

CITY OF TRUSSVILLE MINUTES

JUNE 5, 2025 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Thursday, June 5, 2025**, at 5 pm to review the proposed agenda for its next regular session. Council President Ben Short presided over the meeting and Dan Weinrib served as recording secretary.

Those members present were as follows:	Council President Ben Short Councilor Jaime Anderson Councilor Lisa Bright Councilor Perry Cook Councilor Alan Taylor
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Others present in their official capacity:	Mayor Buddy Choat City Clerk Dan Weinrib
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The City Council determined the order of consideration. Representing the area Easter Seals agency, Wendy Lawless formally asked the City to hire their clients for various part-time Parks & Recreation duties. Easter Seals would pay their salaries. After minimal questioning, City Council agreed to add their proposal to the consent agenda. Councilor Taylor informed everybody that he would miss the June 10 meeting. Because the councilors had scheduling conflicts, the elected officials mutually agreed to move their next meeting to June 26, then re-set their subsequent meetings to July 8. The city clerk committed to taking care of public notices after the June 10 meeting. With nothing left to review, President Short adjourned the workshop around 5:40 pm.

JUNE 10, 2025 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Tuesday, June 10, 2025**, at 6 pm at the City Hall Annex, with Council President Ben Short presiding and Dan Weinrib serving as recording secretary.

President Short called the meeting to order. Councilor Anderson led the prayer; two members of BSA Troop 216 led the pledge.

Those members present were as follows:	Council President Ben Short Councilor Jaime Anderson Councilor Lisa Bright Councilor Perry Cook
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Others present in their official capacity:	Mayor Buddy Choat City Attorney Chesley Payne City Clerk Dan Weinrib
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Those absent:	Councilor Alan Taylor
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They reviewed the minutes from the May 22 agenda workshop & regular session, as well as the May 27 special agenda workshop & special session. Councilor Bright moved & Councilor Anderson seconded the motion to approve the minutes. **UNANIMOUS**

President Short then introduced the consent agenda & regular agenda. Councilor Anderson moved & Councilor Bright seconded the motion to approve the three-item consent agenda. **UNANIMOUS** Prior to consideration, Mayor Choat requested the removal of one resolution and that the Council meet in executive session prior to adjournment. Councilor Bright moved & Councilor Cook seconded the motion to approve the regular agenda, as amended. **UNANIMOUS**

During public comments, Michael Kidd (504 Roundabout Drive) spoke out against the City possibly selling the Glendale Farms property to a member of the city school board. He then asked Mayor Choat questions about the City selling the property. Mayor answered that the City has received offers, which is why he requested an executive session and that the City has not made any final decision. Carolyn Knight (6040 Mountain View Trace) asked whether certain big box retailers were in Trussville or Birmingham. Despite the post office's designation, she was happy to learn they really were in Trussville. Reagan Hanson, aka Miss Trussville, introduced herself to the audience and city council. She will represent the city at the Miss Alabama pageant contest. She promoted the pageant's scholarship opportunities. She is using it as an University of Alabama undergraduate.

Under the regular agenda, after the introduction of the Glendale Farms rezoning proposal as the first reading, President Short convened a public hearing. Since nobody spoke up, he promptly closed the public hearing. **Councilor Bright moved for unanimous consent to suspend the rules to bring a proposed ordinance up for immediate consideration. Councilor Anderson seconded the motion. Upon roll call vote, UNANIMOUS** Councilor Bright then introduced a proposed ordinance to rezone the four properties, known collectively as Glendale Farms to A-1 (Agricultural) from I-2 (General Industrial) **She moved & Councilor Anderson seconded the motion. Upon roll call vote, UNANIMOUS Ordinance No. 2025-010-PZ**

President Short then introduced the rezoning proposal for 147 North Chalkville Road property, commonly known as the former antique mall, as the first reading. He recognized owner & developer Jason Kessler, who summarized his concept for a 15-unit residential development under the PUD (Planned Unit Development) designation. At the mayor's request, the council and public saw renderings. He answered Councilor Anderson's question about price points (\$800k - \$1M based on today's values) & Councilor Cook's about floor plans (four or five with opportunities for buyer customization)

President Short then opened the public hearing. Council candidate Anthony Montalto (600 Linden Street) asked whether there would be neighborhood access from the back. (Answer – no) Since nobody else spoke up, President Short closed the public hearing.

