

CITY OF TRUSSVILLE
CITY COUNCIL AGENDA WORKSHOP PRIOR TO REGULAR SESSION
SEPTEMBER 8, 2026

Discussion – 220 Snake Hill Road (Johnny Amari); Prospective Moratorium on Residential Demolitions within the Cahaba Project (Councilor Horton)

- I. Call to Order
- II. Prayer – _____
- III. Pledge – _____
- IV. Roll Call
- V. Minutes – August 25 agenda workshop & regular session
- VI. Approve Consent Agenda & Regular Agenda

Consent Agenda

- *Appoint Adam Russell to the Active Transportation Committee, succeeding J.T. Murphy, with term ending December 31, 2027*
- *Accept the resignation of Natalie Spott from the Active Transportation Committee*
- *Appoint Luke Searcey to the Active Transportation Committee, succeeding Natalie Spott, with term ending December 31, 2029*
- *Declare Various Public Works Assets as Surplus*

- VII. Public Comment (up to 3 minutes each)

- VIII. Regular Agenda

- Proclamation Honoring Captain Gary M. Rose, United States Army (Retired)
- Proclamation Commemorating September 11 as Day of Remembrance
- Introduction of the Proposed FY2027 Budget
- Public Hearing Regarding Proposed Rezoning of Properties on Alabama Boulevard & Anniston Avenue
- Ordinance to Rezone the Properties Located at 604-612 Alabama Boulevard & 611-617-619 Anniston Avenue to R-2 (Single Family) with Stipulations from R-6 (Mobile Home Residential)
- Public Hearing Regarding a Proposed Vacation of Recorded Sewer Rights of Way Easement
- Resolution to Vacate Recorded Sewer Rights of Way Easement
- Resolution to Approve Easement Agreement with BRE Main Street LLC
- Resolution to Approve Agreement Regarding Project Work with BRE Main Street LLC
- Resolution to Approve License Agreement with BRE Main Street LLC

- IX. Council/Mayor Reports

- a. Horton – Tree Commission, Utilities, Public Safety, Design Review
- b. Jackson – Finance, Active Transportation, Planning & Zoning, Inspections, Downtown Redevelopment
- c. Miller – Veterans, ACTA, Historical

- d. Farr – Library, IDA, Parks & Recreation, Chamber, Public Works, Senior Citizens
- e. Anderson – Finance, Cemetery, Beautification, BOE, Leadership Trussville
- f. Mayor – Administration

- X. Audience (2 minutes each)
- XI. Adjourn
- XII. Briefings

CITY OF TRUSSVILLE MINUTES

AUGUST 25, 2026 AGENDA WORKSHOP

The City Council met in an **agenda workshop** on **Tuesday, August 25, 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 City Clerk 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 the proposed regular agenda, which originally had a proclamation and two ordinances for consideration. Industrial Development Authority Chairwoman Lisa Bright Mayor answered Councilor Miller's question about an appraisal on the former Gold Kist chicken plant property, as well as the availability of the related sales agreement with the purchaser. Weinrib confirmed that he had circulated it to the councilors & uploaded it to the city website earlier that day. Mayor Short confirmed that the only change to the updated agreement was removal of all references to escrow, which is not a material change to the offer. Mayor Short then asked the council to add to the agenda a resolution (**Resolution No. 2026-55**) authorizing him to make the vacant city-owned property located at 171 Will Street available to interested buyers. The councilors agreed after he explained its history. The city had acquired it for the Loop Road Project. Milam & Company had used it for staging. Now that the project is over, the City no longer needs the remaining lot. Councilor Horton then broached the topic of a temporary moratorium on new mini warehouses/storage units, following the most recent Design Review meeting. Discussion ensued. The councilors agreed to add a temporary moratorium resolution (**Resolution No. 2026-56**) as a consent agenda item and requested the city clerk draft it prior to the regular session. President Anderson reminded her colleagues of the Committee of the Whole meeting set for August 28 at 8:30 am, to discuss their own orders of procedure, including for appointing school board members.

Councilor Miller asked the city clerk whether he updated the public agenda packet with the Milam purchase offer. The clerk answered yes, he had.

With nothing left to review, President Anderson adjourned the workshop at 5:46 pm.

AUGUST 25, 2026 REGULAR SESSION

The City Council met in **regular session** on **Tuesday, August 11, 2026**, at 6:02 pm. Council President Jaime Melton Anderson presided over the meeting and City Clerk 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

Councilor Horton led the prayer. Councilor Farr led the pledge.

President Anderson introduced the minutes from the previous council meeting. Councilor Jackson moved & Councilor Miller seconded the motion to approve the minutes, as submitted. **UNANIMOUS**

President Anderson then introduced the one-item consent agenda, which was the temporary moratorium on mini warehouses/storage facilities. Councilor Horton made a motion to amend the consent agenda item to add car wash establishments to the temporary moratorium. Councilors Farr & Miller seconded the amending motion. **UNANIMOUS** Councilor Miller then moved & Councilor Horton seconded the motion to approve the consent agenda itself. **UNANIMOUS**

President Anderson then introduced the regular agenda. Councilor Farr moved & Councilor Jackson seconded the motion to approve the regular agenda. **UNANIMOUS**

There were no public comments.

Under the regular agenda, Councilor Horton introduced a proclamation honoring Jenna Polk Jones for her work on the Tree Commission. After five years of dedicated volunteering, she resigned. **He moved & Councilors Jackson & Miller jointly seconded the motion. UNANIMOUS** Mayor Short and councilors took turns praising her & thanking her. After a brief recess for group pictures, President Anderson resumed the meeting.

Next, Councilor Jackson introduced a proposed ordinance to declare two acres of city-owned property located at 150 Watterson Parkway surplus, then authorize a purchase-&-sale agreement with Actus Development, LLC. **He moved & Councilor Farr seconded the motion for approval.** During discussion, Councilor Miller expressed his opposition because he wanted an appraisal. Councilor Horton commented, expressing his support. **Upon roll call, 4-1 APPROVED (Miller dissenting) Ordinance No. 2026-025-ADM**

Next Councilor Farr introduced a proposed ordinance to declare certain IDA property surplus & subsequently approve an agreement with B4 Development, LLC. **She moved & Councilor Farr seconded the motion for approval.** During discussion, Councilor Miller stated his preference to table the matter, since he wanted to give citizens time to review the buyer's terms of purchase. President Anderson asked the city clerk for Roberts rules guidance. Weinrib advised that Councilor Miller could move to table as an amending motion; however, it requires a second from another councilor. When she offered, **Councilor Miller moved to table the ordinance. Since nobody seconded, his motion died.** During discussion, Mayor Short pointed out that the public did have advanced notice of the offer and that the change removing references to escrow is immaterial to the terms. Councilor Miller disagreed with the mayor's statement. When Mayor Short posed the question to the city clerk, Weinrib said he would have to check when he did. **Upon roll call, 4-1 APPROVED (Miller dissenting) Ordinance No. 2026-026-ADM**

Next, Councilor Miller introduced a proposed resolution authorizing Mayor Short to make the city-owned property located at 171 Will Street available for sale. Mayor Short would then report back to the city council for its consideration. **He moved & Councilor Farr seconded the motion for approval. UNANIMOUS Resolution No. 2026-55**

Next, Finance Director Joseph Calvert gave his monthly briefing on the City's budget performance through July. In sum, the City continues to stay ahead of revenue estimates while keeping expenses under control. Over the month of July, the City ran an operational deficit of \$1.1 million; original estimates had the July deficit at \$1.4 million. Monthly & annual sales tax revenues remain ahead of initial projections. Year-to-date, the City is \$1 million ahead of its FY2025 actuals. Assuming the City can maintain its numbers through September, Calvert stated, the City could finish the year with a \$3.1 million surplus & increase its fund balance to \$12.1 million, up from approximately \$9 million.

During committee reports, Councilor Horton once again thanked Jenna Paul Jones for her service. He gave generous praise. He then explained the existence of & purpose behind cisterns in the Utility Board's campus on Main Street, which is under renovation. For Public Safety, he admonished the public to slow down, put down their cell phones and share the road with others. There had been incidents involving motorists and cyclists. Most notably, a Mountain Brook resident riding his bicycle on Crestwood Boulevard in Irondale died from injuries sustained from a collision with a motorist. Also, Design Review approved new signs for the incoming Culver's restaurant & Home-2-Suites hotel.

Councilor Jackson reported that the Redevelopment Authority met to discuss a prospective connector in Quad 1 to the future citywide pedestrian greenways system, a project championed by Active Transportation. Also, Redevelopment is recruiting downtown businesses for the annual Christmas lights glow-up.

Councilor Miller deferred his reports. He mentioned Historical Committee Chairman and local author Gary Lloyd's Deep Roots and Hidden Stories event at Ferus Artisan Ales.

Councilor Farr promoted the fifth annual Friends of the Library 5k run on October 10. The public can register online. Also, the Seniors Center is having its 27th anniversary celebratory luncheon on August 27. Also, Parks & Recreation is hosting a corn hole contest between the Irondale & Trussville police departments. It's a fundraiser for Spina Bifida, occurring at the Civic Center. Also, the Chamber of Commerce's annual Mayor's Prayer Breakfast on August 14 was well attended. At its September 17 luncheon, Chamber members will learn how technology is helping keep the community safe. She praised Public Works & Director Justin Ferguson for their ongoing work throughout the city.

Councilor Anderson reported that Leadership Trussville Class 5 had a successful kick-off event at Maple Avenue Coffee House. Alumni from the previous classes also attended. Their next event will be an overnight retreat. Also, she promoted the 1-0 Huskies' upcoming home opener against Hillcrest. The Huskies Hall of Fame will welcome its newest class of honorees, including David Dobbs – of blessed memory -- & wife Anita Dobbs, that evening at Husky Stadium.

Mayor Short told the public he would soon get the proposed FY2027 budget to the council for its consideration over September. He warned the community that Police will give out citations for irresponsible driving, following a recent incident an underaged golf cart operator. He thanked the Chamber for the successful Prayer Breakfast. He also mentioned that despite a lightning strike, most lights at the City soccer fields are functioning.

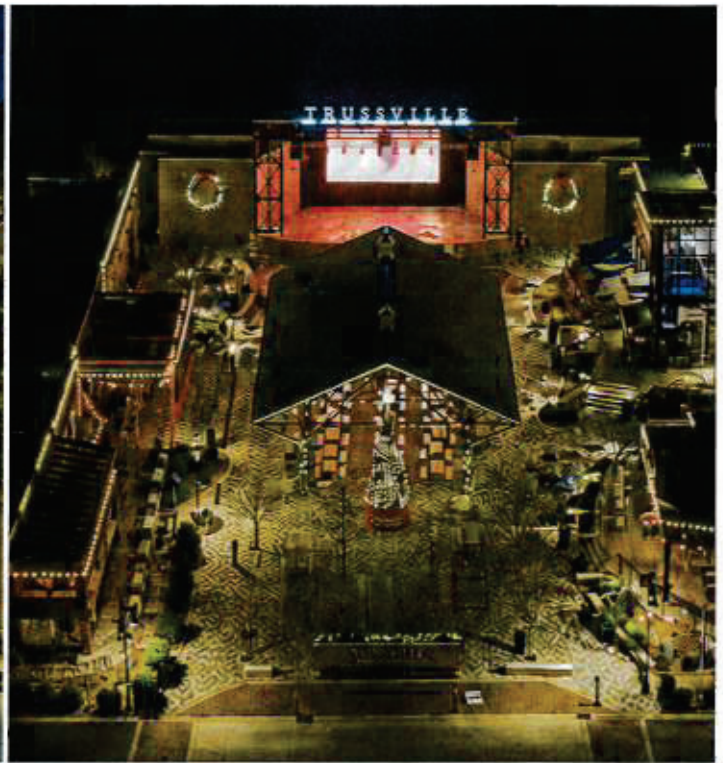
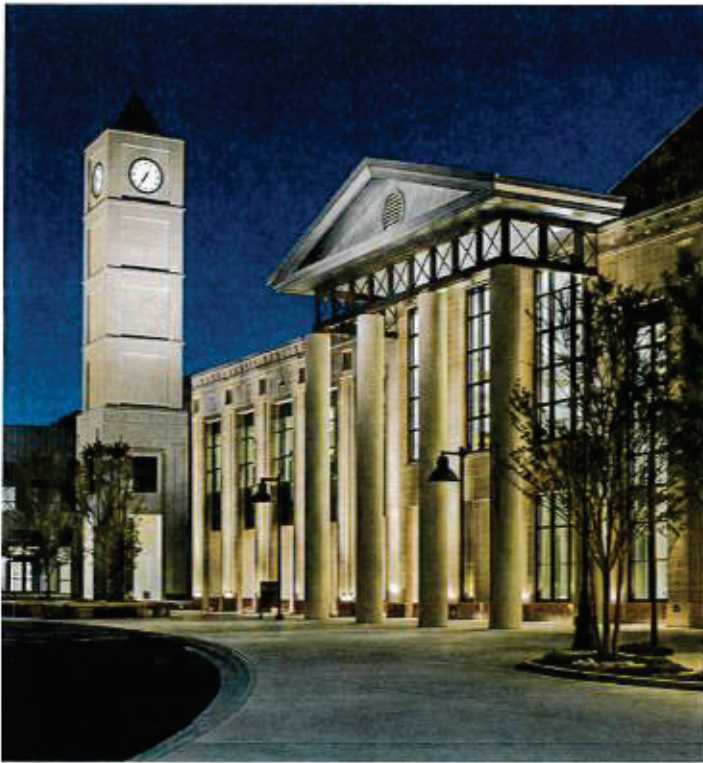
There were no audience comments. With nothing left on the agenda. President Anderson adjourned the meeting at 6:36 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk

DRAFT



CITY OF TRUSSVILLE

FY27

PROPOSED BUDGET



COMMUNITY. COMMITMENT. PROGRESS.



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Ben Short

Mayor

Jaime Melton-Anderson

City Council President

Kimberly Farr

City Councilor

Brian Jackson

City Councilor

Ben Horton

City Councilor

Jim Miller

City Councilor

Department Heads

Accounting & Finance

Administration

Fire & Rescue

Human Resources

Information Technology

Inspections & Building Maintenance

Library

Municipal Court

Parks & Recreation

Police

Public Works & Park Maintenance

Joseph Calvert

Dan Weinrib

Tim Shotts

Mandy Dixon

Jason Parsons

JR Malchus

Michelle Hamrick

Andrea Downing

Chris Mills

Dave Morrette

Justin Ferguson



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To the Honorable Members of the Trussville City Council:

I respectfully submit the proposed annual operating budget for the City of Trussville for Fiscal Year 2027 for your review and consideration. The annual budget is more than an accounting of revenues and expenditures. It represents the financial and operational plan for the city and establishes the priorities that will guide our departments and employees during the coming year.

