

CITY OF TRUSSVILLE MINUTES

AUGUST 17, 2023 AGENDA WORKSHOP

Members of the City Council met in a **workshop session** on **Thursday, August 17, 2023**, at 5 pm at the City Hall Annex, to review the proposed agenda for its next regular session. Council President Pro Tem Jaime Anderson presided over the meeting and Dan Weinrib served as recording secretary.

Those members present were as follows: Council President Pro Tem Jaime Anderson
Councilor Alan Taylor
Councilor Perry Cook
Councilor Ben Short

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

Those absent: Council President Lisa Bright

The City Council then determined the order of consideration for its upcoming agenda. Subsequently, Leah Lindsey of JDW Cotillion addressed the City Council about Cotillion's plans to teach etiquette and related social skills to 4th-8th grade children here in Trussville, as a one-day event in October in the Entertainment District stage/pavilion area. She was referred over by the school board for an endorsement so that they can market themselves on the BOE's emails. Council members expressed individual support for their efforts but were reluctant to make an official City endorsement because it would open up the proverbial Pandora's box. They encouraged her to go through the local Chamber of Commerce and sponsor a booth at the upcoming Dog Daze Festival next month. To join the Chamber, Cotillion must first obtain a city business license, which Lindsey said they've never done in any city.

Subsequently, Councilor Short summarized the Planning & Zoning's recent workshop discussion on the proposed changes to the Trussville Springs master plan. Barry Stalnaker and William (Bill) Lewis were in attendance to summarize their intended changes. The most prominent change, which drew the most discussion, was the proposed mixed-use district located north of US Highway 11. They said they intend to have buildings up to six (6) stories high with 252 senior-oriented residential units above the commercial main floor. Fire Chief Tim Shotts and Building Inspections Chief J.R. Malchus chimed in that the maximum would have to be four (4) stories. Councilor Taylor expressed concern about the prospective location of a traffic light intersection, which would be perilously close to the Maplewood subdivision. Councilor Short expressed his own reluctance about the proposed changes. The other two did not ask questions or make comments.

Subsequently, Mayor Choat informed the Council that he is working on a proposed licensing agreement with Talladega College to permit its gymnastics team to use the City Gymnastics Center for morning practices while their own gym undergoes a renovation. The Council collectively supported the idea. Mayor hopes to share a draft agreement in the near future. Also, on August 29, Sain Associates will host an informal public feedback reception at the Civic Center, regarding its proposed Glendale Farms designs. With no further business to discuss, the workshop adjourned at approximately 5:45 pm.

AUGUST 22, 2023 REGULAR SESSION

The City Council of the City of Trussville met in regular session on Tuesday, August 22, 2023, at 6 pm at the City Hall Annex, with Council President Lisa Bright presiding over the meeting and Dan Weinrib serving as recording secretary.

President Bright called the meeting to order. She led the prayer and Councilor Taylor led the pledge.

Those members present were as follows: Council President Lisa Bright
Councilor Alan Taylor
Councilor Perry Cook
Councilor Ben Short
Councilor Jaime Anderson

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

They reviewed the minutes from the August 3 agenda workshop and August 8 regular session. Councilor Taylor moved and Councilor Anderson seconded the motion for approval. **UNANIMOUS**

President Bright then introduced the regular agenda. Councilor Short moved and Councilor Anderson seconded the motion to approve the regular agenda. **UNANIMOUS**

There were no public comments.

Under the regular agenda, Councilor Anderson introduced a proposed proclamation declaring the annual high school homecoming parade on Thursday, September 28 a citywide event. She moved and Councilor Taylor seconded the motion for approval. **UNANIMOUS Proclamation No. 2023-16**

Councilor Short then made a motion for unanimous consent to suspend the rules in order to bring up an ordinance for immediate consideration. Councilor Taylor seconded the motion. **Upon roll call vote, UNANIMOUS** Councilor Short then moved and Councilor Taylor seconded the motion to annex the remainder of city-owned Glendale Farms that are currently outside the city limits. **Upon roll call vote, UNANIMOUS Ordinance No. 2023-016-ANX**

Councilor Taylor then introduced a proposed resolution to declare various Public Works assets surplus. He moved and Councilor Anderson seconded the motion for approval. **UNANIMOUS Resolution No. 2023-55**

Councilor Cook then introduced a proposed resolution to declare various IT assets surplus. He moved and Councilor Short seconded the motion for approval. **UNANIMOUS Resolution No. 2023-56**

