

CITY OF TRUSSVILLE MINUTES

JUNE 26, 2025 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Thursday, June 26, 2025**, at 5:30 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

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

The City Council determined the order of consideration. At Councilor Cook's request, the council added Zack Steele's appointment to the Parks & Recreation Board to the consent agenda. Cork Hill & Company accountant Joe Chapman presented his firm's audit summary of the City's FY2024 budget performance. Cork Hill gave the city an unqualified clean financial report. The councilors mutually decided to table Resolution #30, accepting the audit, until their next meeting. Leadership Trussville executive director Kristi Bradford presented her organization's ideas for potential partnerships with the City on proposed projects. Her organization now has an application available in case any City committee has ideas for Leadership Trussville's consideration. With nothing left to review, President Short adjourned the workshop around 5:50 pm.

JUNE 26, 2025 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Thursday, June 26, 2025**, at 5:50 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 Bright led the prayer; Councilor Anderson led the pledge.

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

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

They reviewed the minutes from the June 5 agenda workshop & June 10 regular session. Councilor Taylor moved & Councilor Bright seconded the motion to approve the minutes. **UNANIMOUS**

President Short then introduced the consent agenda & regular agenda. Councilor Bright moved & Councilor Taylor seconded the motion to approve the three-item consent agenda. **UNANIMOUS** Councilor Bright moved & Councilor Cook seconded the motion to approve the regular agenda. **UNANIMOUS**

At Councilor Anderson's prompt, the Beautification Committee came forward. Chairwoman Nina Orr announced the various winners and runners-up. After a brief recess for group pictures, President Short resumed the meeting. He recognized Mayor Choat, who lavished generous remarks of appreciation to Public Works & Parks Maintenance supervisors and employees for their lengthy hours of work, cleaning up the City after recent windstorms. Councilors too expressed their thanks.

During public comments, Tree Commissioner Ralph Mitchell (510 Rockridge Avenue) used his three minutes to praise our country's armed forces, thanking the men & women in uniform, including USAF Lt. Col. Jaime Melton Anderson, for their service. Councilor Anderson modestly demurred that others – not she – flew the B-2's. He then gave the Council and public a summary report on the Cherokee Road sidewalks project, funded by a community grant he & the city clerk applied for. Because city employees did the labor, the project cost less than half of the anticipated budget. The mayor and council thanked him.

Under the regular agenda, **Councilor Cook made the motion for unanimous consent to bring an ordinance up for immediate consideration. Councilor Anderson seconded the motion. Upon roll call, UNANIMOUS** Councilor Cook then introduced a proposed ordinance that would repeal then replace the penalties subsection of the Tree Ordinance. **He moved, and Councilor Anderson seconded the motion, for approval. Upon roll call, UNANIMOUS Ordinance No. 2025-011-ADM**

Councilor Taylor then introduced an ordinance to rezone the property located at 147 North Chalkville Road property, commonly known as the former antique mall. He recognized owner & developer Jason Kessler, who summarized his concept for a 15-unit residential development under the PUD (Planned Unit Development) designation. The councilors had no questions. **Councilor Taylor moved, and Councilor Anderson seconded the motion, to rezone the property to PUD (Planned Unit Development) from R-T (Residential Townhouse) Upon roll call, APPROVED by a 3-2 vote (AYES: Short, Anderson & Taylor; NAYS: Bright & Cook) Ordinance No. 2025-012-PZ**

Councilor Anderson then introduced an ordinance to rezone the four properties on Gadsden Highway next to the Publix-anchored shopping center, known as the Highway 11 Project. She 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. He then answered a few questions from councilors. 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. The Council did not ask her any questions.

During deliberations, Councilors Cook, Anderson & Bright expressed their opposition due to adverse traffic impact and additional enrollment at Paine Elementary. President Short gave Kessler an opportunity to pull his rezoning request. Kessler declined. **Councilor Anderson moved & Councilor Bright seconded the motion to rezone those four properties to Q-R-4 (Qualified Single Family Residential) & Q-C-2 (Qualified General Commercial) from Q-C-2. Upon roll call, Ordinance No. 013 was REJECTED by a 2-3 vote (AYES: Short & Taylor; NAYS: Anderson, Bright & Cook)**

Councilor Cook then introduced a resolution awarding the Parks & Recreation concessions services bid to FH Holdings Group, LLC. They are finishing up their current contract with the City. **He moved & Councilor Anderson seconded the motion for approval. UNANIMOUS Resolution No. 2025-29**

With a touch of healthy envy, Councilor Bright then introduced a resolution declaring **Brian Jackson** as duly elected, for **Council Place No. 2**, without opposition. **She moved & Councilor Anderson – equally envious -- seconded the motion for approval. UNANIMOUS Resolution No. 2025-31** He will succeed Councilor Taylor.

During committee reports, Councilor Anderson reported that the Veterans committee is planning two events – for September 11 and sometime during the winter. Also, the city museum will be open on July 19. Also, ACTA's next production *Willy Wonka* will run July 10-20. Also, the Cemetery Rehabilitations Authority is seeking volunteers who love Trussville's history. Also, the Library is offering fly fishing lessons & a Taylor Swift trivia competition next month.

Councilor Bright commended Justin Ferguson and Public Works for their work. After acknowledging board president Dr. Steven Ward, she reported that the school board will meet on July 7 & 21.

Councilor Cook commended Parks & Recreation Superintendent Drew Peterson for his social media posts promoting the Sports Complex. He also commended various citizens for their volunteer help to the City, as well as Public Works & Parks departments for their cleanup efforts.

Councilor Taylor mentioned the Softball Showcase at the Sports Complex. Also, the Trussville Utilities remembered Eddie Seal during its last meeting. Also, Finance is working on the FY2026 budget. Also, Taylor commended both Fire & Police for their post-storm work around the City. Also, Leadership Trussville will stop taking applications for its fourth class after June. Dr. Bradford was the featured speaker at the most recent Chamber lunch.

Councilor Short summarized Design Review's latest signage approvals for businesses and a subdivision.

Mayor Choat informed the public that the County Commission approving the repaving of Happy Hollow Road, between Deerfoot Parkway & Trussville-Clay Road. Mayor will meet with ALDOT District Director DeJarvis Leonard about the Carrington/Gadsden Highway traffic light. Also, the city clerk anticipates having absentee ballots available, beginning the July 7-11 week.

There were no audience comments.

Councilor Taylor then moved & Councilor Bright 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 20 to 30 minutes. They finished then reconvened the regular session at 7:04 pm.

Councilor Taylor then moved to amend the regular agenda by adding a proposed ordinance. Councilor Bright seconded the motion. **UNANIMOUS**

Councilor Taylor then introduced an ordinance to sell Glendale Farms to Keith Brown for \$4.376 million. **He moved & Councilor Bright seconded the motion for approval. Upon roll call, UNANIMOUS Ordinance No. 2025-014-ADM**

With nothing else to review, President Short adjourned the meeting at 7:06 pm.

Respectfully submitted,



City Clerk Dan Weinrib CMC