The FY 2027 budget has been developed with a focus on maintaining the high level of municipal services our residents expect while strengthening the city's long-term financial position. This year's budget process has required particularly careful consideration as we work to align recurring expenditures with recurring revenues, address increasing costs, invest in our employees, and continue planning for the infrastructure and capital needs of a growing community.

To the Citizens of Trussville:

As you review the FY 2027 proposed budget, you will notice significant changes in both the presentation of the budget and the way certain expenses are accounted for compared with prior years. These changes are intentional and are designed to improve transparency, accountability, and the ability of both department heads and the public to better understand the true cost of City operations.

In previous budgets, many costs that were not directly controlled by department heads were reflected within individual departmental budgets. These included expenses such as utilities, electricity, insurance, and other shared or administrative costs. While those expenses are necessary to operate city facilities and provide municipal services, they can make it more difficult to distinguish between the costs a department head can actively manage, and the broader overhead costs associated with operating that department.

Beginning with FY 2027, many of these expenses have been moved into centralized overhead accounts. As a result, some departments may appear to have experienced significant increases or decreases when compared with prior-year budget totals. In many cases, those changes do not represent an equivalent increase or decrease in actual service levels or departmental spending. Instead, they reflect a change in where certain expenses are being recorded.

There is another important factor to consider when comparing this budget to previous years. **Over the past year, the city has also merged departments, reorganized certain functions, reassigned responsibilities, and made other operational changes intended to improve efficiency.** In some instances, personnel and expenses that were previously reported under one department are now reflected within another department or organizational structure.

Those changes can create what appears on paper to be a significant year-over-year increase in one department and a significant decrease in another, even though the underlying service, employee, or expense has simply moved within the City's organizational structure.



For that reason, I would caution against evaluating individual departmental changes based solely on a percentage increase or decrease from the prior year's budget. Particularly in this first year of the new structure, some of those comparisons will not be truly apples-to-apples. This new presentation is intended to accomplish two important things.

First, it gives our department heads a clearer picture of the expenses they are directly responsible for managing. Their departmental budgets will more accurately reflect personnel, supplies, equipment, programs, and other operational costs over which they have meaningful control.

Second, it gives the public and City Council a better understanding of the full cost of providing a particular municipal service. The direct operational cost of a department can now be viewed separately from the overhead required to support it, including expenses such as utilities, power, insurance, and other centralized costs that are necessary but generally outside the control of an individual department head.

For example, the cost of operating a city facility involves more than the employees and programs assigned to that facility. There are also costs associated with keeping the lights on, heating and cooling the building, maintaining appropriate insurance coverage, and providing the technology, administrative support, and other shared services necessary for its operation. Separating those costs allows us to better understand both components rather than blending them together.

Because FY 2027 is the first year using this revised presentation/structure and it follows a year in which several organizational changes occurred, year-over-year comparisons will require additional context.

That challenge will diminish over time. As the City continues reporting its finances using this structure, future budgets will allow the Mayor, City Council, department heads, and citizens to compare departmental performance and spending from one year to the next in a much more consistent, apples-to-apples environment. That consistency will also give us better historical data for identifying trends, evaluating departmental performance, measuring the impact of operational changes, and making more informed long-term financial decisions.

Our goal is not to make the budget more complicated. **It is to make it more accurate, more transparent, and more useful.** A budget should be a management tool for our department heads, a decision-making tool for the Mayor and City Council, and a transparency tool for the citizens we serve. These changes are intended to move Trussville toward a budget that more clearly shows where public dollars are being spent, who is responsible for managing those expenditures, and what it truly costs to operate the services our community relies upon. As we build upon this new structure in future years, I believe it will provide everyone with a clearer and more meaningful picture of the financial operations of the City of Trussville.

Economic and Financial Outlook

The city enters FY 2027 from a position of caution as we must recognize that we are developing this budget during a period of considerable economic uncertainty.



Inflation remains an important factor in municipal operations. Nationally, the Consumer Price Index was 3.4% higher in July 2026 than one year earlier. While inflation has moderated from the levels experienced several years ago, the cumulative effect of rising prices continues to be reflected in the cost of equipment, construction, insurance, contracted services, supplies, utilities, and personnel.

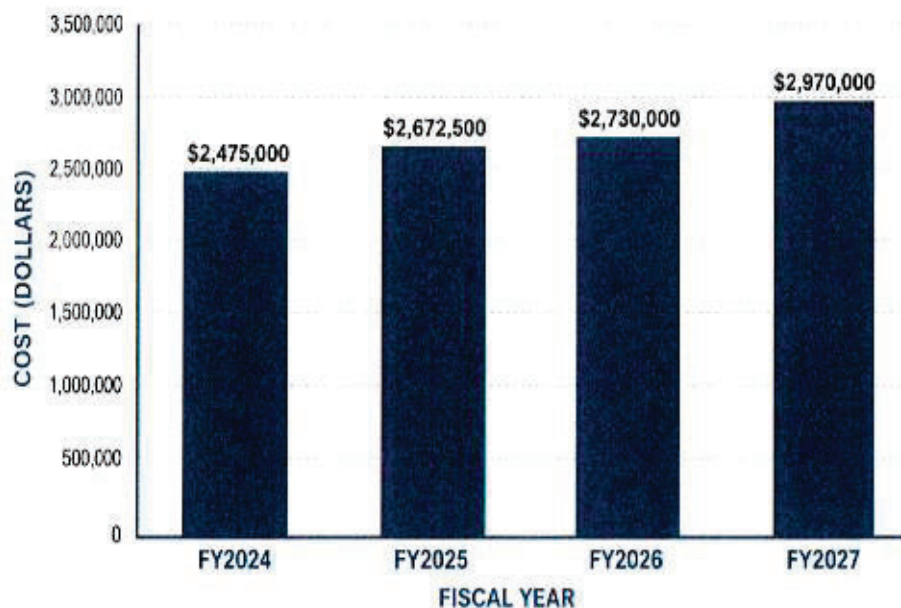
The ongoing conflict involving Iran has introduced additional uncertainty into the global economy, particularly in energy markets. Oil prices have remained elevated, shipping through the Strait of Hormuz has been disrupted, and continued geopolitical instability creates the potential for additional increases in fuel and transportation costs.

For a municipal government, these pressures are not abstract economic indicators. Higher fuel prices directly affect police vehicles, fire apparatus, Public Works equipment, garbage collection, and nearly every department that operates vehicles or equipment. They also indirectly affect the price of goods, construction materials, contracted services, and other items purchased by the City.

It would be irresponsible to attempt to predict with certainty how these conditions will develop over the coming year. Our responsibility is instead to recognize the risk and build a budget capable of absorbing reasonable economic volatility.

Rising Cost of Solid Waste

One area where escalating costs have become particularly significant is residential garbage service. The cost of providing solid-waste collection has continued to rise substantially and now represents a significant recurring obligation for the city. Nationally, garbage and trash collection prices were approximately 3.9% higher in July 2026 than one year earlier, and Trussville has experienced its own substantial increases in the cost of providing this service.



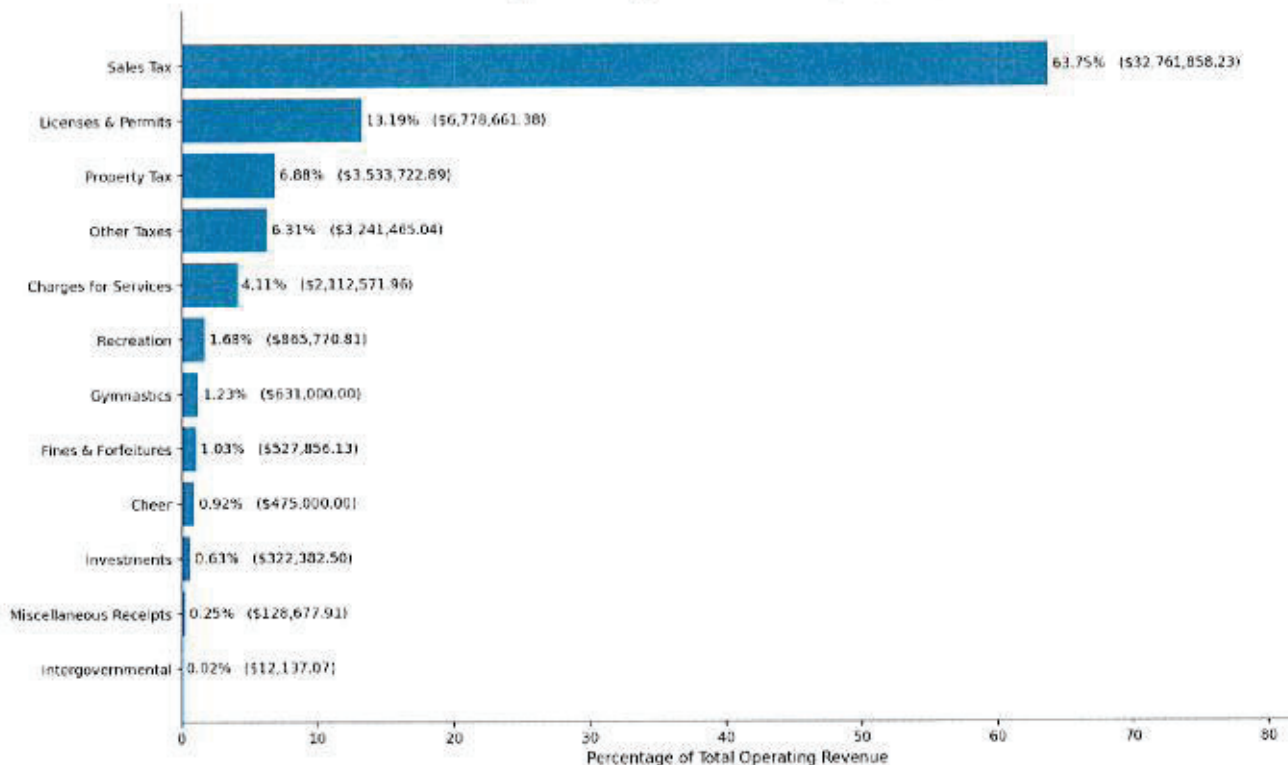


Unlike a one-time capital expenditure, garbage collection is an ongoing operating expense that must be funded every year. As these costs continue to increase, they place additional pressure on the General Fund and compete directly with funding available for public safety, streets, parks, employee compensation, and other essential services. The City must continue evaluating the long-term sustainability of the way this service is funded while also considering the financial impact on our residents and the 10,659 homes we serve.

Revenue and Fiscal Sustainability

At the same time that operating expenses are increasing, the City must remain cautious regarding revenue growth.

FY27 Operating Revenue Total Operating Revenue: \$51,391,103.92



An important objective of this administration has been to move the city toward a more sustainable operating model, one in which recurring governmental operations are supported by recurring revenues.

One-time revenue can be extremely valuable to a municipality, but it should not become a permanent funding source for recurring expenses. When possible, one-time revenues should instead be preserved for capital improvements, major equipment purchases, debt reduction, reserves, and other investments that do not create an ongoing operating obligation.

This principle has played an important role in the development of the FY 2027 budget.



Core Principles of the FY 2027 Budget

Several principles have guided the preparation of the proposed budget.

Fiscal Responsibility and Sustainability

Our responsibility is not simply to balance the budget for a single fiscal year, but to ensure that the decisions made today can be sustained in the years ahead.

The proposed budget has therefore been developed with an emphasis on controlling recurring expenses, evaluating staffing levels, reducing unnecessary expenditures, and improving operational efficiency. Municipal government is inherently a service organization, and many of the services provided by the city are labor intensive. Police, fire, public works, parks and recreation, inspections, courts, administration, and our other departments depend on qualified employees to serve our residents every day. At the same time, growth in staffing and expenditures cannot occur without regard for the revenues necessary to support them.

Throughout the budget process, department heads have been asked to closely examine their operations, prioritize essential services, identify efficiencies, and determine where expenditures can be reduced without materially affecting service delivery.

The city is also currently conducting an extensive **third party review** of our organizational structure, authorized positions, compensation levels, and the way personnel resources are allocated throughout the organization. The purpose of this review is to ensure that every position is aligned with an operational need, that departments are structured efficiently, and that compensation remains competitive with the market. Our goal should always be to determine whether we can provide a service more efficiently before simply increasing spending.

Staffing and Organizational Review

The proposed FY 2027 budget takes a measured approach to staffing. In analyzing the City's annual operating expenditures, removing debt service and transfers, **68.6% of its expenses are in staff salaries and benefits**. Rather than automatically expanding the workforce as demands increase, the city will continue evaluating whether existing personnel, technology, departmental restructuring, cross-training, and improved processes can meet those needs.

The organizational review currently underway by a third-party consulting firm will provide the Mayor and Council with a better understanding of where the city is appropriately staffed, where positions may be reorganized or reallocated, and where legitimate staffing deficiencies may exist. This does not mean that the city will never add positions. There will be circumstances in which additional personnel are necessary to maintain public safety, meet legal obligations, or provide essential services. Those decisions, however, should be made individually and based upon demonstrated operational need and the City's ability to sustain the expense over time.



Quality Employees and Compensation

One area where we cannot afford to lose focus is our workforce. The quality of municipal services is directly tied to the quality of the people providing them. Trussville competes with surrounding municipalities, county agencies, state agencies, and the private sector for qualified employees. That competition has proven to be significant in public safety.

As part of the City's ongoing compensation and classification review, preliminary information indicates that our public-safety compensation may be approximately **9% below the competitive market in certain areas**. That gap deserves the City's attention.

Police officers, firefighters, dispatch personnel, and other public-safety professionals have skills that are highly transferable between jurisdictions, and neighboring agencies are competing for many of the same employees. If Trussville intends to recruit and retain top-tier public-safety personnel, we must remain competitive not only in organizational culture and working conditions, but also in compensation.

Addressing a potential market gap of this size will carry a significant recurring cost and may not be financially feasible to accomplish in a single budget year. However, recognizing the issue is the first step toward establishing a responsible plan to address it over time.

The results of the compensation study will provide the Mayor and Council with better information regarding where disparities exist, which positions require the greatest attention, and how those adjustments can be prioritized within the City's long-term financial plan.

In the meantime, the FY 2027 proposed budget includes a **2.5% cost-of-living adjustment for Public Safety and 2% for all other city employees**.

Providing a COLA is a significant recurring financial commitment. Once salary levels are increased, those expenses continue into future fiscal years and affect associated benefit and retirement costs. At the same time, we must recognize the impact that inflation and increased household costs have had on our employees.

We must also recognize that failing to remain competitive creates costs of its own through employee turnover, prolonged vacancies, recruitment, training, overtime, and the loss of experienced personnel.

The proposed COLA should therefore be viewed separately from the broader compensation study. The COLA is intended to provide a general adjustment for our workforce in the upcoming fiscal year, while the compensation review will identify specific positions or classifications where additional market adjustments may be warranted. I believe this approach represents a responsible balance between investing in our employees and protecting the long-term financial sustainability of the City.



Capital and Long-Term Planning

The operating budget must also be considered alongside the City's long-term infrastructure and capital needs. Trussville continues to grow, and that growth creates additional demands on roads, public safety, parks and recreation, facilities, utilities, and other public infrastructure.

Our challenge is to address those needs responsibly without allowing one-time projects to jeopardize recurring operations or creating debt obligations that unnecessarily constrain future budgets. Whenever practical, we will continue pursuing outside funding, grants, partnerships, and other opportunities that allow local dollars to be leveraged for larger community investments.

An important part of the City's financial strategy is to aggressively pursue grant opportunities, federal and state appropriations, regional partnerships, and other non-local funding sources that allow us to advance projects while reducing the amount of local tax dollars required.

FY 2026 was a particularly successful year in that effort.

Jefferson County and the City of Trussville received a **\$4 million federal appropriation** for improvements to Deerfoot Parkway, representing a significant investment in one of the City's most important transportation corridors.

The city also leveraged approximately **\$620,000 in grant and non-local funding for planning initiatives** that will help guide Trussville's growth and infrastructure decisions for years to come. Those investments included work associated with the City's **Comprehensive Plan**, the recently completed **Active Transportation Plan**, and most recently an APPLE Study focused on **Highway 11 access, traffic flow, and traffic signal optimization**.

Beyond transportation and long-range planning, the city secured approximately **\$992,000 in additional grant and outside funding supporting projects and programs throughout the community**. These investments include funding associated with pickleball and volleyball facilities, greenway additions, additional parking within the Sports Complex, a police vehicle, support for ACTA, and the creation of a Teen Lab at the Trussville Public Library.

Collectively, these efforts represent approximately **\$5.612 million in federal, grant, and other non-local funds having a direct impact on the City of Trussville that were obtained during FY 2026**.

That figure is important because every outside dollar we are able to secure is a dollar that can help accelerate a needed project, expand an opportunity for our residents, or reduce the amount that must otherwise be funded entirely from local revenues. We will continue that approach in FY 2027.

As we identify transportation, infrastructure, public safety, parks and recreation, quality-of-life, and community-development needs, the City will continue looking beyond the General Fund for opportunities to leverage federal, state, county, regional, private, and philanthropic resources.



We are also hopeful that FY 2027 will present additional opportunities to secure outside funding for **parks, playground improvements, transportation and infrastructure projects, and public safety needs**. These are areas where grant funding can have a meaningful impact by allowing the City to move projects forward sooner, improve facilities and services, and reduce the amount that would otherwise need to be funded entirely through local tax dollars.

As new opportunities become available, the City will continue evaluating them based on need, return on investment, local match requirements, and whether the proposed project aligns with our broader strategic and capital priorities.

Reserves and Financial Position

Maintaining appropriate reserves is also essential to the City's long-term financial health and we continue into another year of rebuilding reserves and currently have **3.5 months of reserves** on hand. Healthy reserves provide protection against economic downturns, emergencies, unexpected expenditures, and temporary reductions in revenue. They also provide the city with greater flexibility when opportunities arise to make strategic one-time investments without relying entirely on debt.

The current uncertainty surrounding inflation, energy prices, global conflict, and revenue growth makes maintaining strong reserves even more important. Our objective will be to continue strengthening the City's reserve position while balancing the immediate needs of the community.

FY 2027 Streets, Sidewalks & Greenway Investment

Maintaining Trussville's transportation infrastructure requires both addressing current needs and establishing a more proactive, long-term approach to preserving the City's roadway network. During FY 2027, the City will begin implementing the recommendations contained in the new paving plan developed by SAIN & Associates.

The FY 2027 budget includes approximately **\$350,000** to crack seal **47.66 miles of City roadway**. This work will address the roadways identified for Years one and two of the City's new paving plan and represents an important shift toward preventative roadway maintenance.

Crack sealing is intended to extend the useful life of existing pavement by preventing water from entering cracks and accelerating deterioration beneath the roadway surface. By making this investment before more significant failures occur, the city can preserve more roadway miles and reduce the need for more costly reconstruction in future years.

The program also establishes a more systematic approach to roadway maintenance by using the pavement assessment and recommendations developed by SAIN & Associates to help prioritize City resources.



City of TRUSSVILLE

BUDGET MESSAGE

In addition to the crack sealing program, the FY 2027 Proposed Budget includes my recommendation for an additional **\$550,000** dedicated to roadway and pedestrian infrastructure improvements:

FY 2027 Infrastructure Initiative	Proposed Investment
Crack Sealing - 47.66 Miles / Years 1 & 2 of Paving Plan	\$350,000
Additional Road Maintenance & Striping	\$250,000
Sidewalk & Greenway Improvements/Repairs	\$300,000
Total FY 2027 Investment	\$900,000

The proposed **\$250,000 for road paving and striping** will provide additional resources to address roadway resurfacing, pavement markings, and other priority transportation needs identified throughout the year.

The proposed **\$300,000 for sidewalk and greenway improvements and repairs** will provide dedicated funding to address aging or damaged pedestrian infrastructure while continuing to improve connectivity throughout Trussville. These funds may be utilized for sidewalk repairs, replacement of deteriorated sections, connectivity improvements, greenway paths, and other pedestrian safety projects.

Combined, these recommendations represent a proposed **\$900,000 FY 2027 investment in roadway preservation, paving, striping, sidewalks, and greenway infrastructure**. The goal is to move Trussville away from a primarily reactive maintenance model and toward a deliberate, data-driven program that protects existing infrastructure while steadily addressing community needs.

No budget can fund every worthwhile request in a single year. The responsibility shared by the Mayor and City Council is to determine which needs are most important, which investments will provide the greatest benefit to our residents, and which expenditures the city can responsibly sustain. The FY 2027 proposed budget is intended to continue providing the high-quality services our residents expect while establishing greater discipline around recurring spending, investing in our employees, maintaining appropriate reserves, and preparing for the City's long-term needs.

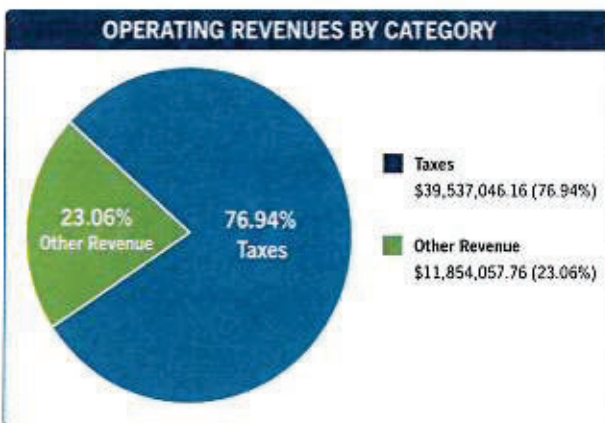
I want to thank our department heads and employees for their work throughout this budget process. Many have been asked to make difficult decisions, reconsider longstanding practices, identify savings, and find ways to accomplish more with existing resources. I also appreciate the City Council's review and consideration of this proposal. Our responsibility is not simply to adopt a balanced budget for FY 2027. It is to make decisions today that ensure Trussville remains financially strong, competitive as an employer, and capable of providing exceptional municipal services for many years to come.

Respectfully submitted,

Mayor
City of Trussville



OPERATING REVENUES		
REVENUE SOURCE	AMOUNT	% OF TOTAL OPERATING REVENUES
Sales Tax	\$32,761,858.23	63.75%
AdValorem Tax	3,533,722.89	6.88%
Other Taxes	3,241,465.04	6.31%
Total Taxes	39,537,046.16	76.94%
Licenses & Permits	6,778,661.38	13.19%
Intergovernmental	12,137.07	0.02%
Charges for Services	2,112,571.96	4.11%
Fines & Forfeitures	527,856.13	1.03%
Recreation	865,770.81	1.68%
- Gymnastics	631,000.00	1.23%
- Cheer	475,000.00	0.92%
Investments	322,382.50	0.63%
Miscellaneous Receipts	128,677.91	0.25%
Total Other Revenue	11,854,057.76	23.06%
TOTAL REVENUE	\$51,391,103.92	100.00%



OPERATING EXPENDITURES		
DEPARTMENT / FUNCTION	AMOUNT	% OF TOTAL OPERATING EXPENDITURES
Non-Departmental	\$1,494,753.58	3.51%
Overhead	4,391,633.67	10.32%
Mayor & Council	383,568.75	0.90%
Administrative	426,493.78	1.00%
Inspections	906,408.27	2.13%
Municipal Court	627,465.81	1.47%
Finance	677,138.59	1.59%
Information Technology	676,566.55	1.59%
Human Resources	504,571.92	1.19%
Police	11,895,201.47	27.94%
Fire	9,381,262.79	22.04%
Public Works	3,293,580.30	7.74%
Garbage	2,970,000.00	6.98%
Recreation	1,339,268.84	3.15%
Park Maintenance	-	0.00%
Building Maintenance	-	0.00%
Senior Center	362,148.85	0.85%
Gymnastics	729,964.71	1.71%
Cheer	332,500.00	0.78%
Library	1,822,951.87	4.28%
Rental Properties	-	0.00%
Vehicle Maintenance	228,057.96	0.54%
TOTAL OPERATING EXPENDITURES	\$42,568,537.71	100.00%

NET OPERATING REVENUES OVER OPERATING EXPENDITURES		
\$8,822,566.21		
 Total Revenue \$51,391,103.92	-	 Total Operating Expenditures \$42,568,537.71
=		 Net Operating Revenues \$8,822,566.21

OTHER SOURCES AND USES					
Grant Activity	\$850,000.00	Transfers (to) from Other Funds		Other Financing Sources	
General Fund Capital Outlay	600,000.00	- Civic Center (08)	\$680,000.00	- Grant Funding Provided from Prior Year Fund Balance	(\$600,000.00)
Civic Center Capital Outlay	-	- TED (09)	368,658.00	- Land Sales	(2,750,000.00)
TED Capital Outlay	-	- Debt Service Fund (97)	5,333,664.86	- Capital Improvement Fund -	1,250,000.00
Debt Service	\$2,065,587.80	Total Transfers	\$6,382,322.86	Total Other Financing Sources	(\$2,100,000.00)

TOTAL SURPLUS (DEFICIT)	\$1,024,655.55
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Description	FY2026	FY2027	Change
MARKETING/PROMOTIONAL	1,000.00	1,000.00	-
PROPERTY TAXES / FEES	3,000.00	3,000.00	-
LEASE - PARKING LOT (176 MAIN ST)	42,000.00	42,000.00	-
MAINT CONTRACTS-SOFTWARE (Non-Dept)	-	725.58	725.58
MISCELLANEOUS EXPENSE	2,000.00	5,000.00	3,000.00
CHAMBER OF COMMERCE SUPPORT	75,000.00	60,000.00	(15,000.00)
REGIONAL PLANNING COMM SUPPORT	17,000.00	17,000.00	-
SERVICE AGENCY CONTRACTS	12,000.00	35,000.00	23,000.00
SPECIAL EVENTS SUPPORT	1,000.00	1,000.00	-
TRUSSVILLE CEMETERY REHAB AUTHORITY SUPPORT	1,000.00	1,000.00	-
BEAUTIFICATION BOARD SUPPORT	500.00	500.00	-
PLANNING & ZONING SUPPORT	38,000.00	38,000.00	-
TRUSSVILLE DOG PARK SUPPORT	2,500.00	2,500.00	-
ECONOMIC INCENTIVE AGREEMENTS	1,387,582.25	1,257,528.00	(130,054.25)
IND DEV AUTHORITY SUPPORT	24,000.00	24,000.00	-
TREE COMMISSION SUPPORT	2,000.00	3,000.00	1,000.00
ACTA SUPPORT	5,500.00	3,000.00	(2,500.00)
VETERANS COMMITTEE SUPPORT	500.00	500.00	-
	1,614,582.25	1,494,753.58	(119,828.67)

Several changes within the FY27 proposed budget reflect a return to more typical funding levels following one-time adjustments made in FY26. Chamber of Commerce support will decrease from \$75,000 in FY26 to \$60,000 in FY27, returning to the level provided in prior years. The additional funding provided in FY26 was intended to assist the Chamber as it prepared for its move into its new facility on the municipal campus.

The FY27 budget also includes an increase in funding for service agency contracts as the City works to restore support closer to historical levels. This line item provides funding for organizations and initiatives such as Wreaths Across America, The Prescott House, and One Place Family Justice Center, among others. The increase also includes the City's cost associated with the bust honoring Major Kliner at the Fallen Warriors Monument. While ACTA support appears to decrease in FY27, the proposed amount is consistent with prior-year City funding. ACTA received an additional \$2,500 grant in FY26, which accounts for the year-over-year difference reflected in the budget.



Overhead Expenditures

Description	Total Budget	FY2027	Change
POWER (OVERHEAD)	575,000.00	1,311,336.00	736,336.00
WATER, SEWER & GAS (OVERHEAD)	250,000.00	293,500.00	43,500.00
COMMUNICATIONS SERVICES (OVERHEAD)	150,000.00	93,900.00	(56,100.00)
INTERNET/CABLE SERVICES (OVERHEAD)	308,556.00	344,000.00	35,444.00
GARBAGE SERVICES (OVERHEAD)	132,000.00	141,000.00	9,000.00
POSTAGE (OVERHEAD)	21,650.00	21,650.00	-
PROFESSIONAL SERVICES (OVERHEAD)	492,000.00	450,000.00	(42,000.00)
LEGAL & ACCOUNTING SERVICES (OVERHEAD)	546,000.00	516,000.00	(30,000.00)
INSURANCE - LIABILITY & PROPERTY (OVERHEAD)	738,764.00	823,012.67	84,248.67
LEASED EQUIPMENT (OVERHEAD)	42,000.00	19,000.00	(23,000.00)
MAINT CONTRACTS-SOFTWARE (OVERHEAD)	219,099.00	293,235.00	74,136.00
MAINT CONTRACTS-EQUIPMENT (OVERHEAD)	75,000.00	85,000.00	10,000.00
	3,550,069.00	4,391,633.67	841,564.67

Under the direction of the City's Finance Director, the FY27 budget includes the use of a centralized Overhead Department to better account for costs that are largely outside the direct control of individual department heads. These expenses include utilities and other shared operating costs that, in prior years, were distributed across multiple departmental budgets.

As a result, the Overhead Department will show a significant increase when compared to prior years; however, this does not represent a corresponding increase in overall City spending. Rather, it reflects a more accurate and streamlined method of accounting for these expenses in one centralized location. This change will make the budget easier to understand, improve consistency from department to department, and provide a clearer picture in future years of both true departmental operating costs and Citywide overhead expenses.



City of TRUSSVILLE

Mayor & Council Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	256,755.33	256,755.33	-
PAYROLL - LONGEVITY PAY	400.00	400.00	-
PAYROLL TAX EXPENSE	20,540.43	20,540.43	(0.00)
RETIREMENT EXPENSE	10,055.98	11,672.99	1,617.01
INSURANCE - EMPLOYEE HEALTH	30,665.28	30,500.00	(165.28)
INSURANCE - EMPLOYEE OTHER	170.00	200.00	30.00
INSURANCE - WORKERS COMP/UNEMPLOYMENT	200.00	200.00	-
EDUCATION & TRAINING FEES (M&C)	20,000.00	15,000.00	(5,000.00)
TRAVEL EXPENSES (M&C)	8,000.00	15,000.00	7,000.00
INTERNET/TV SERVICES (M&C)	-	-	-
SUPPLIES - OFFICE	500.00	500.00	-
FUEL - GASOLINE	1,000.00	1,000.00	-
DUES & SUBSCRIPTIONS	16,000.00	25,000.00	9,000.00
MAINT CONTRACTS-SOFTWARE (M&C)	-	-	-
REPAIR & MAINT-VEHICLE (M&C)	1,000.00	-	(1,000.00)
REPAIR & MAINT-TECHNOLOGY (M&C)	300.00	300.00	-
SMALL EQUIPMENT/FURN (<\$5K)	9,000.00	1,500.00	(7,500.00)
MISCELLANEOUS EXPENSE	5,000.00	5,000.00	-
	379,587.02	383,568.75	3,981.73

The Mayor and City Council Department accounts for the elected leadership of the City of Trussville as well as the administrative support provided to the Mayor's Office. The City operates under a full-time Mayor, with an annual salary of \$108,000. This department also includes the Mayor's Executive Assistant and the City's five part-time City Council members. Each Council member receives compensation of \$1,000 per month for their service to the City. Together, these positions provide executive leadership, legislative oversight, and support for the day-to-day governance and long-term direction of the City of Trussville.



City of TRUSSVILLE

Administration Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	229,552.96	245,624.44	16,071.48
PAYROLL - LONGEVITY PAY	1,400.00	1,400.00	-
PAYROLL - OVERTIME	3,000.00	1,000.00	(2,000.00)
PAYROLL TAX EXPENSE	18,364.24	19,649.96	1,285.72
RETIREMENT EXPENSE	24,010.17	27,918.25	3,908.08
INSURANCE - EMPLOYEE HEALTH	31,669.92	31,486.32	(183.60)
INSURANCE - EMPLOYEE OTHER	600.00	600.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	500.00	500.00	-
EMPLOYMENT PHYSICALS/BACKGROUND	200.00	250.00	50.00
EDUCATION & TRAINING FEES (ADMIN)	2,500.00	2,000.00	(500.00)
TRAVEL EXPENSES (ADMIN)	6,000.00	4,000.00	(2,000.00)
SUPPLIES - OFFICE	2,000.00	1,500.00	(500.00)
SUPPLIES - JANITORIAL (Admin)	8,600.00	8,700.00	100.00
MILEAGE REIMBURSEMENT	200.00	400.00	200.00
TAG PROPROCESSING EXPENSE	86,400.00	60,000.00	(26,400.00)
FUEL - GASOLINE	1,800.00	1,500.00	(300.00)
DUES & SUBSCRIPTIONS	2,500.00	1,300.00	(1,200.00)
RENTAL - EQUIPMENT	500.00	-	(500.00)
MAINT CONTRACTS-SOFTWARE (Admin)	63.96	63.96	-
MAINT CONTRACTS-EQUIPMENT (Admin)	5,900.00	-	(5,900.00)
REPAIR & MAINT-VEHICLE (Admin)	1,000.00	-	(1,000.00)
REPAIR & MAINT-BUILDINGS (Annex)	6,000.00	8,961.85	2,961.85
REPAIR & MAINT-EQUIPMENT (Admin)	2,000.00	39.00	(1,961.00)
REPAIR & MAINT-TECHNOLOGY (Admin)	500.00	-	(500.00)
SMALL EQUIPMENT/FURN (<\$5K)	1,000.00	5,000.00	4,000.00
MISCELLANEOUS EXPENSE	1,000.00	450.00	(550.00)
BANK/CC SERVICE CHARGES	5,710.00	-	(5,710.00)
ELECTION EXPENSE	491.52	-	(491.52)
ANNEXATION EXPENSE	1,000.00	150.00	(850.00)
ORDINANCE CODIFICATION	4,000.00	4,000.00	-
	448,462.77	426,493.78	(21,968.99)

The Administration Department includes the City Clerk and two Accounting Assistants and serves as a central point for many of the City's day-to-day administrative functions. The City Clerk is responsible for maintaining official City records, preparing and preserving minutes and ordinances, coordinating records related to City Council meetings, and helping ensure that required municipal documents and actions are properly recorded and maintained. The department also provides support for a variety of financial and administrative functions across City government. In addition, Administration oversees the front desk at City Hall, providing assistance to residents and visitors, and handles services related to vehicle tags and business license compliance. Together, these functions make Administration an important connection point between residents, elected officials, and the City's various departments.



Inspections & Building Maintenance Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	504,584.44	624,713.16	120,128.72
PAYROLL - LONGEVITY PAY	2,400.00	3,300.00	900.00
PAYROLL - OVERTIME	2,000.00	2,500.00	500.00
PAYROLL TAX EXPENSE	40,366.76	49,977.05	9,610.29
RETIREMENT EXPENSE	51,481.90	70,261.90	18,780.00
INSURANCE - EMPLOYEE HEALTH	106,560.00	85,751.16	(20,808.84)
INSURANCE - EMPLOYEE OTHER	800.00	2,600.00	1,800.00
INSURANCE - WORKERS COMP/UNEMPLOYMENT	4,800.00	12,900.00	8,100.00
EMPLOYMENT PHYSICALS/BACKGROUND	200.00	400.00	200.00
UNIFORMS & ACCESSORIES	500.00	1,500.00	1,000.00
EDUCATION & TRAINING FEES (INSPECTIONS)	3,000.00	3,000.00	-
TRAVEL EXPENSES (INSPECTIONS)	863.75	900.00	36.25
SUPPLIES - OFFICE	1,000.00	1,000.00	-
SUPPLIES - JANITORIAL (Inspections)	158.74	200.00	41.26
SUPPLIES/MATERIALS - OPERATING	500.00	11,500.00	11,000.00
FUEL - GASOLINE	9,600.00	13,600.00	4,000.00
DUES & SUBSCRIPTIONS	1,000.00	1,000.00	-
CONDEMNATION EXPENSES	15,000.00	5,000.00	(10,000.00)
MAINT CONTRACTS-SOFTWARE (Inspections)	5,474.37	5,500.00	25.63
REPAIR & MAINT-VEHICLE (Inspections)	5,000.00	2,500.00	(2,500.00)
REPAIR & MAINT-BUILDINGS (Inspections)	105.00	1,605.00	1,500.00
REPAIR & MAINT-EQUIPMENT (Inspections)	500.00	1,700.00	1,200.00
REPAIR & MAINT-TECHNOLOGY (Inspections)	500.00	500.00	-
SMALL EQUIPMENT/FURN (<\$5K)	500.00	3,500.00	3,000.00
MISCELLANEOUS EXPENSE	662.08	1,000.00	337.92
BANK/CC SERVICE CHARGES	13,573.71	-	(13,573.71)
	771,130.75	906,408.27	135,277.52

The Inspections and Building Maintenance Department reflects the consolidation of two previously separate departmental budgets into a single operating department for FY27. This merger was made to improve oversight, streamline operations, and create greater efficiency in the management of related City services and facilities. In FY26, Inspections and Building Maintenance were accounted for under two separate budgets; therefore, the increases reflected in the FY27 report are largely the result of combining those costs into one department rather than a significant expansion in overall spending. Going forward, this structure will provide a clearer picture of the full cost of these functions while also improving coordination and accountability.



City of TRUSSVILLE

Municipal Court Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	398,741.46	403,535.02	4,793.56
MUNICIPAL COURT JUDGE	52,000.00	52,000.00	-
PAYROLL - LONGEVITY PAY	2,550.00	2,550.00	-
PAYROLL - OVERTIME	12,000.00	6,000.00	(6,000.00)
PAYROLL TAX EXPENSE	31,899.32	32,282.80	383.48
RETIREMENT EXPENSE	41,373.64	42,704.23	1,330.59
INSURANCE - EMPLOYEE HEALTH	63,312.96	47,993.76	(15,319.20)
INSURANCE - EMPLOYEE OTHER	1,000.00	1,000.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	1,000.00	1,000.00	-
EMPLOYMENT PHYSICALS/BACKGROUND	200.00	200.00	-
EDUCATION & TRAINING FEES (COURT)	4,500.00	4,500.00	-
TRAVEL EXPENSES (COURT)	5,000.00	5,000.00	-
SUPPLIES - OFFICE	2,700.00	2,700.00	-
SUPPLIES - JANITORIAL (Court)	6,800.00	6,800.00	-
SUPPLIES/MATERIALS - OPERATING	3,000.00	3,000.00	-
MILEAGE REIMBURSEMENT	100.00	100.00	-
PROFESSIONAL SERVICES	100.00	100.00	-
DUES & SUBSCRIPTIONS	5,600.00	5,600.00	-
MAINT CONTRACTS-SOFTWARE (Court)	11,615.00	5,000.00	(6,615.00)
MAINT CONTRACTS-EQUIPMENT (Court)	3,200.00	-	(3,200.00)
REPAIR & MAINT-BUILDINGS (Court)	3,400.00	3,400.00	-
REPAIR & MAINT-EQUIPMENT (Court)	500.00	500.00	-
REPAIR & MAINT-TECHNOLOGY (Court)	500.00	500.00	-
SMALL EQUIPMENT/FURN (<\$5K)	1,000.00	1,000.00	-
	652,092.38	627,465.81	(24,626.57)

The Municipal Court Department is responsible for the administration and operation of the City of Trussville's Municipal Court system. The department includes a Municipal Court Administrator, Municipal Court Supervisor, Senior Court Clerk, and two Magistrates who work together to manage court dockets, records, payments, case processing, and other daily court functions. Judge Tommy McFarland serves as the Municipal Court Judge for the City of Trussville, and the City also maintains a part-time judge who is available to serve as needed. Together, the court staff and judiciary help ensure that municipal cases are handled efficiently, consistently, and in accordance with applicable law and court procedures.



City of TRUSSVILLE

Finance Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	370,094.63	293,447.18	(76,647.45)
PAYROLL - LONGEVITY PAY	1,400.00	-	(1,400.00)
PAYROLL - OVERTIME	3,000.00	250.00	(2,750.00)
PAYROLL TAX EXPENSE	29,607.57	23,475.77	(6,131.80)
RETIREMENT EXPENSE	38,219.44	28,159.16	(10,060.28)
INSURANCE - EMPLOYEE HEALTH	62,335.20	31,656.48	(30,678.72)
INSURANCE - EMPLOYEE OTHER	500.00	500.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	600.00	600.00	-
EMPLOYMENT PHYSICALS/BACKGROUND CHECKS	200.00	200.00	-
EDUCATION & TRAINING FEES (FINANCE)	1,950.00	3,500.00	1,550.00
TRAVEL EXPENSES (FINANCE)	5,200.00	3,500.00	(1,700.00)
TUITION REIMBURSEMENT	3,020.40	-	(3,020.40)
SUPPLIES - OFFICE	7,000.00	5,000.00	(2,000.00)
MILEAGE REIMBURSEMENT	23.94	-	(23.94)
FUEL - GASOLINE	720.00	1,500.00	780.00
PROFESSIONAL SERVICES	-	-	-
COLLECTION FEES-BUSINESS LICENSES	15,000.00	15,000.00	-
COLLECTION FEES - AD VALOREM TAX	34,000.00	34,000.00	-
DUES & SUBSCRIPTIONS	1,000.00	500.00	(500.00)
COLLECTION FEES - SALES TAX	160,000.00	160,000.00	-
MAINT CONTRACTS-SOFTWARE (Finance)	67,824.00	70,000.00	2,176.00
REPAIR & MAINT-VEHICLE (Finance)	500.00	-	(500.00)
REPAIR & MAINT-EQUIPMENT (Finance)	500.00	100.00	(400.00)
REPAIR & MAINT-TECHNOLOGY (Finance)	3,000.00	1,500.00	(1,500.00)
SMALL EQUIPMENT/FURN (<\$5K)	500.00	250.00	(250.00)
MISCELLANEOUS EXPENSE	1,000.00	1,000.00	-
BANK/CC SERVICE CHARGES	53,469.55	3,000.00	(50,469.55)
	860,664.73	677,138.59	(183,526.14)

The Finance Department is responsible for overseeing the City of Trussville's financial operations and business license functions. The department includes the Finance Director, a Senior Accountant, and two Accounting Assistants, with the City's Code Enforcement/Business License Compliance Officer also working indirectly with the department as part of its business license and compliance responsibilities. Finance manages the City's accounting, budgeting, financial reporting, revenue collection, accounts payable and receivable, and other core financial functions while helping ensure proper internal controls and responsible stewardship of public funds. The department also oversees business license operations and works to ensure that businesses operating within the City remain properly licensed and in compliance with applicable requirements.



Description	FY2026	FY2027	Change
PAYROLL - BASE	469,879.24	411,440.39	(58,438.85)
PAYROLL - LONGEVITY PAY	1,500.00	1,500.00	-
PAYROLL TAX EXPENSE	37,590.34	32,915.23	(4,675.11)
RETIREMENT EXPENSE	50,922.94	47,980.37	(2,942.57)
INSURANCE - EMPLOYEE HEALTH	62,276.88	61,330.56	(946.32)
INSURANCE - EMPLOYEE OTHER	800.00	800.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	500.00	500.00	-
EMPLOYMENT PHYSICALS/BACKGROUND	200.00	-	(200.00)
UNIFORMS & ACC (Employees) (IT)	500.00	200.00	(300.00)
EDUCATION & TRAINING FEES (IT)	2,000.00	2,000.00	-
TRAVEL EXPENSES (IT)	1,000.00	-	(1,000.00)
INTERNET/TV SERVICES (IT)	-	-	-
SUPPLIES/MATERIALS - OPERATING	2,600.00	2,500.00	(100.00)
FUEL - GASOLINE	7,000.00	7,000.00	-
DUES & SUBSCRIPTIONS	3,200.00	3,500.00	300.00
MAINT CONTRACTS-SOFTWARE (IT)	25,650.00	29,000.00	3,350.00
REPAIR & MAINT-VEHICLE (IT)	2,400.00	-	(2,400.00)
REPAIR & MAINT-BUILDINGS (IT)	89.00	150.00	61.00
REPAIR & MAINT - EQUIPMENT (IT)	1,000.00	1,000.00	-
REPAIR & MAINT-TECHNOLOGY (IT)	2,000.00	1,000.00	(1,000.00)
SMALL EQUIPMENT/FURN (<\$5K)	700.00	400.00	(300.00)
TECHNOLOGY EQUIPMENT (IT)	72,500.00	72,000.00	(500.00)
SMALL EQUIPMENT/FURN (<\$5K)	300.00	350.00	50.00
MISCELLANEOUS EXPENSE	1,000.00	1,000.00	-
	745,608.40	676,566.55	(69,041.85)

The Information Technology Department manages and supports the City of Trussville's technology infrastructure across all departments and municipal operations. The department is staffed by an IT Director, two Network Administrators, and a PC Technician who are responsible for maintaining the City's computer systems, networks, servers, software, communications technology, and end-user support. The department also oversees cybersecurity efforts, including the protection of City systems and data, network security, access controls, system monitoring, and response to technology-related threats. In addition, IT plays a critical role in business continuity and disaster recovery by maintaining backups, recovery procedures, and technology plans designed to keep essential City services operational during outages, emergencies, or other disruptions. The department supports both internal City operations and external-facing technology services used by residents and the public.



Description	FY2026	FY2027	Change
PAYROLL - BASE	293,372.73	314,204.45	20,831.72
PAYROLL - LONGEVITY PAY	400.00	400.00	-
PAYROLL - OVERTIME	300.00	150.00	(150.00)
PAYROLL TAX EXPENSE	23,469.82	25,136.36	1,666.54
RETIREMENT EXPENSE	30,856.60	35,908.34	5,051.74
INSURANCE - EMPLOYEE HEALTH	30,856.60	30,829.92	(26.68)
INSURANCE - EMPLOYEE OTHER	600.00	600.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	1,527.85	1,527.85	-
EMPLOYMENT PHYSICALS/BACKGROUND CHECKS	200.00	5,000.00	4,800.00
EDUCATION & TRAINING FEES (HR)	4,240.00	3,275.00	(965.00)
TRAVEL EXPENSES (HR)	1,050.00	2,200.00	1,150.00
SUPPLIES - OFFICE	850.00	850.00	-
MILEAGE REIMBURSEMENT	285.00	500.00	215.00
FUEL - GASOLINE	1,000.00	1,000.00	-
PROFESSIONAL SERVICES	-	-	-
DUES & SUBSCRIPTIONS	1,800.00	1,490.00	(310.00)
MAINT CONTRACTS-SOFTWARE (HR)	-	80,000.00	80,000.00
REPAIR & MAINT-VEHICLE (HR)	1,146.00	-	(1,146.00)
REPAIR & MAINT-TECHNOLOGY (HR)	500.00	500.00	-
SMALL EQUIPMENT/FURN (<\$5K)	1,400.00	500.00	(900.00)
MISCELLANEOUS EXPENSE	500.00	500.00	-
	394,354.60	504,571.92	110,217.32

The Human Resources Department is responsible for supporting the City of Trussville's workforce and overseeing personnel-related functions across all City departments. The department consists of a Human Resources Director and two additional staff members who manage employee recruitment and onboarding, benefits administration, personnel records, policy implementation, employee relations, training, and other workforce needs. Human Resources also works to ensure compliance with applicable employment laws and City policies while providing guidance and support to department heads and employees. The department plays an important role in helping the City recruit, retain, and support a professional workforce capable of delivering quality services to the community.



City of TRUSSVILLE

Police Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	7,389,604.57	7,304,844.11	(84,760.46)
PAYROLL - LONGEVITY PAY	33,800.00	33,800.00	-
PAYROLL - OVERTIME	595,000.00	575,000.00	(20,000.00)
PAYROLL TAX EXPENSE	591,168.37	584,387.53	(6,780.84)
RETIREMENT EXPENSE	804,865.28	808,030.67	3,165.39
INSURANCE - EMPLOYEE HEALTH	1,077,225.12	974,762.40	(102,462.72)
INSURANCE - EMPLOYEE OTHER	16,100.00	16,100.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	128,563.00	128,563.00	-
EMPLOYMENT PHYSICAL/BACKGROUND	7,000.00	7,000.00	-
UNIFORMS & ACCESSORIES	59,000.00	49,500.00	(9,500.00)
EDUCATION & TRAINING FEES (POLICE)	25,000.00	32,000.00	7,000.00
TRAVEL EXPENSES (POLICE)	25,000.00	25,000.00	-
TUITION REIMBURSEMENT	2,700.00	9,500.00	6,800.00
POWER (Police)	-	-	-
POWER (Police)	325,336.00	-	(325,336.00)
WATER, SEWER & GAS (Police)	-	-	-
COMMUNICATION SERVICES (Police)	-	-	-
INTERNET/TV SERVICES (Police)	-	-	-
POSTAGE	-	-	-
SUPPLIES - OFFICE	6,000.00	4,500.00	(1,500.00)
SUPPLIES - CHAPLAIN PROGRAM	500.00	-	(500.00)
SUPPLIES - HONOR GUARD PROGRAM	1,500.00	1,000.00	(500.00)
SUPPLIES - EVIDENCE	10,000.00	10,000.00	-
SUPPLIES - JANITORIAL (Police)	16,200.00	20,000.00	3,800.00
SUPPLIES - DEU INVESTIGATIONS	1,000.00	-	(1,000.00)
SUPPLIES - FIRING RANGE	40,000.00	37,000.00	(3,000.00)
SUPPLIES - INVESTIGATIONS	3,000.00	3,000.00	-
SUPPLIES/MATERIALS - OPERATING	8,000.00	8,500.00	500.00
SUPPLIES - K-9	14,000.00	12,500.00	(1,500.00)
FUEL - GASOLINE	250,000.00	295,000.00	45,000.00
PROFESSIONAL SERVICES	-	-	-
DUES & SUBSCRIPTIONS	62,000.00	86,000.00	24,000.00
RENTAL - EQUIPMENT	1,000.00	-	(1,000.00)
MAINT CONTRACTS-SOFTWARE (Police)	183,276.00	121,680.12	(61,595.88)
MAINT CONTRACTS-EQUIPMENT (Police)	386,000.00	386,000.00	-
REPAIR & MAINT-VEHICLE (Police)	196,000.00	129,533.64	(66,466.36)
REPAIR & MAINT-BUILDINGS (Police)	125,000.00	125,000.00	-
REPAIR & MAINT-EQUIPMENT (Police)	15,000.00	11,000.00	(4,000.00)
REPAIR & MAINT-GROUNDS (Police)	6,000.00	-	(6,000.00)
REPAIR & MAINT-TECHNOLOGY (Police)	6,000.00	5,000.00	(1,000.00)
SMALL EQUIPMENT/FURN (<\$5K)	31,000.00	21,000.00	(10,000.00)
PROTECTIVE EQUIPMENT (Police)	48,000.00	70,000.00	22,000.00
MISCELLANEOUS EXPENSE	1,000.00	-	(1,000.00)
BANK/CC SERVICE CHARGES	3,083.57	-	(3,083.57)
NEIGHBORHOOD WATCH PROGRAM	5,000.00	-	(5,000.00)
	12,498,921.91	11,895,201.47	(603,720.44)

The Police Department remains one of the City of Trussville's largest operational departments, providing law enforcement and public safety services throughout the community. The department currently includes 70 APOST officers and 15 additional personnel who support the department's administrative, corrections, communications, records, and other operational functions. Several year-over-year changes within the FY27 Police Department budget are the result of accounting and organizational changes rather than reductions in police services. Approximately \$325,000 in electrical and utility costs previously included within the Police Department budget have been moved into the City's new centralized Overhead Department. In addition, a portion of the department's vehicle maintenance expenses has been transferred to the City's Vehicle Maintenance Division as the City continues to centralize fleet maintenance operations.



City of TRUSSVILLE

Fire Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	6,014,300.79	5,711,880.39	(302,420.40)
PAYROLL - LONGEVITY PAY	28,000.00	28,000.00	-
PAYROLL - OVERTIME	70,000.00	70,000.00	-
PAYROLL TAX EXPENSE	481,144.06	456,950.43	(24,193.63)
RETIREMENT EXPENSE	631,137.14	640,915.73	9,778.59
INSURANCE - EMPLOYEE HEALTH	841,617.60	727,098.24	(114,519.36)
INSURANCE - EMPLOYEE OTHER	22,000.00	22,000.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	99,300.00	99,300.00	-
EMPLOYMENT PHYSICALS/BACKGROUND	27,000.00	29,000.00	2,000.00
UNIFORMS & ACCESSORIES	40,000.00	35,000.00	(5,000.00)
EDUCATION & TRAINING FEES (Fire)	45,000.00	30,000.00	(15,000.00)
TRAVEL EXPENSES (Fire)	4,000.00	3,500.00	(500.00)
TUITION REIMBURSEMENT	6,200.00	35,000.00	28,800.00
WATER, SEWER & GAS (Fire)	-	-	-
INTERNET/TV SERVICES (Fire)	-	-	-
FIRE HYDRANT SERVICE (Fire)	44,700.00	44,700.00	-
SUPPLIES - OFFICE	1,500.00	1,500.00	-
SUPPLIES - MARKETING/PROMOTIONAL	1,000.00	1,000.00	-
SUPPLIES - JANITORIAL (Fire)	28,000.00	28,000.00	-
SUPPLIES/MATERIALS - OPERATING	12,000.00	12,000.00	-
SUPPLIES - MEDICAL	144,200.00	132,500.00	(11,700.00)
FUEL - GASOLINE	80,000.00	100,000.00	20,000.00
PROFESSIONAL SERVICES	-	-	-
EMT LICENSE RENEWAL	4,000.00	3,000.00	(1,000.00)
DUES & SUBSCRIPTIONS	4,000.00	4,000.00	-
MEDICAL WASTE	6,000.00	6,000.00	-
JEFF CO EMERGENCY MANAGEMENT	45,000.00	45,118.00	118.00
MEDICAL SUPPLY STORAGE (Fire)	800.00	-	(800.00)
RENTAL - EQUIPMENT	3,000.00	1,500.00	(1,500.00)
EMERGENCY MED TRANSPORT FEES	45,000.00	45,000.00	-
COLLECTION FEES - AMBULANCE SERVICE	1,800.00	1,800.00	-
EMS BILLING - AMBULANCE SERVICE	48,000.00	52,000.00	4,000.00
BAD DEBT - AMBULANCE SERVICE	480,000.00	465,000.00	(15,000.00)
MAINT CONTRACTS-SOFTWARE (Fire)	78,700.00	72,000.00	(6,700.00)
MAINT CONTRACTS-EQUIPMENT (Fire)	63,900.00	63,000.00	(900.00)
REPAIR & MAINT-VEHICLE (Fire)	200,000.00	200,000.00	-
REPAIR & MAINT-BUILDINGS (Fire)	60,000.00	62,000.00	2,000.00
REPAIR & MAINT-EQUIPMENT (Fire)	25,000.00	20,000.00	(5,000.00)
REPAIR & MAINT-GROUNDS (Fire)	2,000.00	-	(2,000.00)
REPAIR & MAINT-TECHNOLOGY (Fire)	2,000.00	2,000.00	-
SMALL EQUIPMENT/FURN (<\$5K)	25,000.00	25,000.00	-
PROTECTIVE EQUIPMENT/TURN OUT GEAR (Fire)	75,000.00	105,000.00	30,000.00
MISCELLANEOUS EXPENSE	276.00	500.00	224.00
	9,790,575.59	9,381,262.79	(409,312.80)

The Trussville Fire Department provides fire suppression, emergency medical response, rescue services, fire prevention, and other emergency services throughout the City. The department is staffed by 66 firefighters, supported administratively by one Accounting Assistant. Fire personnel operate across the City's stations and provide around-the-clock emergency response while also participating in training, inspections, public education, and emergency preparedness activities. This proposed budget includes an increase in tuition reimbursement in order to assist the city with the recruitment and retention of paramedics.



City of TRUSSVILLE

Public Works & Park Maintenance Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	868,227.35	1,872,013.81	1,003,786.46
PAYROLL - LONGEVITY PAY	3,050.00	9,100.00	6,050.00
PAYROLL - OVERTIME	18,000.00	20,500.00	2,500.00
PAYROLL TAX EXPENSE	69,458.27	149,761.10	80,302.83
RETIREMENT EXPENSE	85,791.30	193,852.37	108,061.07
INSURANCE - EMPLOYEE HEALTH	230,000.00	384,974.16	154,974.16
INSURANCE - EMPLOYEE OTHER	3,000.00	4,700.00	1,700.00
INSURANCE - WORKERS COMP/UNEMPLOYMENT	34,800.00	57,600.00	22,800.00
EMPLOYMENT PHYSICALS/BACKGROUND	600.00	1,725.00	1,125.00
UNIFORMS & ACCESSORIES	21,900.00	31,660.63	9,760.63
EDUCATION & TRAINING FEES (PW)	650.00	3,873.75	3,223.75
TRAVEL EXPENSES (PW)	1,250.00	400.00	(850.00)
POWER (PW) - STREET LIGHTS	222,000.00	-	(222,000.00)
POWER (PW) - TRAFFIC SIGNALS	24,000.00	-	(24,000.00)
SUPPLIES - OFFICE	200.00	200.00	-
SUPPLIES - JANITORIAL (PW)	300.00	3,448.48	3,148.48
SUPPLIES/MATERIALS - OPERATING	7,000.00	7,000.00	-
SUPPLIES/MATERIALS - OPERATING (PM)	-	19,687.26	19,687.26
SUPPLIES - FERTILIZER/HERBICIDE	-	41,175.77	41,175.77
SUPPLIES - STRAW/MULCH	-	6,570.68	6,570.68
SUPPLIES - BEDDING PLANTS	-	1,468.18	1,468.18
FUEL - GASOLINE	-	27,246.00	27,246.00
SUPPLIES - STREET SIGNS	7,500.00	17,000.00	9,500.00
SUPPLIES - PESTICIDES	3,000.00	3,000.00	-
FUEL - GASOLINE	45,000.00	50,000.00	5,000.00
INSURANCE - LIABILITY & PROPERTY (Park Maint)	-	57.40	57.40
PROFESSIONAL SERVICES	-	850.00	850.00
DUES & SUBSCRIPTIONS	1,000.00	1,255.87	255.87
LANDFILL CHARGES	11,000.00	11,000.00	-
ANIMAL CONTROL	20,000.00	20,000.00	-
RENTAL - EQUIPMENT	5,000.00	4,000.00	(1,000.00)
RENTAL - EQUIPMENT	-	14,251.08	14,251.08
ENGINEERING SERVICES	1,000.00	1,000.00	-
MAINT CONTRACTS-SOFTWARE (PW)	5,400.00	5,400.00	-
MAINT CONTRACTS-EQUIPMENT (PW)	7,000.00	4,965.00	(2,035.00)
REPAIR & MAINT-VEHICLE (PW)	20,000.00	24,576.84	4,576.84
REPAIR & MAINT-BUILDINGS (PW)	5,000.00	15,800.00	10,800.00
REPAIR & MAINT-EQUIPMENT (PW)	45,000.00	55,000.00	10,000.00
REPAIR & MAINT-GROUNDS (PW)	20,000.00	25,000.00	5,000.00
REPAIR & MAINT-TECHNOLOGY (PW)	500.00	-	(500.00)
REPAIR & MAINT-DRAINAGE STRUCTURES	10,000.00	5,000.00	(5,000.00)
REPAIR & MAINT-STREETS (PW)	15,000.00	12,000.00	(3,000.00)
REPAIR & MAINT-EQUIPMENT (Park Maint)	-	20,148.91	20,148.91
REPAIR & MAINT-GROUNDS (Park Maint)	-	85,064.42	85,064.42
REPAIR & MAINT-TENNIS COURTS (Rec)	-	1,365.59	1,365.59
REPAIR & MAINT-BALLFIELDS (Park Maint)	-	20,000.00	20,000.00
SMALL EQUIPMENT/FURN (<\$5K)	7,000.00	8,038.00	1,038.00
SMALL EQUIPMENT/FURN (<\$5K)	-	11,000.00	11,000.00
TECHNOLOGY EQUIPMENT (PW)	-	-	-
TRAFFIC CONTROL DEVICES	17,000.00	30,000.00	13,000.00
MISCELLANEOUS EXPENSE	500.00	5,350.00	4,850.00
MISCELLANEOUS EXPENSE (PM)	-	5,500.00	5,500.00
	1,836,126.92	3,293,580.30	1,457,453.38

Public Works and Park Maintenance have been merged into a single department with thirty eight employees to improve coordination, streamline operations, and create greater efficiency in the management of City infrastructure, grounds, and public spaces. As a result, FY27 reflects these previously separate functions within one consolidated departmental budget.



City of TRUSSVILLE

Civic Center Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	718,063.08	848,171.38	130,108.30
PAYROLL - LONGEVITY PAY	2,800.00	2,800.00	-
PAYROLL - OVERTIME	7,600.00	5,000.00	(2,600.00)
PAYROLL TAX EXPENSE	57,445.05	67,853.71	10,408.66
RETIREMENT EXPENSE	62,503.09	82,351.86	19,848.77
INSURANCE - EMPLOYEE HEALTH	87,760.56	141,105.12	53,344.56
INSURANCE - EMPLOYEE OTHER	2,000.00	2,000.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	4,600.00	4,600.00	-
EMPLOYMENT PHYSICALS/BACKGROUND CHECKS	500.00	500.00	-
UNIFORMS & ACCESSORIES	700.00	700.00	-
EDUCATION & TRAINING FEES (CIVIC CTR)	2,000.00	2,000.00	-
TRAVEL EXPENSES (CIVIC CTR)	1,000.00	1,000.00	-
POWER (Civic Ctr)	190,000.00	-	(190,000.00)
WATER, SEWER & GAS (Civic Ctr)	35,500.00	-	(35,500.00)
COMMUNICATION SERVICES (Civic Ctr)	5,900.00	-	(5,900.00)
INTERNET/TV SERVICES (Civic Ctr)	31,000.00	-	(31,000.00)
GARBAGE SERVICES (Civic Ctr)	8,100.00	3,000.00	(5,100.00)
POSTAGE	700.00	700.00	-
SUPPLIES - OFFICE	1,800.00	1,500.00	(300.00)
SUPPLIES - SPECIAL EVENTS	1,500.00	750.00	(750.00)
SUPPLIES - JANITORIAL (Civic Ctr)	30,000.00	30,000.00	-
SUPPLIES/MATERIALS - OPERATING	7,200.00	6,500.00	(700.00)
MILEAGE REIMBURSEMENT	137.00	-	(137.00)
FUEL - GASOLINE	2,300.00	2,300.00	-
PROFESSIONAL SERVICES	2,660.00	2,660.00	-
LEGAL & ACCOUNTING SERVICES	16,000.00	16,000.00	-
MARKETING/PROMOTIONAL	8,000.00	10,000.00	2,000.00
LINEN/LAUNDRY SERVICES	150.00	150.00	-
DUES & SUBSCRIPTIONS	7,000.00	7,000.00	-
RENTAL - EQUIPMENT	2,000.00	1,500.00	(500.00)
LEASED EQUIPMENT	5,400.00	500.00	(4,900.00)
CIVIC CENTER CATERER SERVICES	230,000.00	215,000.00	(15,000.00)
PROGRAM INSTRUCTORS	4,200.00	4,200.00	-
MAINT CONTRACTS-SOFTWARE (Civic Ctr)	4,500.00	4,500.00	-
MAINT CONTRACTS-EQUIPMENT (Civic Ctr)	11,720.54	-	(11,720.54)
REPAIR & MAINT-VEHICLE (Civic Ctr)	2,600.00	-	(2,600.00)
REPAIR & MAINT-BUILDINGS (Civic Ctr)	50,000.00	55,000.00	5,000.00
REPAIR & MAINT-EQUIPMENT (Civic Ctr)	3,000.00	3,000.00	-
REPAIR & MAINT-GROUNDS (Civic Ctr)	4,000.00	4,000.00	-
REPAIR & MAINT-FITNESS EQUIP (Civic Ctr)	1,000.00	1,500.00	500.00
REPAIR & MAINT-TECHNOLOGY (Civic Ctr)	1,000.00	1,000.00	-
SMALL EQUIPMENT/FURN (<\$5K)	7,000.00	10,500.00	3,500.00
MISCELLANEOUS EXPENSE	500.00	500.00	-
BANK/CC SERVICE CHARGES	750.00	-	(750.00)
DONATED FACILITY USAGE	(7,500.00)	-	7,500.00
	1,615,089.32	1,539,842.07	(75,247.25)

The Civic Center budget currently accounts for twenty employees who support the operation, programming, maintenance, and daily needs of the facility. These employees help manage the wide range of recreational, fitness, event, and community services offered through the Civic Center while ensuring the facility remains safe, welcoming, and accessible to residents and visitors.



City of TRUSSVILLE

Senior Center Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	156,493.25	210,588.22	54,094.97
PAYROLL - OVERTIME	200.00	200.00	-
PAYROLL TAX EXPENSE	12,519.46	16,847.06	4,327.60
RETIREMENT EXPENSE	13,727.71	20,560.89	6,833.18
INSURANCE - EMPLOYEE HEALTH	23,639.04	38,971.68	15,332.64
INSURANCE - EMPLOYEE OTHER	600.00	600.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	1,400.00	1,400.00	-
EMPLOYMENT PHYSICALS/BACKGROUND CHECKS	200.00	200.00	-
EDUCATION & TRAINING FEES (SR CTR)	250.00	250.00	-
TRAVEL EXPENSES (SR CTR)	200.00	400.00	200.00
SUPPLIES - OFFICE	400.00	400.00	-
SUPPLIES - JANITORIAL (Sr Ctr)	8,500.00	8,500.00	-
SUPPLIES/MATERIALS - OPERATING	2,000.00	2,000.00	-
SUPPLIES - PROGRAM ACTIVITIES	7,000.00	7,000.00	-
MILEAGE REIMBURSEMENT	131.00	131.00	-
DUES & SUBSCRIPTIONS	400.00	400.00	-
RENTAL - EQUIPMENT	1,700.00	1,700.00	-
PROGRAM INSTRUCTORS	6,000.00	5,000.00	(1,000.00)
MAINT CONTRACTS-SOFTWARE (Sr Ctr)	1,800.00	2,000.00	200.00
MAINT CONTRACTS-EQUIPMENT (Sr Ctr)	7,300.00	7,000.00	(300.00)
REPAIR & MAINT-BUILDINGS (Sr Ctr)	13,500.00	13,500.00	-
REPAIR & MAINT-EQUIPMENT (Sr Ctr)	3,000.00	3,000.00	-
SMALL EQUIPMENT/FURN (<\$5K)	2,000.00	2,000.00	-
MISCELLANEOUS EXPENSE	500.00	500.00	-
NUTRITION PROGRAM	19,000.00	19,000.00	-
	282,460.46	362,148.85	79,688.39

The Senior Center provides programs, activities, and services designed to support and engage Trussville's senior adult community. The department is staffed by a Director, two Coordinators, one Janitor, and a part-time Laborer who work together to manage daily operations, coordinate programming and events, maintain the facility, and provide assistance to those who utilize the Center. Through recreational, educational, social, and wellness-focused opportunities, the Senior Center serves as an important community resource while providing a welcoming environment for seniors to remain active and connected.



City of TRUSSVILLE

Gymnastics & Cheer Expenditures

Name	FY2026	FY2027	Change
PAYROLL - BASE	543,756.00	453,372.10	(90,383.90)
PAYROLL - LONGEVITY PAY	400.00	400.00	-
PAYROLL - OVERTIME	2,100.00	2,100.00	-
PAYROLL TAX EXPENSE	43,500.53	36,269.77	(7,230.76)
RETIREMENT EXPENSE	32,870.16	30,694.87	(2,175.29)
INSURANCE - EMPLOYEE HEALTH	77,654.40	69,499.20	(8,155.20)
INSURANCE - EMPLOYEE OTHER	1,100.00	1,100.00	-
INSURANCE - WORKER'S COMP/UNEMPLOY (Gym)	3,300.00	3,300.00	-
EMPLOYMENT PHYSICALS/BACKGROUND CHECKS (Gym)	750.00	600.00	(150.00)
UNIFORMS (Employees) (Gym)	5,061.00	2,629.00	(2,432.00)
EDUCATION & TRAINING FEES (Gym)	3,000.00	241.95	(2,758.05)
TRAVEL EXPENSES (Gym)	-	-	-
SUPPLIES-UNIFORMS/JERSEYS (Gym)	35,311.47	20,000.00	(15,311.47)
SUPPLIES-TROPHYS/AWARDS (Gym)	3,301.19	1,500.00	(1,801.19)
SUPPLIES-MERCHANDISE (Gym)	107.82	-	(107.82)
SUPPLIES-CONCESSIONS (Gym)	1,000.00	-	(1,000.00)
SUPPLIES - OFFICE (Gym)	1,000.00	400.00	(600.00)
SUPPLIES - JANITORIAL (Gym)	7,000.00	7,500.00	500.00
SUPPLIES/MATERIALS - OPERATING (Gym)	4,000.00	5,250.00	1,250.00
PROFESSIONAL SERVICES (Gym)	-	-	-
MARKETING/PROMOTIONAL (Gym)	1,000.00	1,000.00	-
OFFICIALS (Gym)	15,000.00	600.00	(14,400.00)
ENTRY/REGISTRATION FEES (Gym)	37,200.00	-	(37,200.00)
DUES & SUBSCRIPTIONS (Gym)	1,500.00	1,800.00	300.00
MAINT CONTRACTS-EQUIPMENT (Gym)	52.99	-	(52.99)
REPAIR & MAINT-BUILDINGS (Gym)	1,200.00	2,000.00	800.00
REPAIR & MAINT-EQUIPMENT (Gym)	2,000.00	1,500.00	(500.00)
SMALL EQUIPMENT/FURN (<\$5K) (Gym)	5,000.00	5,000.00	-
REPAIR & MAINT-TECHNOLOGY	500.00	-	(500.00)
TRAVEL EXPENSE -EVENTS (GYM))	-	-	-
TRAVEL-SPONSORSHIPS (GYM)	1,000.00	1,500.00	500.00
DISCOUNTS FROM CONCESSIONS (Gym)	1,475.00	1,000.00	(475.00)
MISCELLANEOUS EXPENSE (GYM)	500.00	500.00	-
GYMNASTICS COMPETITION	58,500.00	55,000.00	(3,500.00)
GYMNASTICS MERCHANDISE	1,000.00	207.82	(792.18)
GYMNASTICS EVENTS	11,500.00	25,000.00	13,500.00
	902,640.56	729,964.71	(172,675.85)
PROGRAM INSTRUCTORS (Cheer)	60,000.00	332,500.00	272,500.00

Gymnastics and Cheer continue to be important recreational programs serving families throughout the Trussville community. Gymnastics remains within the City's operating budget and is staffed by a Director, four Senior Recreation Leaders, an Accounting Assistant, and a number of part-time coaches who support the program's classes, training, and competitive activities. When the two programs are combined, they are projected to generate \$1,106,000 in total operating revenue against \$1,062,464.71 in operating expenses, resulting in a slight net positive of \$43,535.29 to the City. While the goal of these programs is not to generate a profit, both have made significant strides in recent years toward improving their overall financial sustainability and narrowing the gap between revenues and expenses. These efforts allow the City to continue providing high-quality gymnastics and cheer programs while remaining mindful of the financial investment required to deliver these services to the community.



City of TRUSSVILLE

Library Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	1,126,867.98	1,087,755.58	(39,112.40)
PAYROLL - LONGEVITY PAY	5,400.00	5,400.00	-
PAYROLL - OVERTIME	1,500.00	1,500.00	-
PAYROLL TAX EXPENSE	90,149.44	87,020.45	(3,128.99)
RETIREMENT EXPENSE	106,831.55	103,467.52	(3,364.03)
INSURANCE - EMPLOYEE HEALTH	174,592.80	128,608.32	(45,984.48)
INSURANCE - EMPLOYEE OTHER	2,800.00	2,800.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	16,100.00	16,100.00	-
EMPLOYMENT PHYSICALS/BACKGROUND	300.00	300.00	-
EDUCATION & TRAINING FEES (LIBRARY)	8,000.00	9,000.00	1,000.00
TRAVEL EXPENSES (LIBRARY)	9,000.00	10,000.00	1,000.00
TUITION REIMBURSEMENT	12,782.00	8,000.00	(4,782.00)
SUPPLIES - OFFICE	3,000.00	2,500.00	(500.00)
SUPPLIES - JANITORIAL (Library)	7,600.00	8,500.00	900.00
SUPPLIES/MATERIALS - OPERATING	5,500.00	5,500.00	-
CIRCULATING MATERIALS	-	195,000.00	195,000.00
BOOKS	80,000.00	-	(80,000.00)
PERIODICALS	5,000.00	-	(5,000.00)
AUDIO BOOKS	2,500.00	-	(2,500.00)
VIDEO	13,500.00	-	(13,500.00)
DIGITAL	92,000.00	-	(92,000.00)
FUEL - GASOLINE	1,200.00	1,200.00	-
DUES & SUBSCRIPTIONS	20,000.00	13,000.00	(7,000.00)
LEASED EQUIPMENT	-	13,000.00	13,000.00
TECHNOLOGY INOVATION-JCLC	58,000.00	58,000.00	-
PROGRAMS	23,500.00	24900	1,400.00
MAINT CONTRACTS-EQUIPMENT (Library)	15,400.00	11,000.00	(4,400.00)
REPAIR & MAINT-VEHICLE (Library)	3,500.00	3,000.00	(500.00)
REPAIR & MAINT-BUILDINGS (Library)	15,000.00	12,000.00	(3,000.00)
REPAIR & MAINT-EQUIPMENT (Library)	2,000.00	5,000.00	3,000.00
REPAIR & MAINT-GROUNDS (Library)	1,000.00	900.00	(100.00)
REPAIR & MAINT-TECHNOLOGY (Library)	500.00	500.00	-
SMALL EQUIPMENT/FURN (<\$5K)	5,000.00	9,000.00	4,000.00
	<u>1,908,523.77</u>	<u>1,822,951.87</u>	<u>(85,571.90)</u>

The City of Trussville provides annual funding to support the operations and services of the Trussville Public Library. The Library is governed by a Board of Directors whose members are appointed by the Trussville City Council. The Board provides oversight and guidance for library operations while City funding supports staffing of 20 employees, programming, materials, facilities, and the continued delivery of library services to the community.



Vehicle Maintenance Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	80,000.00	56,000.00	(24,000.00)
PAYROLL TAX EXPENSE	-	4,480.00	4,480.00
RETIREMENT EXPENSE	-	5,095.32	5,095.32
INSURANCE - EMPLOYEE HEALTH	-	15,332.64	15,332.64
INSURANCE - EMPLOYEE OTHER	-	-	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	-	-	-
EMPLOYMENT PHYSICALS/BACKGROUND CHECKS	-	150.00	150.00
CONTRACTOR EXPENSE	-	56,000.00	56,000.00
SUPPLIES/MATERIALS - OPERATING	20,000.00	91,000.00	71,000.00
	100,000.00	228,057.96	128,057.96

The Vehicle Maintenance Division is a new division created near the end of FY26 as part of the City's effort to bring vehicle maintenance services in-house. The City is currently building out a dedicated vehicle maintenance shop and plans to begin operations during FY27. As part of this transition, portions of vehicle maintenance line items previously budgeted within individual departments have been shifted into the new Vehicle Maintenance Division to help offset its operating costs. As a result, some departments may show reductions in vehicle maintenance expenses that reflect a reallocation of those costs rather than an actual reduction in service. After six months of full operation, the Mayor will provide a report to the City Council analyzing actual costs, operational performance, and the savings achieved by moving vehicle maintenance services in-house.



City of TRUSSVILLE

Recreation Expenditures

Description	FY2026	FY2027	Change
PAYROLL - BASE	733,622.95	559,051.08	(174,571.87)
PAYROLL - LONGEVITY PAY	400.00	400.00	-
PAYROLL - OVERTIME	11,000.00	11,000.00	-
PAYROLL TAX EXPENSE	58,689.84	44,724.09	(13,965.75)
RETIREMENT EXPENSE	54,243.23	56,714.38	2,471.15
INSURANCE - EMPLOYEE HEALTH	111,320.16	118,332.96	7,012.80
INSURANCE - EMPLOYEE OTHER	2,000.00	2,000.00	-
INSURANCE - WORKERS COMP/UNEMPLOYMENT	3,300.00	3,300.00	-
EMPLOYMENT PHYSICALS/BACKGROUND	9,000.00	9,000.00	-
UNIFORMS & ACCESSORIES (Employees)	2,500.00	2,500.00	-
EDUCATION & TRAINING FEES (REC)	2,500.00	1,500.00	(1,000.00)
TRAVEL EXPENSES (REC)	6,900.00	2,900.00	(4,000.00)
INTERNET/TV SERVICES (Rec)	-	-	-
POSTAGE	-	-	-
SUPPLIES-UNIFORMS/JERSEYS	67,400.00	57,000.00	(10,400.00)
SUPPLIES-TROPHIES/AWARDS	8,000.00	8,000.00	-
SUPPLIES-CONCESSIONS	2,000.00	2,000.00	-
SUPPLIES - OFFICE	600.00	925.00	325.00
SUPPLIES - JANITORIAL (Rec)	36,000.00	36,000.00	-
SUPPLIES/MATERIALS - OPERATING	43,100.00	34,631.10	(8,468.90)
FUEL - GASOLINE	1,200.00	1,700.00	500.00
MARKETING/PROMOTIONAL	500.00	500.00	-
OFFICIALS	145,000.00	145,000.00	-
SCOREKEEPERS	2,500.00	2,500.00	-
SUPERVISORS	500.00	500.00	-
COACHES	40,000.00	40,000.00	-
EDUCATION & TRAINING-COACHES (REC)	5,000.00	5,315.00	315.00
LESSONS EXPENSE	-	-	-
CLINICS EXPENSE	-	-	-
ENTRY/REGISTRATION FEES	19,300.00	19,300.00	-
DUES & SUBSCRIPTIONS	3,700.00	5,000.00	1,300.00
RENTAL - EQUIPMENT	2,000.00	2,000.00	-
PROGRAM INSTRUCTORS	95,500.00	100,000.00	4,500.00
BAD DEBT EXPENSE	5,000.00	-	(5,000.00)
MAINT CONTRACTS-SOFTWARE (Rec)	3,200.00	-	(3,200.00)
MAINT CONTRACTS-EQUIPMENT (Rec)	19,800.00	10,000.00	(9,800.00)
REPAIR & MAINT-VEHICLE (Rec)	3,000.00	-	(3,000.00)
REPAIR & MAINT-BUILDINGS & POOL (Rec)	33,700.00	24,445.67	(9,254.33)
REPAIR & MAINT-EQUIPMENT (Rec)	20,400.00	20,400.00	-
REPAIR & MAINT-TECHNOLOGY (Rec)	500.00	-	(500.00)
SMALL EQUIPMENT/FURN (<\$5K)	12,300.00	8,000.00	(4,300.00)
MISCELLANEOUS EXPENSE	500.00	500.00	-
BANK/CC SERVICE CHARGES	-	4,129.56	4,129.56
DONATED REC FACILITIES USAGE	243,000.00	-	(243,000.00)
	1,809,176.18	1,339,268.84	(469,907.34)

The Recreation Division currently includes 11 full-time employees, along with additional part-time staff who support the City of Trussville's parks and recreation programming. The department is responsible for coordinating and delivering a wide range of athletic, recreational, and community programs while supporting leagues, events, facilities, and activities offered throughout the year. These employees play an important role in providing quality recreational opportunities for residents of all ages and helping ensure that the City's programs remain organized, accessible, and responsive to the needs of the community.



Description	FY2026	FY2027	Change
REPAIR & MAINT-GROUNDS (TED)	82,000.00	82,000.00	-
TECHNOLOGY EQUIPMENT (TED)	-	2,000.00	2,000.00
ADVERTISING/SPONSORSHIP RECEIPTS	(1,000.00)	-	1,000.00
INSURANCE - LIABILITY & PROPERTY (TED)	10,100.00	10,100.00	-
POWER (TED)	4,000.00	-	(4,000.00)
SUPPLIES - MARKETING (TED)	158.00	158.00	-
REPAIR/MAINT - TECHNOLOGY (TED)	500.00	500.00	-
LEGAL & ACCOUNTING SERVICES (TED)	1,000.00	1,000.00	-
PROFESSIONAL SERVICES (TED)	2,000.00	1,000.00	(1,000.00)
RENTAL - EQUIPMENT (TED)	2,000.00	2,000.00	-
DUES & SUBSCRIPTIONS (TED)	2,500.00	2,500.00	-
REPAIR & MAINT-EQUIPMENT (TED)	3,000.00	3,000.00	-
SMALL EQUIPMENT/FURN (<\$5K) (TED)	3,000.00	3,000.00	-
SECURITY (TED)	4,000.00	5,000.00	1,000.00
REPAIR & MAINT-BUILDINGS (TED)	5,000.00	5,000.00	-
SUPPLIES - OPERATING & MATERIALS (TED)	6,000.00	6,000.00	-
INTERNET/TV SERVICES (TED)	20,400.00	20,400.00	-
WATER, SEWER & GAS (TED)	24,000.00	24,000.00	-
MARKETING/PROMOTIONAL (TED)	54,000.00	54,000.00	-
PRODUCTION/LABOR SERVICES	24,000.00	28,000.00	4,000.00
MAINT CONTRACTS-EQUIPMENT (TED)	29,000.00	29,000.00	-
ENTERTAINMENT BOOKINGS (TED)	80,000.00	90,000.00	10,000.00
	355,658.00	368,658.00	13,000.00

The City of Trussville has made a significant investment in the development and continued success of the Trussville Entertainment District as a destination for residents, visitors, businesses, and community events. The FY27 budget includes only minor adjustments from prior years; however, additional programming funds are being requested to support more events and activities within the district. These funds are intended to increase visitation, strengthen activity throughout the week, and continue building the Trussville Entertainment District as a vibrant gathering place for the community.



Debt Service Schedule

FYE	Total	2024 Regions	2022-A	2022-B	2021 Bryant (1585)	2021 Synovus (8533)	2020-A Series	2018-A Series	2017 Series
2027	13,531,520.96	392,167.20	472,518.76	562,400.00	97,261.20	263,080.56	1,945,712.10	1,868,100.00	368,636.00
2028	13,210,044.54	392,167.20	470,143.76	563,650.00	12,454.77	263,080.56	1,939,962.00	1,877,800.00	365,684.00
2029	13,206,608.66	392,167.20	472,393.76	564,400.00		263,080.56	1,941,499.60	1,881,350.00	367,732.00
2030	13,126,759.45	392,167.20	469,268.76	563,650.00		263,080.56	2,005,396.90	1,822,350.00	369,616.00
2031	13,036,413.56	392,167.20	470,768.76	564,400.00		261,510.64	2,101,241.40	1,728,600.00	366,336.00
2032	12,779,167.68	392,167.20	471,768.76	563,650.00			2,123,739.95	1,707,200.00	368,056.00
2033	12,769,503.76	392,167.20	467,393.76	562,400.00			2,153,222.15	1,675,000.00	369,612.00
2034	15,097,188.72	228,764.20	468,643.76	561,850.00			2,155,387.40	1,672,400.00	366,004.00
2035	12,517,180.03	-	470,443.76	562,050.00			2,155,393.70	1,918,200.00	367,396.00
2036	14,057,799.70	-	471,843.76	561,850.00			2,152,916.80	1,917,400.00	1,918,624.00
2037	12,480,495.47	-	467,803.13	561,081.25			629,900.80	1,904,400.00	2,103,848.00
2038	5,712,017.03	-	468,315.63	559,737.50			627,544.00	1,784,600.00	
2039	11,781,853.76	-	468,415.63	562,878.13			6,710,160.00	1,792,200.00	
2040	9,920,923.66	-	467,784.38	560,121.88			6,720,742.40	1,782,200.00	
2041	5,843,159.38	-	466,409.38	561,450.00				4,425,200.00	
2042	1,421,384.38	-	469,487.50	562,121.88					
2043	1,418,256.26	-	467,018.75	562,137.51					
2044	1,418,156.26	-	468,812.50	561,268.76					
2045	1,410,662.52	-	464,862.50	559,506.26					
2046	1,411,568.76	-	465,350.00	557,068.76					
2047	1,410,468.76	-	465,162.50	558,843.76					
2048	1,407,431.26	-	464,300.00	559,718.76					
2049	1,026,821.88	-	467,412.50	559,409.38					
2050	1,022,393.76	-	464,490.63	557,903.13					
2051	1,021,231.26	-	465,759.38	555,471.88					
2052	1,023,103.13	-	466,103.13	557,000.00					
2053	1,018,009.38	-	465,521.88	552,487.50					
	194,190,123.97	2,973,934.80	12,638,197.02	15,138,506.34	109,715.97	1,313,832.88	35,362,619.20	29,756,800.00	7,331,544.00

2014 QSCB	PNC LOC 2026	Evans/ Norris	McPherson/ Scottsman	Central Alabama Tax- Exempt	GOW, Series 2025	2020-B Series	2018-B Series	2026 Series	2014-C Series
116,298.00	336,000.00	180,224.40	108,000.00	47,627.10	641,227.34	3,991,793.30	390,750.00	1,813,000.00	36,725.00
116,298.00		180,224.40	108,000.00		641,227.35	4,012,952.50	387,250.00	1,838,750.00	40,600.00
116,298.00		180,224.40	108,000.00		641,227.34	4,046,985.80	388,500.00	1,842,750.00	-
116,298.00		105,130.90	108,000.00		641,227.33	4,045,473.80	386,100.00	1,839,000.00	
116,298.00			108,000.00		641,227.36	4,049,614.20	388,500.00	1,847,750.00	
116,298.00			108,000.00		641,227.37	4,048,310.40	390,500.00	1,848,250.00	
116,298.00			108,000.00		641,227.35	4,051,333.30	387,100.00	1,845,750.00	
2,601,298.00			108,000.00		641,227.36	4,054,864.00	388,500.00	1,850,250.00	
			108,000.00		641,227.37	4,053,719.20	389,500.00	1,851,250.00	
			108,000.00		641,227.34	4,057,087.80	390,100.00	1,848,750.00	
			108,000.00		427,484.89	4,034,927.40	390,300.00	1,852,750.00	
			28,969.90			-	385,100.00	1,857,750.00	
							389,700.00	1,858,500.00	
							390,075.00		
							390,100.00		
							389,775.00		
							389,100.00		
							388,075.00		
							386,293.76		
							389,150.00		
							386,462.50		
							383,412.50		
3,415,384.00	336,000.00	645,804.10	1,216,969.90	47,627.10		44,447,061.70	8,544,343.76	23,994,500.00	77,325.00



FY2027 Infrastructure Initiative

Proposed Investment: \$900,000

The FY 2027 Proposed Budget includes a request to invest \$900,000 from restricted fund accounts into targeted infrastructure improvements throughout the City of Trussville. This initiative is designed to accelerate implementation of the City's long-term roadway maintenance plan while also addressing striping, sidewalks, greenways, and other transportation infrastructure needs.

