

CITY OF TRUSSVILLE MINUTES

MAY 12, 2026 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Tuesday, May 12, 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 Rick Stotser
City Clerk Dan Weinrib

The City Council reviewed all proposed items. Mayor Short pointed out an error in the workshop section of the minutes, which the city clerk noted with appreciation. They reviewed two items on the consent agenda. After a background briefing from Human Resources Director Mandy Dixon, they decided to keep both consent items. After reviewing the proposed regular agenda, they mutually agreed to move the four resolutions to the consent agenda.

City IDA attorney Seth Cohen & his counterpart John Q. Somerville approached the podium to brief the city council about their negotiations. Somerville represents Jody Saiia (Saiia Investments), who owns the undeveloped Trussville Ridge property next to the industrial park. Saiia needs sewer access, among other things, so that his developer can build out subdivisions. The nearest sewer easement is in the neighboring industrial park. Saiia has a proposal to purchase sewer access from the IDA. According to Somerville, Saiia has obtained county approval for his sewer access plans. Sain Associates issued an environmental impact study that spelled out how a sewer access running along parcel lines heading directly to Saiia's property can have minimal adverse effects for city land. The councilors had no questions. Mayor Short asked Somerville to give the council time to read the information so that they could ask questions at a subsequent time. When Somerville asked, Mayor Short answered council consideration could occur during the first meeting in June. The IDA's next meeting is in late May, after the second council meeting.

Next, Councilor Miller floated the idea of putting on the city website a list of all licensed businesses operating within Trussville, so that the public would know where to shop locally. That way, Trussville can then receive more municipal sales taxes, rather than from online shopping (SSUT). Discussion ensued. Councilor Jackson suggested that perhaps the city and/or the chamber could put out information about SSUT through websites as well as promote local shopping. That would not require a resolution or an ordinance. Mayor Short briefly weighed in with his thoughts and requested that they discuss it at another time after this meeting.

With nothing left to review, President Anderson adjourned the workshop at 5:50 pm.

MAY 12, 2026 REGULAR SESSION

The City Council met in **regular session** on **Tuesday, May 12, 2026**, at 5:55 pm. Council President Jaime Melton Anderson presided over the meeting and Dan Weinrib served as recording secretary.

Councilor Horton 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 Rick Stotser
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President Anderson introduced the minutes from the previous council meeting. Councilor Miller moved & Councilor Jackson seconded the motion to approve the minutes with the noted correction. **UNANIMOUS**

President Anderson then introduced the amended consent & regular agendas. Councilor Farr moved & Councilor Horton seconded the motion to approve the six-item consent agenda. **UNANIMOUS** Councilor Horton moved & Councilor Jackson seconded the motion to approve the shortened regular agenda. **UNANIMOUS**

After recognizing former councilors Wayne Taylor, Jef Freeman & Lisa Bright in the audience, President Anderson opened the floor for public comments. Deborah Wallace (8012 North Lake Drive) started to address the council about the proposed rezoning. Mayor Short gently asked her to save her remarks for the public hearing.

Under the regular agenda, Councilor Farr introduced a proposed proclamation declaring May 17-23 as National Public Works Week. **She moved & Councilor Jackson seconded the motion for approval. UNANIMOUS Proclamation No. 2026-14**

Councilor Miller then introduced a proposed proclamation honoring the state champion Hewitt-Trussville middle school & high school club mountain bike teams. The middle school team has won every championship in the four years of available competitive biking. The high school team won for the third consecutive time & seventh overall. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Proclamation No. 2026-15**

The meeting was recessed for group pictures and short remarks by Coach Lee Neal. After the teams left council chambers, President Anderson resumed the meeting.

Councilor Horton then moved for unanimous consent to suspend the rules to bring a proposed ordinance up for immediate consideration. Councilor Miller seconded the motion. Upon roll call vote, UNANIMOUS. Councilor Horton then introduced an ordinance to declare certain Loop Road right-of-way as surplus then convey it to First Methodist Church of Trussville. Earlier this year, the city had done a similar conveyance to First Baptist Church of Trussville. **He moved & Councilor Farr seconded the motion for approval. Upon roll call vote UNANIMOUS Ordinance No. 2026-011-ADM**

Councilor Jackson then gave an introductory first reading of a proposed land development agreement with DDB Capital, summarizing its stipulations. He subsequently gave an introductory first reading of a related rezoning ordinance, involving the properties located at 4550 Camp Coleman Road; 6970, 7025, 7050 & 7090 Praytor Road. He subsequently explained that this is simply a rezoning matter. The developer must still go through the subdivision process and get approval through Planning & Zoning before starting any construction. President Anderson appreciated the accountability aspects to the qualified zoning, which no developer can evade. Mayor Short emphasized that the proposed development would have 1.8 residential units per acre. He contrasted that to the available maximum density under standard R-1, R-2 & R-G zoning.

President Anderson opened the rezoning public hearing by summoning rezoning applicant Derek Distenfield of DDB Capital to the podium. Distenfield introduced himself. His company has done similar work in North Carolina, Georgia & Alabama. His plan would cap the number of detached single-family homes to 235. Approximately 25 acres would be set aside for a new school site. Masonry would be the majority of exteriors. No vinyl or similar siding would be permitted. DDB Capital would work with Tower Homes for residential construction. It will not be developed as a rental home community. DDB Capital committed to numerous public safety-related road improvements. DDB Capital has already signed a proposed Statement of Intent. He floated the idea of using the neighborhood exercise trail to educate the public about men & women who served honorably in our military.

President Anderson posed a question about neighborhood connectivity around the Norfolk-Southern rail line. Mayor Short answered that the developer agreed to develop a connecting road towards Trussville Springs. That way, the alternate route could stretch all the way to Bethune Parkway. She then asked about the primary entrance location to the new school & the commitment of those 25 acres for a new school. Mayor Short answered.

Councilor Miller asked President Anderson if the council would consider suspending the participation limit on council members under its own rules of procedure during discussion time. After getting confirmation from the city clerk that they could suspend any part of its own rules, she asked for a motion. At that point, **Councilor Miller moved and Councilor Horton seconded the motion to suspend its own two-question limit, strictly for purposes of this discussion. UNANIMOUS**

Upon getting recognized, Councilor Miller asked the applicant about whether the law allowed him to impose a limit on rental properties. Distenfield replied that these residences will not be built to rent and that his firm worked with city's law firm to draft HOA covenants to cap the percentage at 10%. Mayor Short advised that Trussville already has an ordinance to prevent build-to-rent residences and that HOAs can place its own prohibitions in its covenants; then it would be up to them to enforce its own rules.

Councilor Horton requested clarification on parts of the Statement of Intent. He thought some provisions were contradictory. Mayor Short pointed that the draft Statement is in its sixth iteration yet agreed that our city attorneys will re-review their own draft.

After President Anderson asked questions about the residences that were more appropriate for subdivision & design review processes, Distenfield invited Tower Homes owner Price Hightower to join him at the podium. Hightower emphasized that his company is local – based in Vestavia Hills -- and that they are already developing the Hillbrook subdivision off Husky Parkway. Answering Mayor Short, Hightower stated that “(I)t is important that we want to build homes that sell.” He envisioned building brick homes (ranging from approximately 2000 to over 3000 sf) with hearty plank accents. Each would have a two-car garage. A similar single-family home in Hillbrook recently sold for \$475,000.

During question time, President Anderson commented that she is looking for the developer to stick to commitments, in building out a neighborhood that is aesthetically compatible to the city, complete with parks, green space & other public areas. Hightower agreed and stated that burden was on Distenfield. Hightower added that his firm is paying \$25 million for the lots. His company has a vested interest in fulfilling the City's & Distenfield's vision of the project. “We plan to get it right.” Councilor Miller asked whether the Statement of Intent could be amended or was take-it-or-leave-it. Mayor Short answered the agreement was flexible. Councilor Miller then wanted to amend the Statement to require pond water testing by the Alabama Department of Environmental Management (ADEM). Mayor Short countered that DDB Capital were already required to have an environmental study performed by a third-party engineering firm. Councilor Miller answered that he trusted the state more. Miller asked whether Tower Homes was local. Hightower stated again that his business is based in Vestavia Hills.

Councilor Miller then asked whether the City had already filed an intersection improvement permit with ALDOT for Praytor Road. Mayor Short answered it is the developer's responsibility to file & pay for that. Councilor Miller wanted to add the ALDOT compliance to the Statement. Mayor Short countered that City ordinances already require it, so his proposed amendment is not necessary. Rezoning hearings are strictly about intended land use. Councilor Miller disagreed. Councilor Jackson then spoke up, pointing out to his colleague that his desired amendments are all required as part of the city's subdivision regulations. He invited Miller to attend the Planning & Zoning Commission meetings, just as the public already can, to offer his recommendations. Jackson is the city council's liaison to and a voting member of the Commission. Council Miller then made it known that he already has a lot of stuff going on, he had asked - unsuccessfully - to serve on the Commission, that he did not want the same events occurring at these properties that already happened at Tapestry Village. Councilor Jackson disagreed, countering that Miller's concerns can be addressed during the subdivision phase. If the applicant brings plans that the city does not like, the Commission can choose not to approve it. Part of those plans include a traffic impact study & related plans to mitigate traffic impact. Jackson added that the developer agreed to make subdivision plans compliant with the new subdivision regulations that would replace the current (1978) regulations.

Mayor Short pointed out that no developer can install a traffic light on US Highway 11 without ALDOT approval. He understood Miller's passion and did not disagree with him on his concerns. He stated that those would be addressed during the subdivision phase.

President Anderson then opened the public hearing.

Dr. David Dobbs (7923 Windsong Drive) spoke out in opposition. He had concerns about developers' verbal commitments to the city, as well as traffic impact on Camp Coleman Road. Having over 200 new homes there was not acceptable to him. It prompted friendly responses from Anderson, Miller & Jackson. Councilor Jackson reminded his colleagues that qualified zoning obligates all future developers to the restrictions listed in the rezoning ordinance.

Josh Trimble (4402 Camp Coleman Road) also spoke out in opposition. He just bought his new home back in March. His home is next to one of the ponds in the subject area. The developer's draft neighborhood has 25 proposed houses on two stubbed dead-ends flanking his driveway. He is against the quid-pro-quo for a new school, against high-density residential units, against increased city traffic & against homeowner associations. He wants to cooperate but against the planned neighborhood as currently drafted. He stated that he already contacted a marine biologist to study the pond water. Distenfield acknowledged his concerns and said he would reach out to him to work things out.

Jessica Campbell (4362 Camp Coleman Road) also voiced her opposition, on behalf of herself & her grandmother. She wanted the land from her childhood to remain undeveloped. She did not want her town to become the traffic version of US Highway 280. She asked the developers if they have tested the water or land yet regarding industrial impact. (“No ma’am”) She did not want more neighbors near her. It prompted friendly comments from Anderson.

Councilor Miller then lectured about the city’s right to regulate land usage & citizens’ rights to a quality of life. He said the city could choose to keep the property at I-2 or rezone it to A-1, instead. It is in the city’s best interest to get it rezoned to a residential designation, but for someone to say the city has no right to rezone would be a mistake. Property owners have rights. So do cities. Upon getting recognized by President Anderson, Mayor Short countered that the city could “de-zone” the land or pay the property owner off for the harm caused by depriving them of their highest & best use of their own land. He vowed to get the city council more education & awareness about planning & zoning, so that the council would better understand the city leaders’ roles & responsibilities. The city’s own planning map shows the area being used for residential and mixed-use purposes, so to deny an owner his property’s best & highest possible use would cause trouble for the city. Councilor Miller then spoke without getting recognized by President Anderson. She proceeded to gavel him as out-of-order. It took a few tries.

Councilor Jackson asked President Anderson if he could ask his colleague Miller a zoning regulations question, specifically where in the law does it state the council could change a property’s zoning that the city does not own. Miller asked him to repeat his question because he “was not paying attention,” consequently escalating the testy exchange. Miller started to comment again, but President Anderson indicated as a point of order that Councilor Jackson had the floor. He then asked Miller to show him his sources that state that the Council could rezone a property that the city does not own. Upon getting recognized again, Councilor Miller pled to the council for proper decorum since this is the third time he had been talked down to by another member on the dais. He then said he would bring Councilor Jackson that information.

Next, Deborah Wallace (8012 North Lake Drive) sought clarification regarding who would be donating property for a new school. Mayor Short stated the Riggins family would be donating, contingent upon the City and developer reaching an agreement. She then voiced her concerns about traffic volume on northbound Highway 11. To her, Highway 11 is not wide enough to handle emergency vehicles running calls during heavy traffic times. She then recalled a road rage incident she experienced during heavy traffic on Highway 11.

Next, Karen McIntyre (7961 North Lake Drive) asked questions about the future use & enjoyment of the lakes (public), the estimated prices for new houses in the proposed development (today’s values - \$450,000 to \$600,000 on 75’ x 150” size lots). *To everybody’s amusement, the sound of a motorcycle interrupted the meeting as its driver revved up the engine.* She also wanted to confirm where the construction entrance would be. Answering on behalf of Hightower, Distenfield committed to avoiding Camp Coleman Road. Mayor Short added that the city can require the location of such entrance. Last, she wanted to know where she can get Planning & Zoning notifications. She was directed to the city clerk, who is its recording secretary.

Next, Dan Dollar (7789 Wind Sing Drive) asked about the city’s plans for Camp Coleman Road, given the announced plans to connect it to Roper Road. It really is Jefferson County’s plans, which city leaders support. Mayor Short answered that the city has additional rights of way along there and plans include the widening of Camp Coleman. Roper & Camp Coleman roads would connect south of the residences & cross over the Cahaba River. Dollar was skeptical that he would live long enough to see either the north loop of I-459 or the Roper-Camp Coleman connector. He emphasized the importance of infrastructure.

Next, Dr. Matthew Pearson (204 Annetta Circle) voiced his opposition. A lifelong Trussville resident, he expressed his concerns about environmental impact on the Cahaba River basin, the need to study the water in the existing ponds, his own dislike for HOAs, his perceived quid-pro-quo for a new school, & increased traffic in the area. He also expressed that he & others have lost faith in their city government.

Next, Distenfield spoke again to rebut. He stated that there is no quid-pro-quo with the city regarding dedicated school property. He emphasized how his firm has worked with city representatives to plan for the impact his proposed development would bring - including & especially traffic. Given that traffic experts Darrell Skipper & Jim Meads run the Planning & Zoning Commission, Distenfield knows his own traffic engineer must submit sound traffic plans. He also said that the Riggins family is selling the property, regardless. If it were to sell in its current zoning designation, Distenfield warned, he did not know whether it would be to the benefit of Trussville. At least one audience member scoffed at his last statement as a scare tactic. He committed to addressing Trimble’s objections to 25 residences near his driveway. There will be several changes to his residential plans. He also committed that he would work with his team & ALDOT to improve the Praytor Road/US 11 intersection, as required.

Next, Dr. Dobbs asked how the public would be made aware of changes to the Statement of Intent. Mayor Short answered his question, including re-directing him to the city clerk for future notifications.

Next, Zeke Ward (7796 Wind Song Drive) expressed his skepticism about the City's ability to expand Camp Coleman Road near Gadsden Highway when there is a power sub-station on one side & a car wash on the other side. Mayor Short acknowledged his point and said it was up to the county engineers to figure out. Mr. Ward then reminded the council and public that the traffic light finally got installed at that intersection after his mother died in a car wreck there. Dr. Pearson chimed in that he too was in a major car wreck at that intersection.

It was approximately 7:36 pm when President Anderson closed the public hearing. She asked for a delay in consideration until June 9. Councilor Horton expressed the same, based on his own concerns about the Statement of Intent. Mayor Short readily agreed, encouraging Horton to share his ideas with the city attorney.

President Anderson asked the city clerk if they were required to have a second public hearing after making any changes to the document. It depends, the city clerk answered. He & Mayor Short agreed with one another that a courtesy second hearing was still a good idea.

During committee reports, Councilor Horton stated that the Utilities' construction on Main Street is delayed due to multiple roofs having been built over the Administration building. Normally, there is only one roof. He also expressed his happiness that John Patterson was reappointed to Public Safety. Also, Design Review made recommendations on the submitted grocery store development at Watterson Parkway. They are expecting a resubmission soon, incorporating suggestions.

Councilor Jackson stated that the Active Transportation Committee received its own comprehensive plan for citywide network of pedestrian pathways. The Committee will make it publicly known soon. Also, he summarized actions taken by the Planning & Zoning Commission over the previous evening. Also he encouraged the public to participate in the second Comprehensive Plan 2.0 sessions coming up at the Civic Center. Topics include land use, parks & types of housing.

Councilor Miller stated that the Veterans Committee will have a Memorial Day program at Veterans Park. They will be unveiling some new busts for the War Memorial. Also, Historical Board approved new bylaws and elected new officers. They provided a recommendation for its remaining open position. Also, tickets are now available for ACTA's next production *1776*, which will run July 9-19.

Councilor Farr summarized Parks & Recreation's registration dates for various sports. The youth girls softball championships took place at the softball stadium, which everybody enjoyed. Also, the Chamber of Commerce's Taste of Trussville was a popular hit; Restaurant Week Bingo occurs later in May; and its next luncheon meeting is May 21. Also, the Library is launching its annual summer reading program, with a kickoff event on May 29. Public Works remain busy.

Councilor Anderson praised the HTHS varsity baseball and softball teams, which have advanced far in the state playoffs. She also mentioned the girls golf team, which finished its season very strong. She again lauded both mountain bike teams. HTHS graduation is on May 19. One Husky senior received an appointment to the US Air Force Academy, which made USAF Lt. Col. Anderson (USAF Class of 1998) especially proud. Also, nominations for various Beautification Award categories remain open through the remainder of May. Also, the fourth class of Leadership Trussville just graduated; applications for the next class will open soon.

Mayor Short reminded the public that both north bound I-59 ramps at North Chalkville Road will close for 40 days, starting on May 18. Also, with the midterm primary election coming up on May 19, there are directional signs to guide City Hall voters where to park and enter the building.

With nothing left on the agenda, President Anderson adjourned the meeting at 7:48 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk