

CITY OF TRUSSVILLE MINUTES

JANUARY 13, 2026 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Tuesday, January 13, 2026**, at 5:30 pm to review the proposed agenda for its next regular session. Council President Jaime Melton Anderson presided over the meeting and Dan Weinrib served as recording secretary.

Those members present were as follows: Council President Jaime Melton Anderson
Councilor Ben Horton
Councilor Kimberly Farr
Councilor Brian Jackson
Councilor Jim Miller

Others present in their official capacity: Mayor Ben Short
City Attorney Rick Stotser
City Clerk Dan Weinrib

The City Council determined the order of consideration. Originally there were six items regarding city committees on the consent agenda. At Councilor Miller's request, the two involving Design Review were moved to the regular agenda. During its review of the regular agenda, Councilor Miller requested delaying the first proposed resolution because funding a comprehensive plan was not an emergency. Mayor Short disagreed but expressed willingness to defer to the wishes of the rest of the council. He explained that the Regional Planning Commission's funds were available on a first-come/first-served basis, so delaying two weeks would put Trussville at risk of losing out on the 80% match. Miller backed down.

The city council also received lengthy briefings from city attorney Chesley Payne, residential developer Brooks Harris & Harris' attorney Heyward Hosch (Maynard Nexsen law firm) regarding the origins & purpose of the proposed Tapestry Village Improvement District. Questions ensued from the council about the location, how the non-profit district would operate & its tax-exempt status. At one point, Harris assured the City Council & the audience that Harris Doyle & its Tapestry Village development are on solid financial footing since his company is owned by Berkshire Hathaway. The corporate conglomerate's A shares are worth over \$740,000 apiece; in its last 10-K filing with the SEC, the Warren Buffett-led company reported having approximately \$381.7 billion in cash on hand. Former Mayor Eugene Melton attempted to ask a question, only to scolded tactfully by President Anderson for his inappropriate question during workshop. Her response amused the entire room.

Next, Mayor Short brought up the process for considering citizens for future committee appointments. Moving forward, it will be the City's business practice to include the councilors on the applicant distribution list whenever there are committee vacancies. Councilors will have a grace period to review and offer feedback prior to a prospective appointment getting placed on the consent agenda. Mayor Short acknowledged he was giving up some executive discretion as a trade-off for achieving additional transparency with the public.

Next, Jessica Payne & Cassandra Greer (PNC Bank) gave a PowerPoint presentation on the full range of banking services offered to their government clients. The City plans to move its accounts to PNC, since PNC offers more favorable interest rates -- a benefit exceeding over \$180,000.

Next, the mayor & council discussed at length & reached final consensus on the school board appointment process. Instead of using private citizens, the councilors themselves will review candidates' resumes & privately inform HR Director Mandy Dixon which ones they want to consider. After each councilor has weighed in, he or she will then learn his/her other four colleagues' preferences. A scoring matrix will determine the top three candidates, whom the councilors will then interview in a public forum.

With no further items to discuss, President Anderson adjourned workshop at 6:58 pm.

JANUARY 13, 2026 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Tuesday, January 13, 2026**, at 7:11 pm at the City Hall Annex, with Council President Jaime Melton Anderson presiding and Dan Weinrib serving as recording secretary.

President Anderson called the meeting to order. Councilor Miller led the prayer; Councilor Farr led the pledge.

Those members present were as follows: Council President Jaime Melton Anderson

Councilor Ben Horton
Councilor Kimberly Farr
Councilor Brian Jackson
Councilor Jim Miller

Others present in their official capacity: Mayor Ben Short
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They reviewed the minutes from the December 18 agenda workshop & regular session. Councilor Farr moved & Councilor Jackson seconded the motion to approve the minutes, with Farr's correction regarding a Chamber event already noted. **UNANIMOUS**

President Anderson then introduced the four-item consent agenda. Councilor Miller moved & Councilor Horton seconded the motion to approve the consent agenda. President Anderson recognized Councilor Farr, who acknowledged three of the new committee appointees, who remained in attendance. **UNANIMOUS** Councilor Farr moved & Councilor Jackson seconded the motion to approve the extended regular agenda. **UNANIMOUS**

During public comments, former Mayor Eugene Melton (114 Glenn Avenue) voiced his opposition to the Tapestry Village Improvement District on the grounds that it should have to pay sales & use taxes on construction materials for building infrastructure. Mayor Short then clarified for the Council's & public's benefit that construction materials purchased by homebuilders for building residences are subject to sales & use tax. Upon recognition by President Anderson, attorney Heyward Hosch re-explained that state law exempts these non-profit improvement districts from paying such taxes for constructing utility infrastructure. Hosch also explained that improvement districts finance their improvements through private bonds, which get paid off via annual assessments to private property owners. Hosch should know since he wrote the state law.

Next, Bonnie Hicks (5284 Lakeside Terrace) asked about the proposed agreement with the Regional Planning Commission of Greater Birmingham, which costs \$625,000. Mayor Short answered & explained the City would pay 20% (\$125,000) while RPCGB covers the other 80%.

Next, Kathyne Brugge (4244 Cahaba Bend) asked about the full impact of Tapestry Village on city schools. With Council's permission, developer Brooks Harris answered there would be 189 residences upon completion. She expressed concern because of the school system's burgeoning enrollment.

Under the regular agenda, Councilor Horton then introduced a proposed proclamation declaring January 2026 as Human Trafficking Prevention Month. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Proclamation No. 2026-01** Jefferson County Sheriff's Investigator Marvin Cole thanked the council and spoke briefly to the audience. After a brief recess for group pictures, President Anderson resumed the meeting.

Councilor Farr then introduced a proposed proclamation declaring January 2026 as School Board Appreciation Month. **She moved & Councilor Jackson seconded the motion for approval. UNANIMOUS Proclamation No. 2026-02** After a brief recess for group pictures with the city school board president, Dr. Steven Ward, President Anderson resumed the meeting.

Councilor Jackson then introduced a proposed resolution approving an agreement with the Regional Planning Commission of Greater Birmingham for a new comprehensive plan. **He moved & Councilor Miller seconded the motion for approval. UNANIMOUS Resolution No. 2026-01**

Councilor Horton then introduced a proposed resolution to request an opinion from the office of the Alabama Attorney General regarding conflicting enforcement between the City's Life Safety Code pertaining to residential fire safety systems & *Code of Alabama Section 13-14A-12.2* **He moved & Councilor Miller seconded the motion for approval. UNANIMOUS Resolution No. 2026-02**

Councilor Farr then introduced a proposed resolution to grant unpaid leave to a certain city employee who cannot use paid time off because of her probationary status. **She moved & Councilor Horton seconded the motion for approval. UNANIMOUS Resolution No. 2026-03**

President Anderson then opened a public hearing on prospective alcohol licensing for the new Food City grocery on Main Street. Food City had taken over for Winn-Dixie. Store Manager Jeff Shook & Special Project Manager Eric Hozouri represented Food City. With President Anderson's permission, Mayor Short questioned them about employee training. They answered to his & council's satisfaction. Each employee assigned to any checkout register is required to have two hours of TIPS training, then get certified. Afterwards, they undergo monthly reviews. At times, corporate management will send

undercover actors to test those employees for compliance. The council had no questions. Since nobody from the audience spoke up, President Anderson closed the public hearing.

Councilor Farr then introduced a proposed resolution to approve Food City's alcohol licensing application. **She moved & Councilor Miller seconded the motion for approval. UNANIMOUS Resolution No. 2026-04**

Councilor Jackson then introduced a proposed resolution to authorize Mayor Short to sign an intergovernmental agreement with Jefferson County regarding the \$140,000 improvements project on Edwards Lake Road. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Resolution No. 2026-05**

Councilor Jackson then introduced a proposed resolution approving the establishment of the Tapestry Village Improvement District. **He moved & Councilor Farr seconded the motion for approval.** Consequently, Councilor Miller asked the council to postpone consideration to a subsequent council meeting. **He moved to table the resolution. The motion died due to a lack of a second. Upon roll call vote on the original motion, APPROVED 4-1 (Miller dissenting) Resolution No. 2026-06**