Councilor Cook then introduced a proposed resolution to approve unpaid leave for a City Parks employee, who is ineligible to use any paid time off since (s)he is in probationary status. He moved and Councilor Short seconded the motion for approval. **UNANIMOUS Resolution No. 2023-57**

President Bright then convened a public hearing to solicit feedback regarding proposed changes to the Trussville Springs master plan. After explaining the three-minute time limit rule and other housekeeping matters, she recognized Barry Stalnaker, who summarized everything he and William (Bill) Lewis were proposing for the undeveloped areas. He then Lewis answered various questions from the councilors:

- The breadth and depth of the sandstone wall (Bright)
- Confirmed road access to & from the section north of US Highway 11 (Bright)
- Number of living units in each area of Trussville Springs, as proposed (Short)
- Original zonings in each area north of US Highway 11 (Taylor)
- Clarified current price points on senior living units & that those are apartments, rather than condos (Taylor)
- Scope and scale of proposed senior services - no memory care (Bright)
- Proposed bridge over the Cahaba River (Short)
- Envisioned a partnership with a developer to construct a senior-oriented community akin to Dominion Properties/St. Vincent's 119 establishment in the new Mixed-Use zone (Taylor)
- A fully developed dual boulevard approaches a traffic light on US Highway 11. The County has already approved water and sewer services for that area and that they will build out the second south Trussville Springs access, regardless of this rezoning outcome (Short)
- Trussville Springs only has a geotechnical engineering report – no civil engineering report – for that north section “It’s more conceptual” (Anderson)

Lewis then explained the living units arrangements on the terraced levels. To Councilor Short’s follow-up question, Lewis answered that senior living facilities generate less traffic than other residential zones.

Terry Richmond (400 Cherokee Drive) asked Councilor Short what exactly the Planning & Zoning Commission had recommended. Councilor Short answered. Richmond expressed his opposition.

Patricia S. Cox (4200 Waterford Lane) too expressed her opposition, for a variety of reasons including traffic impact on Maplewood area residents. Her tone would be the most emotionally charged among all participants.

Terri McVay (4320 Maplewood Drive) seconded Cox’s opinion, out of concern for traffic impact on her neighborhood.

John Kerns (4477 Parkwood Circle) expressed his opposition, because of traffic impact.

Martha Mosley (102 Mohawk Drive) expressed her opposition, because of traffic impact.

Charlotte McCaslin (107 Mohawk Drive) expressed her opposition, showing empathy for her Maplewood neighbors. She wants the developers to come up with better ideas after talking to neighbors, rather than continuing to put forward bad ideas.

Dianne Olszak (4216 Waterford Ln) expressed her opposition, stating she felt duped about the developers' plans.

Jessica Medovich (314 Cherokee Drive) expressed her opposition, stating that there really is no plan, just aspirational wishes. She mentioned issues about grading and water runoff, in addition to traffic impact.

Marilyn Anthony (4437 Parkwood Circle) expressed her opposition.

Charles McIntosh (111 Mohawk Drive) asked the Trussville Springs developers what exactly were they going to do with the sand quarry. Barry Stalnaker approached the video display board to answer his question. McIntosh listened skeptically. Afterwards, Councilor Bright reminded the audience to address their questions directly to the City Council, which is Robert's Rules protocol.

Tracy Allen (401 Cherokee Drive) expressed her opposition, stating there is no plan for the Mixed-Use area.

Christopher Cox (4204 Waterford Lane) expressed his opposition. He stated he himself is an engineer and that from his professional perspective there would be increased water runoff from the proposed Mixed-Use area towards the highway and Cahaba River.

Brandon Ames (4221 Waterford Lane) expressed his opposition.

Deborah (Debbie) Colburn (101 Mohawk Drive) expressed her opposition.

Since nobody else stood up to speak, President Bright closed the public hearing. Councilor Taylor thanked the citizens for their comments, which Councilors Short and Anderson succinctly echoed.

Councilor Short then made a motion for unanimous consent to suspend the rules in order to bring up an ordinance for immediate consideration. Councilor Anderson seconded the motion. **Upon roll call vote, UNANIMOUS** Councilor Short then moved and Councilor Taylor seconded the motion for approval. **Upon roll call vote, UNANIMOUS REJECTION with President Bright abstaining due to a professional conflict.**

There were no Council or Mayor's reports. Mayor Choat encouraged the public to attend an informal public feedback reception regarding the future of Glendale Farms. Sain Associates is hosting the event on August 29 at the Civic Center.

During audience comments, Patricia S. Cox thanked the City Council for giving her and other citizens a public forum to speak out.

With no further business to discuss, President Bright adjourned the meeting around 7:10 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk