

## CITY OF TRUSSVILLE MINUTES

### AUGUST 11, 2026 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Tuesday, August 11, 2026**, at 5:30 pm to review the proposed agenda for its next regular session. Council President Pro Tem Brian Jackson presided over the meeting and City Clerk Dan Weinrib served as recording secretary.

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| Those members present were as follows: | President Pro Tem Brian Jackson<br>Councilor Kimberly Farr<br>Councilor Ben Horton<br>Councilor Jim Miller |
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| Others present in their official capacity: | Mayor Ben Short<br>City Attorney Rick Stotser<br>City Clerk Dan Weinrib |
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| Those absent: | Councilor Jaime Melton Anderson |
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The City Council reviewed the proposed consent agenda & regular agenda. An incorrect attribution in the minutes was noted. At President Jackson's request, the Council informally agreed to move **Resolution No. 2026-53**, extending a moratorium on new retail consumable hemp products applications, to the consent agenda from the regular agenda. Otherwise, both agendas remained unchanged.

Mayor Short summarized a developer's prospective plans for two acres located at 150 Watterson Parkway. Before the City can sell the property, the Council would first have to approve rezoning to an appropriate designation (PUD) The City is reserving the other part of 150 Watterson Parkway for a future pedestrian pathway along Pinchgut Creek. Councilor Miller posed multiple questions about the prospective sale, which Mayor Short answered. Mayor Short also answered Councilor Horton's question about PUD zoning within the Downtown Overlay District. President Jackson clarified for Councilor Miller's benefit that the sale contract requires \$10,000 earnest money, of which \$100 is non-refundable. Councilor Miller expressed his opposition to new PUD zonings. After Mayor answered his question about possible mixed-use plans for that property, Councilor Miller voiced his concern about existing commercial vacancies. "When are we going to stop building commercial?" he asked rhetorically. After lengthy ensuing discussion, Councilor Farr reminded her colleagues that the purpose of the ordinance is to authorize Mayor Short to start real estate negotiations & that rezoning is a separate topic that the Council will subsequently consider. If the Council does not like the proposed PUD or other requested rezoning, they can reject it and the property sale to this developer goes away.

Next, Councilor Farr informed her colleagues & public that the Industrial Development Authority has a proposal, whereby Milam & Company would demolish the Gold Kist chicken plant & related buildings on the 58-acre property. IDA Chair & former councilor Lisa Bright gave a brief history of the property. As part of that proposed deal, Milam & Company would relocate next door from its current location in Irondale. At Councilor Horton's request, the council reviewed the slopes on the 58 acres. Barrett Milam confirmed that only light commercial vehicles would traverse the residential Will Pond Road & that once all existing improvements, including the manmade pond, are removed, the City would have a blank canvass for future industrial development. The IDA plans to extend Commerce Circle. Milam assured Councilor Horton that his company would protect the Cahaba River watershed from undesirable runoff during the demolition & land curing process. Councilor Farr asked the council to suspend the rules & vote on the related ordinance. Despite showing support for the IDA's proposal, Councilor Miller objected, thus keeping the first reading in place.

President Jackson explained the three proposed rezoning ordinances. Councilor Miller sought to expand the permitted uses, to include churches, for the Downtown Overlay District. Miller's concern was outside the scope of the proposed ordinance to expand the Downtown Overlay District. Jackson responded that the existing church is already grandfathered & that state law prohibits the City Council from amending the Zoning Ordinance arbitrarily. Mayor Short also explained the proper rezoning process & the Council's statutory role in it. "I am slow," Councilor Miller responded, "Maybe I'm a slow guy. I know people call me that already." Mayor Short re-explained that the only issue for that proposed ordinance is the expansion of the overlay district, not the permitted uses. President Jackson offered to bring that permitted use ideas to Planning & Zoning. Councilor Miller offered to meet him halfway, by agreeing to support this ordinance in exchange for amending further the 2023 City Zoning Ordinance, the last proposal on the agenda. President Jackson & colleagues did not accept his offer.

After they reviewed the proposed amendments to the City Zoning Ordinance, Councilor Miller once again proposed further amendments to the Downtown Overlay District, which were not accepted. When he asked why, Stotser succinctly answered “It’s against the law.” Miller responded, “Let me tell you what I know about attorneys...” President Jackson immediately cut him off to re-direct discussion back to the topic, leading to an exchange between the two over allowable or disallowable discussion. Councilor Miller requested a written opinion from the city attorney that it is against the law for the city council to amend the zoning ordinance beyond the scope of a rezoning application. Councilor Horton got assurances that the stated definition of older persons & limits on upper dwellings within the Downtown Overlay. Malchus & President Jackson answered Councilor Horton’s concerns to his satisfaction.

At Mayor’s request, the city clerk summarized the purpose behind the resolution adopting the City’s annual transportation plan. Mayor Short corrected him about a culvert bridge project on Liles Lane getting funding coverage from the Rebuild Alabama Act gas tax. Councilor Miller asked whether the City has a list of projects the City has spent those funds on. The city clerk did not know so he committed to looking into it and reporting back. Councilor Horton reminded Councilor Miller that the city has a pavement plan under development for prioritizing city road projects. Piggybacking from that, Mayor Short chimed in that this resolution is for compliance reasons. The Council still has the power of the purse to approve specific city road projects.

With nothing left to review, President Jackson adjourned the workshop at 6:33 pm.

### **AUGUST 11, 2026 REGULAR SESSION**

The City Council met in **regular session** on **Tuesday, August 11, 2026**, at 6:37 pm. Council President Pro Tem Brian Jackson presided over the meeting and City Clerk Dan Weinrib served as recording secretary.

Those members present were as follows:

President Pro Tem Brian Jackson  
Councilor Kimberly Farr  
Councilor Ben Horton  
Councilor Jim Miller

Others present in their official capacity:

Mayor Ben Short  
City Attorney Rick Stotser  
City Clerk Dan Weinrib

Those absent:

Councilor Jaime Melton Anderson

Members of Troop 216 led the prayer & pledge.

President Jackson introduced the minutes from the previous council meeting. Councilor Farr moved & Councilor Miller seconded the motion to approve the minutes, with a correction.  
**UNANIMOUS**

President Jackson then introduced the consent agenda. Councilor Horton moved & both Councilor Farr & Councilor Horton seconded the motion to approve the amended consent agenda.  
**UNANIMOUS** Later, Councilor Miller moved & Councilor Farr seconded the motion to approve the revised regular agenda. **UNANIMOUS**

At Councilor Horton’s prompting, Police Chief Dave Morrette addressed the council & public, awarding citations for lifesaving actions to Police Officers Michael Montana, Dawson Phillips & William Chamberlin. He gave them generous praise for their heroism following a horrific car wreck on March 15. After a brief recess for group pictures, President Jackson resumed the meeting.

Next, Fire Chief Tim Shotts addressed the council & public, giving generous praise to Fire Inspector Jonathan Atkins for his heroism. Atkins was at an Atlanta Braves game on June 6 with his family when spectators in a nearby section cried out for help. Atkins ran over and initiated CPR on an unresponsive man with Marietta (GA) Fire Capt. Donny Reed. As Reed wrote in his letter to Trussville Fire, Atkins worked seamlessly with Reed & others until stadium EMS personnel arrived. Even after that, Atkins continued assisting with patient care. The patient had a checkered health history. The patient survived and eventually returned home. After a brief recess for group pictures, President Jackson resumed the meeting.

During public comments, Jefferson County Sheriff candidate Jacob Reach (Republican) introduced himself to the council & audience. The retired sheriff’s deputy lives in McCalla.

Shireen Wright (4562 Martin Wilson Road) advocated keeping the City Pool open.

Lisa Russell (308 Cherokee Drive) advocated keeping the City Pool open.

Susan Gordon (6296 Kidron Place) advocated keeping the City Pool open.

Lindsey Reinhart (600 Tiffany Drive) advocated keeping the City Pool open. Her own children & other adorable children in attendance upstaged her, yet she did not mind.

Katie Archer (174 Vann Circle) advocated keeping the City Pool open.

Sarah Reagan (206 Ashton Avenue) advocated keeping the City Pool open. She & others (Friends of the Historic Trussville Pool) are happy to form its own non-profit corporation if it were shown due diligence. Their goal is to create an environment where the pool can make a profit while preserving, protecting and maintaining it. She invited Mayor Short to allow Alabama Aquarium & Pond Services to donate its labor to perform an initial assessment of the City Pool. After finishing her remarks, she distributed an undated letter from Alabama Aquarium & Pond Services, making that offer.

Under the regular agenda, Mayor Short made the public aware that the City has posted its updated Storm Water Management Program Plan on its website, so that citizens can review and offer feedback.

Next, Councilor Miller gave an introductory first reading on an ordinance to declare city owned property at 150 Watterson Parkway & subsequently allow a purchase-&-sale agreement with Actus Development, LLC.

Next Councilor Farr gave an introductory first reading on an ordinance to declare IDA property surplus & subsequently approve an agreement with B4 Development, LLC.

Next, President Jackson opened a public hearing on an ordinance to amend stipulations with **Ordinance No. 2026-006-PZ**. Since nobody spoke up, he promptly closed the public hearing.

Next, Councilor Miller introduced a proposed ordinance amending the stipulations with **Ordinance No. 2026-006-PZ. He moved & Councilor Horton seconded the motion for approval. Upon roll call, UNANIMOUS Ordinance No. 2026-022-PZ**

Next, President Jackson opened a public hearing on an ordinance to expand the Downtown Overlay Ordinance. Power Grid Engineering owner Jason Goodgame (820 Watterson Curve) offered his own comments. Answering his concerns, Mayor Short & Councilor Horton pointed out that the leftover sliver of 150 Watterson Parkway is part of Active Transportation's plans for a pedestrian pathway. Horton also stated that there are plans to expand Watterson Parkway near Main Street to relieve that area from traffic congestion. Since nobody else spoke up, President Jackson closed the public hearing.

Next, Councilor Farr introduced a proposed ordinance to expand the Downtown Overlay District. **She moved & Councilor Horton seconded the motion for approval.** Miller announced that with a few exceptions, he would start voting no on all rezoning proposals until the comprehensive master plan is adopted. **Upon roll call, 3-1 APPROVED (Miller dissenting) Ordinance No. 2026-023-PZ**

Next, President Jackson opened a public hearing, at Mayor's friendly prompt, on amendments to various sections & subsections to the **2023 City Zoning Ordinance**. Samuel Winbush (416 Pineview Road) expressed concern for elderly residents who currently live in manufactured homes. He was afraid the City was banning them. President Jackson & Councilor Miller assured him that they can continue living there since their residences are grandfathered. However, any new mobile or manufactured home requires approval from the Board of Zoning Adjustments. Since nobody else spoke up, President Jackson closed the public hearing.

Next, Councilor Horton re-introduced a proposed ordinance to amend the **2023 City Zoning Ordinance. He moved & Councilor Farr seconded the motion for approval. Upon roll call, 3-1 APPROVED (Miller dissenting) Ordinance No. 2026-024-PZ**

Next, Councilor Miller introduced a proposed resolution adopting the annual city transportation plan. **He moved & Councilor Horton seconded the motion for approval.** During discussion, Miller posed a question to the city attorney, who deferred to the city clerk since the inquiry did not require legal interpretation. As he started to answer, Miller interrupted to re-direct to the question back to the attorney. The attorney again deferred to the clerk, who answered that when the city spends Rebuild Alabama gas tax funds, the city will make it known. When asked, the city attorney agreed. Councilor Horton posed a question about using these funds for subdivisions lacking any bond; Mayor Short answered his question, pointing out that the City became aware earlier that day of such a subdivision. Councilor Miller asked the city attorney to provide a legal opinion on that topic. **APPROVED 3-1 (Miller dissenting) Resolution No. 2026-54**

During committee reports, Councilor Horton announced that the Tree Commission is making plans for the West Mall. Beetles have infested the current Christmas tree. Also, unexpected construction delays have pushed back the anticipated completion date for the Utilities' Main Street campus to approximately October 19. Also, Public Safety continues to analyze various roads for new speed bumps. He admonished area drivers, including himself, to slow down, or else they risk receiving a speeding ticket.

Councilor Miller deferred his reports since his committees are between meetings. Later, he thanked Mayor Short for the additional safety measures, including road striping, in the Cahaba Project.

Councilor Farr reported that the Library board will meet on August 17. The library will have several hundred new non-fiction books, thanks to a grant from the Alabama Public Library Service. The fifth annual Friends of the Library 5k run takes place on October 10. Also, registration for all Park & Recreation sports has increased from last year. The beach volleyball courts will be complete sometime this fall. Also, the Chamber of Commerce's Dog Daze Festival was a success. The Mayor's Prayer Breakfast is on August 14. Library Director Michelle Hamrick & Park & Recreation Director Chris Mills are the featured speakers at the Chamber lunch meeting on August 20. She thanked Public Works & Director Justin Ferguson for their ongoing work throughout the city. Also, the Senior Citizens Advisory Board has two vacancies.

Councilor Jackson announced that the Redevelopment Authority is looking at plans for a pedestrian pathway connector through Quad 1 in the downtown area. Also, Active Transportation will soon release its much-anticipated Comprehensive Plan to the public. Also, on August 10, Planning & Zoning Commission just voted on proposed Cahaba Homestead Village Overlay District & Design Review Board ordinances. The City Council will have public hearings on both subjects then deliberate in a subsequent month. The Commission will take up new subdivision regulations at its September meeting.

Mayor Short praised the city's first responders. Also, department heads are finalizing their proposed budgets with Finance Director Joseph Calvert. The City Council will take up the FY2027 budget in September.

During audience comments, a Troop 216 scout delighted city leaders as he expressed his thanks for Raising Canes' new location in the city. Another scout informed the council that Black Walnut Lane needs repairs. Scott Chesser (255 Cahaba Ridge Drive) shared his observations. Most importantly, he wants the city's infrastructure to keep pace with its population & geographical growth. Scott Archer (301 Mountain Drive) wants city leaders to be as transparent as possible as it contemplates plans for the city pool. Katie Archer (174 Vann Circle) reiterated the offer from Alabama Aquarium & Pond Services.

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

Respectfully submitted,



Dan Weinrib MMC  
City Clerk