politician” accusation. Each invited her and others to run for office next time. Taylor talked about listening to the school board regarding its needs. He emphasized that Trussville’s population has grown in part because it has its own school system. Councilor Short praised the Glendale Farms developers for changing their plans to address community concerns. President Cook echoed his colleagues.

Next, Councilor Short introduced the proposed rezoning ordinance to change the various Glendale Farms properties to **PUD (Planned Urban Development)** from **A-1 (Agricultural), I-1 & I-2 (Industrial)**. He moved and Councilor Bright seconded the motion for approval. Upon roll call vote, a majority defeated the motion. (**AYE: Taylor; NAY: Anderson, Cook, Short; Bright abstained due to a professional conflict of interest**)

At President Cook's prompting, Councilor Short moved and Councilor Taylor seconded the motion to table the Glendale Farms Preserve Infrastructure Assistance Agreement resolution and related public hearing.

All Councilors and Mayor Choat gave no committee reports.

Councilor Taylor moved and Councilor Short seconded the motion to go into executive session to discuss a trade and commerce matter. **UNANIMOUS**

After a recess, the Council convened its executive session. It was approximately 8:05 pm when they finished then subsequently adjourned.

Respectfully submitted,



City Clerk Dan Weinrib