Councilor Farr then introduced a proposed resolution to declare various Parks & Recreation assets as surplus. **She moved & Councilor Horton seconded the motion for approval. UNANIMOUS Resolution No. 2026-07**

Councilor Jackson then moved, & Councilor Farr seconded the motion, to appoint Wayne Taylor to the Design Review Committee, succeeding Chairman Kris Reeves, with term ending August 23, 2027. When asked by Councilor Horton, Mayor Short explained that committees elect their own leadership. In this case, Taylor will likely take over as Design Review chairman since he was a founding member of the committee years ago. **Councilor Miller then made the motion to table the appointment to the next council meeting, to allow other interested citizens to apply. The motion died due to a lack of a second. The Council then voted 4-1 (Miller dissenting) approving Taylor's appointment.**

Councilor Jackson then moved, & Councilor Farr seconded the motion, to accept Reeves resignation from Design Review, effective immediately. UNANIMOUS Mayor Short explained that Reeves is already busy volunteering for the City, by chairing the Active Transportation Committee & serving on the Planning & Zoning Commission.

During committee reports, Councilor Horton reported that the Tree Commission has already planted 35 of its 42 replacement trees throughout the Cahaba Project neighborhood. He thanked CAWACO & Cahaba Homestead Heritage Foundation for their financial support. He praised ACE Tree Service, as well as Ralph & Sherie Mitchell for the trees. He also reported that the Utilities renovation project on Main Street is making progress.

Councilor Jackson reported that Active Transportation expects delivery of a proposed comprehensive plan from the Regional Planning Commission of Greater Birmingham at its February 18 meeting. He also summarized all actions taken by the Planning & Zoning Commission during its February 12th meeting. He also complimented downtown merchants for using approximately 2.5 miles of holiday lights to glow up the downtown area over Christmas holidays.

Councilor Miller reported that the Veterans Committee is accepting Veteran of the Year nominations. Also, the Historical Board met on January 5th.

Councilor Farr commended Public Works for their busy winter season schedule. Also, the members of the Jefferson County Library Association awarded the Jason Baker Leadership Award posthumously to Jason Baker. His widow Patricia accepted on their family's behalf. She recognized new Parks & Recreation Director Chris Mills, who was in the audience. She also promoted the Chamber of Commerce's annual Toast of the Town event occurs January 22 at the Reserve event space above Umani. Dr. Patrick Martin will give his annual state of the city schools address at the next chamber luncheon.

President Anderson welcomed new Cemetery Authority members Tiffany Brewer & Alison Cantley. Also, the Beautification Board will have its annual planning session on February 3rd. Also, the school board's next meeting will be January 26. Also, Leadership Trussville board meeting will occur January 16th. Last week, they focused on economic development. She later disclosed that she will miss the next council meeting because of her Air Force duties.

Mayor Short also welcomed Parks & Recreation Director Chris Mills. Just after starting his new job, Mills had to deal with water damage at the Civic Center & expired lights in the Sports Complex. Mayor announced he will soon spend \$100,000 to \$150,000 to re-seal the Civic Center original roof & extend its warranty, since it is less expensive than a \$1 million replacement. Also, Mayor Short will

request \$65,000 from the Council so that city engineering firm Sain Associates can develop a five-year road repaving plan. He is looking for grants and other funding sources to cover that estimated cost. Also, the City has hired a private company to pressure-wash the Entertainment District & the Veterans Monuments.

During audience comments, Tree Commission chairman Ralph Mitchell gave his group's annual report. In their fifth year of existence, they will have planted 42 trees. Their accumulative total is 114. Its Arbor Day event will take place at The Mall on February 28. Mayor Short thanked him & the Commission for their work.

With no further business left to consider, President Anderson adjourned the meeting at 7:11 pm.

Respectfully submitted,



City Clerk Dan Weinrib MMC