

CITY OF TRUSSVILLE MINUTES

MARCH 19, 2026 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Thursday, March 19, 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 Kimberly Farr
Councilor Ben Horton
Councilor Brian Jackson
Councilor Jim Miller

Others present in their official capacity: Mayor Ben Short
City Attorney Michael Brymer
City Clerk Dan Weinrib

The City Council determined the order of consideration, keeping all proposed proclamations, ordinance & resolutions on the agenda. They then discussed at length the prospective reappointment of Sherrye Tolbert to the school board. Tolbert drew praise from the elected leaders for her service. Councilor Miller asked whether other citizens had applied. Mayor Short said he would get back to him & the other councilors with a definite answer. Regardless, nobody expressed a desire to replace Tolbert. Her current term ends in May. The Council indicated they will make their decision in April. Councilor Miller then brought up the prospect of the Veterans Committee organizing a city parade to commemorate America's 250th anniversary of its independence. He received feedback that he & Veterans should coordinate with the Chamber of Commerce & Trussville First Baptist since they always organize the annual Freedom Day celebration.

With no further items to discuss, President Anderson adjourned workshop at 5:47 pm.

MARCH 19, 2026 REGULAR SESSION

The City Council of the City of Trussville met in **regular session** on **Thursday, March 19, 2026**, at 5:53 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 Jackson led the pledge.

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

Others present in their official capacity: Mayor Ben Short
City Attorney Michael Brymer
City Clerk Dan Weinrib

They reviewed the minutes from the March 10 agenda workshop & regular session. Councilor Jackson moved & Councilor Farr seconded the motion to approve the submitted minutes. During discussion, Councilor Miller then made a motion to amend the workshop minutes to note the property where Chelsea Blues Liquor operates would require rezoning to C-5. Councilor Horton seconded Miller's amendment motion. **UNANIMOUS**

President Anderson then introduced the one-item consent agenda, as well as the regular agenda. Councilor Farr moved & Councilor Horton seconded the motion to approve the consent agenda. Councilor Miller praised outgoing board member Dianne Dempsey for her service to the Historical Board. **UNANIMOUS** Councilor Jackson moved & Councilor Farr seconded the motion to approve the regular agenda. **UNANIMOUS**

There were no public comments

Under the regular agenda, Councilor Miller introduced three proclamations honoring former city council members Dorothy "Dee Dee" Morris, Sally Payne & Jane Bailey, respectively, as a local tribute to the annual Women's History Month. Council President Anderson & Mayor Short added their words of appreciation. **Councilor Miller moved & Councilor Jackson seconded the motion to approve all**

three proclamations. UNANIMOUS Proclamation No. 2026-10, -11 & -12 Jane Bailey gave brief humorous remarks. After group pictures, Dee Dee Morris also gave a brief entertaining speech about her & Payne's one-term service. She remembered that the city had just two police cars and "one worked most of the time."

President Anderson then opened a public hearing on a proposed project development agreement, as required by State Constitution Amendment No. 772. She recognized Mayor Short, who in turn summoned BRE Main Street LLC developer John Abernathy. Abernathy took five minutes to summarize the proposed retail development at Watterson Parkway & Main Street, with a special emphasis on the infrastructure improvements Trussville would receive. Financial consultant Brian Barksdale followed Abernathy, to explain finances to the council & public. The city & BRE Main Street would split city sales tax revenues 50/50. However, the retail properties are required to generate a minimum of \$250,000 (aka "the floor") The developer would receive an annual cap of \$541,000 in sales tax rebates over 15 years & \$8.1 million total over the entire term of the deal. According to his projections, Trussville should receive \$12.3 million over those 15 years. Nobody spoke up from the audience. Councilor Miller asked what revenues would be if the deal were not approved. Mayor Short answered that the subject properties generate approximately \$30,000 in property taxes. President Anderson closed the public hearing.

Councilor Jackson then introduced a proposed resolution authorizing a development agreement with BRE Main Street LLC. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Resolution No. 2026-20**

President Anderson then opened a public hearing on a proposed rezoning of the properties located at 331, 333 & 401 Main Street. Upon being recognized, Mayor Short advocated the rezoning since it fits the city's long-term plan for land use. Councilor Jackson confirmed that the Planning & Zoning Commission unanimously gave a favorable recommendation. Councilor Miller praised Mayor Short & Councilor Jackson for their efforts. Councilor Horton asked whether the proposed Pinchgut greenway trail would be a dedicated easement or city right of way. Short & Abernathy took turns answering his question. While unsure about the City's final trail design plans, Abernathy endorsed having a trail run along the back end of the commercial property campus, regardless of its status as an easement or right-of-way. Since nobody in the audience spoke up, President Anderson closed the public hearing.

Councilor Jackson then introduced a proposed ordinance to rezone properties located at 331, 333 & 401 Main Street to Q-C-2 (Qualified General Commercial) from I-1 (Light Industrial) & PUD (Planned Unit Development) **He moved & Councilor Miller seconded the motion for approval. Upon roll call, UNANIMOUS Ordinance No. 2026-006-PZ**

Next, Councilor Horton introduced a proposed resolution authorizing a roof repair & maintenance contract with Abide Roofing, for \$68,739, for work at the Civic Center. The city had obtained three estimates, two of which were less than \$100,000. At that price, the City avoided the statutory requirement to advertise public works project bids. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Resolution No. 2026-21**

Next, Councilor Miller introduced a proposed resolution to authorize a memorandum of understanding with the non-profit Friends of the Trussville Senior Activity Center, Inc. The non-profit could accept estate gifts from citizens wishing to bequeath funds to support Senior Center programs & activities. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Resolution No. 2026-22**

Next, Councilor Farr introduced a proposed resolution to authorize revenue sharing agreements with special instructors affiliated with Parks & Recreation. **She moved & Councilor Miller seconded the motion for approval. UNANIMOUS Resolution No. 2026-23**

During committee reports, Councilor Horton announced that the Tree Commission is soliciting donations for acquiring cherry trees to plant in the West Mall area. Also, he encouraged the public to call Trussville Utilities if they believe they smell a gas leak and there is no fire. Recently, lightning struck in Carrington, triggering a residential fire from a gas main line.

Councilor Jackson postponed his committee reports

Councilor Miller reported that the Historical Board will meet in April, to review applications for three vacancies. Also, Veterans are planning events to commemorate our country's 250th year. He encouraged the community to attend Holy Week services, between Palm Sunday & Easter Sunday, at the First Methodist Church. He also promoted National Vietnam War Veterans Day on March 29th, even encouraging the public to visit the Vietnam War Memorial in Washington DC. On March 29, the Veterans Committee will commemorate Trussville resident & Army SP4 Don Hamuel Ware. He & his helicopter pilot were killed by hostile fire in Binh Duong on February 20, 1972. Ware was 20 years old.

Councilor Farr reported that the Miracle League starts its new baseball season on April 7. Also, on behalf of the Chamber of Commerce, she promoted Spring Retail Week to encourage citizens to shop locally. She encouraged neighbors to buy Taste of Trussville tickets early. That event, scheduled on May 12, sells out every year. She mentioned that April 1 is the Chamber's deadline for local high school seniors to apply for college scholarships. The annual golf tournament, set for April 21 at The Silos, has already sold out. Its next monthly luncheon, promoting Shopping Local, is on April 16. The Chamber is hosting a shredding event on April 30 at the Civic Center. Also, she thanked Public Works for their work cleaning up the city after recent storms

Councilor Anderson reported that Leadership Trussville had a successful Education Day for its fourth class, as they toured various school system buildings and facilities. The class is developing ideas for possible city projects. Its executive board will meet on March 20th. Also, during its meeting on March 18, the school board recognized middle & high school students who earned District and/or All-State band honorees and choir honorees. The school system announced it is promoting Jennifer Bruno to be Cahaba Elementary School's next principal this summer, succeeding Joy Tyner, who is retiring. Also, the Beautification Board is accepting best landscaping nominations throughout April & May.

Mayor Short promoted the public kick-off event for the prospective City Comprehensive Plan June 8-11 at the Civic Center. He then gave a year-to-date update on the city's FY2026 financial performance. Net income & sales tax revenues are ahead of the current budget & FY2025 YTD. If the city maintains its current trend, it will finish the fiscal year with a \$2.4 million budget surplus, well ahead of the \$1 million surplus planned for FY2026. Regardless, department heads know their spending limits. Mayor Short also invited parents of rising high school seniors or college freshmen to apply to be a volunteer City Hall intern. Applications will be available online, starting March 31st. He also informed the public that he is surveying property owners & residents of the Cahaba Project, ahead of the Planning & Zoning Commission's next meeting – April 13th at the Civic Center. The Commission will host a public information hearing about a prospective historic district overlay amendment to the Zoning Ordinance. Mayor Short also welcomes input from city residents who do not live in the Cahaba Project.

During audience comments, city consultant Brian Barksdale thanked the city & school board for hosting the annual Special Olympics at Husky Stadium on March 20. His granddaughter is a participant. Richard Epstein (4742 Boulder Drive) shared his observations about the rough Cedar Street; the need for streetlights along Valley Road, as well as road striping near Wal-Mart & Sam's Club. Mayor Short informed the public that the Downtown Redevelopment Board is tasked with developing a new master plan for that quadrant, which could include road realignment. That is why the City is delaying any repaving for Cedar Street. Former city councilor Jef Freeman (318 Woodward Road) thanked the city leadership for its transparency & financial reporting. He also thanked former councilors Morris, Payne & Bailey for their municipal service.

With no further business left to consider, President Anderson promptly adjourned the meeting at 6:55 pm.

Respectfully submitted,



City Clerk Dan Weinrib MMC