President Short then introduced the rezoning proposal for the properties on Gadsden Highway next to the Publix-anchored shopping center, known as the Highway 11 Project, as the first reading. He then recognized owner & developer Charles Kessler. Charles is also Jason's father. Kessler summarized the proposed 39-unit residential development, for a Q-R-4 (Qualified Single Family Residential) designation. He also verified the numerous stipulations he imposed on himself, in order to get final approval. Councilor Cook asked about the proposed pedestrian access to Publix for the neighborhood. Kessler answered that it depends upon Publix willingness to agree. He sounded optimistic about the possibility. Kessler then yielded the podium to Tessa commercial realtor Libby Lassiter, who summarized the plans for the commercial parcels, which flank Gadsden Highway, just east of Southpoint Bank. She summarized the numerous stipulations under Q-C-2 (Qualified General Commercial), which she and Charles Kessler previously agreed to. Councilor Cook asked a question about the number of proposed lots. She answered, to his satisfaction.

President Short then opened the public hearing.

Council candidate Jim Miller (517 Ryding Circle) took the podium to ask questions. He first asked Charles Kessler, who had already returned to his seat near the back of the room whether any Trussville-based builders were part of his project. After Kessler answered that and follow-up questions, Mayor Choat reminded Miller to direct towards the Council dais. Miller then asked whether Trussville realtors would participate. Mayor Choat answered that it was up to the developer. The exchange between Miller and Mayor Choat & council turned testy, as Miller chafed at directing questions to elected officials when he wanted the developer himself to answer.

Michael Kidd (504 Roundabout Drive) then used his time to criticize Mayor Choat over the prior exchange. Mayor Choat reminded him that all comments by the public are supposed to be directed at the council.

Carolyn Knight (6040 Mountain View Trace) asked for the exact locations of the proposed residential and commercial developments. With Inspections Director J.R. Malchus's help with the large computer screen, she got her answer. Since nobody else spoke up, President Short closed the public hearing.

Councilor Cook then introduced a resolution granting parental leave without pay for a city employee, beginning June 3. **He moved & Councilor Anderson seconded the motion for approval. UNANIMOUS Resolution No. 2025-24**

Councilor Cook then introduced a resolution granting parental leave without pay for a city employee, beginning sometime in September. **He moved & Councilor Anderson seconded the motion for approval. UNANIMOUS Resolution No. 2025-25**

Councilor Cook then introduced a resolution granting vacation leave without pay for a city employee, covering August 12-18. **He moved & Councilor Bright seconded the motion for approval. UNANIMOUS Resolution No. 2025-26**

Councilor Anderson then introduced a resolution declaring various Library assets as surplus. **She moved & Councilor Bright seconded the motion for approval. UNANIMOUS Resolution No. 2025-27**

Councilor Bright then introduced a resolution appointing 56 city citizens as polling officials for the 2025 municipal election. **She moved & Councilor Anderson seconded the motion for approval. UNANIMOUS Resolution No. 2025-28**

During committee reports, Councilor Anderson thanked the Beautification Board for time spent judging exterior landscaping across the city.

Councilor Bright reported that the IDA will meet next week. She acknowledged and thanked both Public Works & Parks & Recreation departments for their post-storm cleanup work around the city. After acknowledging school board president Dr. Steven Ward, she reported that the school board honored its latest retirees, many of whom had been with the city school system since its beginnings 20 years ago. She listed various honors & recognitions bestowed upon the school system, school resource officers and baseball players. She announced that former assistant UAB girls basketball coach Kayla Alexander is the new Huskies high school girls basketball coach.

Councilor Cook reported that Senior Citizens Advisory & Parks & Recreation boards will meet next week. The Inspections Department remains busy. Also, he reminded the public that the Tree Commission has planted 67 trees over the two years of its existence. He too thanked the Public Works & Parks departments for their cleanup efforts.

Councilor Short reported that the Active Transportation Committee met with the Greater Birmingham Regional Planning Commission regarding its prospective APPLE (Advanced Planning, Programming and Local Engineering) study. He also mentioned that Planning & Zoning had met the day before.

Mayor Choat informed the public about part of Glenn Avenue re-opening and that the improved section of North Chalkville Road. He also mentioned that the city Sports Complex is hosting the Alabama State Games' baseball, softball, archery and soccer tournaments. He congratulated the city's school resource officers on their latest recognition. A second SRO assigned will be assigned to Paine Elementary. Also, Leadership Trussville is accepting applications for its fourth class, through the end of this month. LT executive director Kristi Bradford will address the Chamber of Commerce at its next lunch meeting. He also thanked the Tree Commission for its work.

During audience comments, Richard Epstein (4742 Boulder Drive) requested a flashing light for his street.

Councilor Bright then moved & Councilor Anderson seconded the motion to go into executive session to discuss a prospective real estate matter. **UNANIMOUS** After a brief recess, they met behind closed doors for just over five minutes. They finished then reconvened the regular session. With nothing else to review, President Short adjourned the meeting at 6:55 pm.

Respectfully submitted,



City Clerk Dan Weinrib CMC