Proposed FY 2027 Investments

Crack Sealing – 47.66 Miles | \$350,000

This investment would allow the City to complete crack sealing on approximately 47.66 miles of roadway, addressing Years one and two of the paving plan developed by SAIN & Associates. Crack sealing is an important preventative maintenance tool that helps extend pavement life, reduce water intrusion, and delay more costly roadway reconstruction.

Additional Road Maintenance & Striping | \$250,000

An additional \$250,000 is proposed for roadway maintenance and striping needs throughout the City. These funds would provide greater flexibility to address priority road conditions, pavement markings, safety improvements, and other transportation needs identified during the fiscal year.

Sidewalk & Greenway Improvements/Repairs | \$300,000

The initiative also includes \$300,000 for sidewalk and greenway improvements and repairs. This funding will allow the City to address existing deficiencies while continuing to improve pedestrian connectivity, accessibility, and the overall condition of the City's growing sidewalk and greenway network.

Total FY 2027 Proposed Investment: \$900,000

I believe FY 2027 presents an opportunity to make meaningful progress on Trussville's infrastructure by completing the first two years of the *roadway maintenance plan* identified by SAIN & Associates while simultaneously investing in road safety, sidewalks, and greenways. Utilizing available restricted funds for these purposes allows the City to make these improvements without placing the full burden on the General Fund and positions us to enter future fiscal years with a more proactive approach to infrastructure maintenance.



**FY 2027 Capital Funding Strategy
Proposed Allocation of Anticipated Land Sale Proceeds**

The City anticipates approximately \$2,750,000 in land sale proceeds during FY 2027. At the same time, department heads have submitted approximately \$3.5 million in combined capital requests for equipment, vehicles, facility needs, and other departmental priorities. While many of these requests represent legitimate needs, the full list cannot reasonably be funded in a single fiscal year. As a result, I am recommending that the City take a prioritized approach that addresses immediate capital needs while also setting aside funding for larger obligations anticipated in the coming years.

Of the anticipated land sale proceeds, I am requesting that the City Council earmark \$1,250,000 for a Capital Improvement Fund. These funds would be reserved to help offset the required grant match associated with a new playground project that I believe has a strong opportunity to be awarded during FY 2027, as well as a future sewer project that the City is contractually obligated to undertake. Establishing this reserve now allows the City to plan ahead for these significant investments rather than having to absorb their full impact in a future operating budget.

I am also requesting approximately \$600,000 for priority capital purchases selected from the requests submitted by department heads. The City Council will receive a complete copy of all departmental capital requests for review; however, my recommendation is to fund the highlighted priority items on that list, which total just under \$600,000. These recommendations are intended to address the most immediate operational and equipment needs while maintaining a responsible balance between current priorities and future capital obligations.

The remaining \$900,000 from the anticipated land sale proceeds is proposed to be placed into the General Fund. This allocation would strengthen the City's overall financial position and provide additional flexibility to address operating needs, unforeseen expenses, or other priorities that may arise during the fiscal year.

This approach allows the City to use a significant portion of one-time land sale proceeds for one-time capital investments and future obligations while also strengthening the General Fund and preserving flexibility within the FY 2027 budget.



City of TRUSSVILLE

Department Head Request

Description	Department	Amount
60inch Zero Turn	Public Works	13,000.00
60inch Zero Turn	Public Works	13,000.00
60inch Zero Turn	Public Works	13,000.00
60inch Zero Turn	Public Works	13,000.00
Batwing Bushop (FC15E Flex)	Public Works	25,000.00
Landscape Truck	Public Works	95,000.00
Landscape Truck	Public Works	95,000.00
Landscape Truck	Public Works	95,000.00
Mulcher Head for Skid-Steer	Public Works	41,300.00
Mulcher Attachment for Dingo	Public Works	15,000.00
Kubota UTV	Public Works/Park Maintenance	25,000.00
Mounted Belt Blade Sharpener	Public Works/Park Maintenance	4,600.00
Multi Process Gas Shielded welder	Public Works/Park Maintenance	5,200.00
Rescue Truck Rechassis	Fire	200,000.00
Staff Vehicle	Fire	70,000.00
Staff Vehicle	Fire	70,000.00
Staff Vehicle	Fire	70,000.00
5 SCBAs	Fire	50,000.00
Aerial Truck	Fire	1,700,000.00
25 Computers	IT	35,000.00
3 Switches	IT	12,000.00
25 Monitors	IT	7,500.00
2 Access Point	IT	1,800.00
10 Rugged Laptops	IT	25,000.00
Staff Vehicle	IT	30,000.00
Gym Floors	Civic Center	5,400.00
Auditorium Sound Upgrade	Civic Center	28,867.37
Auditorium LED Wall	Civic Center	81,651.92
Police Vehicle	Police	76,060.00
Police Vehicle	Police	76,060.00
Police Vehicle	Police	76,060.00
Police Vehicle	Police	76,060.00
Inmate Booking System Upgrade	Police	26,350.00
Maintenance Truck	Inspections	42,000.00
Maintenance Truck	Building Maintenance	42,000.00
Update Youth Restrooms	Library	12,000.00
Interior Paint, Wall Repair, Wallpaper	Library	35,000.00
Create Study Room	Library	25,000.00
Replace Light Fixtures	Library	16,000.00
		-
Dehumidifier System	Library	18,000.00
Replace Security Cameras	Library	33,000.00
(2) New Service Desk in Adult Department	Library	9,000.00
Teen Space Remodel	Library	8,000.00
ADA Compliant Entry at rear of building	Library	12,000.00
Outdoor seating and program space	Library	35,000.00
		<u>3,457,909.29</u>

The highlighted items represent my recommended FY27 expenditures from the requests submitted by department heads and total approximately \$600,000. Should the City experience additional revenue growth and remain in a strong financial position as the fiscal year progresses, I will bring additional capital requests to the City Council for consideration on a case-by-case basis based on need and the overall economic outlook as we continue to strengthen reserves.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
AND ZONING MAP OF THE CITY OF TRUSSVILLE, ALABAMA

BE IT ORDAINED by the City Council of the City of Trussville, Alabama, as follows:

1. Amendment and extension of the zoning map: The official zoning map of the City of Trussville, Alabama, established by and under the authority of the City of Trussville Zoning Ordinance No. 2023-004-PZ, as amended, is hereby amended and extended to include the property described on Exhibit “A” attached hereto, and Exhibit “B” a map of the property hereby zoned, according to the zoning classifications of the City of Trussville designated on individual parcels shown thereupon.

2. Upon application made by property owners **Alison & Huey D. Jennings Jr.**, the following properties, formerly zoned **R-6 (Mobile Home Residential)**, will hereby be rezoned **R-2 (Single Family Residential)**, with the stipulation prohibiting any replacement mobile or manufactured homes for the two already on the premises:

Parcel #	Site Address
24-00-03-1-004-001.000.RR	611 Anniston Ave.
24-00-03-1-004-002.000.RR	617 Anniston Ave.
24-00-03-1-004-003.000.RR	619 Anniston Ave.
24-00-03-1-004-007.000.RR	612 Alabama Blvd.
24-00-03-1-004-008.000.RR	604 Alabama Blvd.

3. All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Trussville, Alabama which are inconsistent with the provisions of this ordinance are hereby expressly repealed.

4. If any part, section, or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this Ordinance, which shall continue in full force and effect notwithstanding such holding.

5. This ordinance shall become effective immediately upon its adoption, approval and publication as provided by law.

ADOPTED AND APPROVED THIS THE 8TH OF SEPTEMBER 2026

Jaime Melton Anderson, Council President

Ben Short, Mayor
City of Trussville

Attest: _____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Trussville, Alabama, on the 8th day of September 2026.

The above and foregoing ordinance was published on the 9th day of September 2026 by posting copies thereof in three public places within the City of Trussville, one of which was at Trussville City Hall.

Witness my hand and seal of office this 9th day of September 2026

Dan Weinrib MMC, City Clerk

PARCEL #: 24 00 03 1 004 001.000
OWNER: JENNINGS HUEY D JR
ADDRESS: 612 ALABAMA BLVD BIRMINGHAM AL 35173
LOCATION: 611 ANNISTON AVE BHAM AL 35173

Baths: **0.0** H/C Sqft: **0**
06-032.0 Bed Rooms: **0** Land Sch: **L1**
Land: **7,600** Imp: **0** Total: **7,600**
Acres: **0.000** Sales Info: **11/26/2019 \$7,000**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2026 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
LOTS 3	910 UNDEV. & UNUSED LAND	0	0	\$7,600.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: QUEENSTOWN MAP BOOK: 7 PAGE: 72
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 44 SECONDARY BLOCK: 0
PRIMARY LOT: 15 SECONDARY LOT: 0

METES AND BOUNDS: LOT 15 BLK 44 QUEENSTOWN

SALES INFORMATION

11/26/2019 \$7,000.00 2 **BOOK:**2019 **PAGE:**131838 Land & Building JENNINGS HUEY D JR

PARCEL #: 24 00 03 1 004 002.000
OWNER: JENNINGS HUEY DILLARD JR & ALISON
ADDRESS: 612 ALABAMA BLVD TRUSSVILLE AL 35173
LOCATION: 617 ANNISTON AVE BHAM AL 35173

06-032.0 Baths: **0.0** H/C Sqft: **0**
Land: **2,100** Bed Rooms: **0** Land Sch: **L1**
Acres: **0.000** Imp: **0** Total: **2,100**
Sales Info: **\$0**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2026 ▼

SUMMARY **LAND** BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
LOTS 3	910 UNDEV. & UNUSED LAND	0	0	\$2,100.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: QUEENSTOWN MAP BOOK: 7 PAGE: 72
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 44 SECONDARY BLOCK: 0
PRIMARY LOT: 16 SECONDARY LOT: 0

METES AND BOUNDS: LOT 16 BLK 44 QUEENSTOWN

SALES INFORMATION

No Sales Information on Record

PARCEL #: 24 00 03 1 004 003.000
OWNER: JENNINGS HUEY DILLARD JR & ALISON
ADDRESS: 612 ALABAMA BLVD TRUSSVILLE AL 35173
LOCATION: 619 ANNISTON AVE BHAM AL 35173

06-032.0 Baths: **0.0** H/C Sqft: **0**
Land: **4,300** Bed Rooms: **0** Land Sch: **L1**
Acres: **0.000** Imp: **0** Total: **4,300**
Sales Info: **\$0**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2026 ▼

SUMMARY **LAND** BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
LOTS 3	910 UNDEV. & UNUSED LAND	0	0	\$4,300.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: QUEENSTOWN MAP BOOK: 7 PAGE: 72
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 44 SECONDARY BLOCK: 0
PRIMARY LOT: 17 SECONDARY LOT: 0

METES AND BOUNDS: LOTS 17 & 18 BLK 44 QUEENSTOWN QUEENSTOWN

SALES INFORMATION

No Sales Information on Record

PARCEL #: 24 00 03 1 004 007.000
OWNER: JENNINGS HUEY DILLARD JR & ALISON
ADDRESS: 612 ALABAMA BLVD TRUSSVILLE AL 35173
LOCATION: 612 ALABAMA BLVD BHAM AL 35173

[MANFHOME-NONE]
06-032.0
Land: **38,300**
Acres: **0.000**
Baths: **0.0**
Bed Rooms: **0**
Imp: **57,800**
Sales Info: **10/27/2012**
\$65,700
H/C Sqft: **0**
Land Sch: **L1**
Total: **96,100**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2026 ▼

LAND COMPUTATION

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

	Code	Acerage	Square Foot	Market Value	CU. Value
LOTS 3	140 MOBILE HOME LOT - SINGLE	0	0	\$38,300.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: QUEENSTOWN MAP BOOK: 7 PAGE: 72
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 44 SECONDARY BLOCK: 0
PRIMARY LOT: 5-9 SECONDARY LOT: 0

METES AND BOUNDS: LOTS 5 THRU 9 BLK 44 QUEENSTOWN

SALES INFORMATION

10/27/2012 \$65,700.00 1 **BOOK:**201219 **PAGE:**5696 Land & Building JENNINGS HUEY DILLARD JR & ALISON

PARCEL #: 24 00 03 1 004 008.000
OWNER: JENNINGS HUEY D JR &
ADDRESS: 604 ALABAMA BLVD TRUSSVILLE AL 35173-1980
LOCATION: 604 ALABAMA BLVD BHAM AL 35173

[**MANFHOME-NONE**] Baths: **0.0** H/C Sqft: **0**
06-032.0 Bed Rooms: **0** Land Sch: **L1**
Land: **42,900** Imp: **55,300** Total: **98,200**
Acres: **0.000** Sales Info: **\$0**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2026 ▼

SUMMARY **LAND** BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
LOTS 3	140 MOBILE HOME LOT - SINGLE	0	0	\$42,900.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: QUEENSTOWN MAP BOOK: 7 PAGE: 72
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 44 SECONDARY BLOCK: 0
PRIMARY LOT: 10& SECONDARY LOT: 0

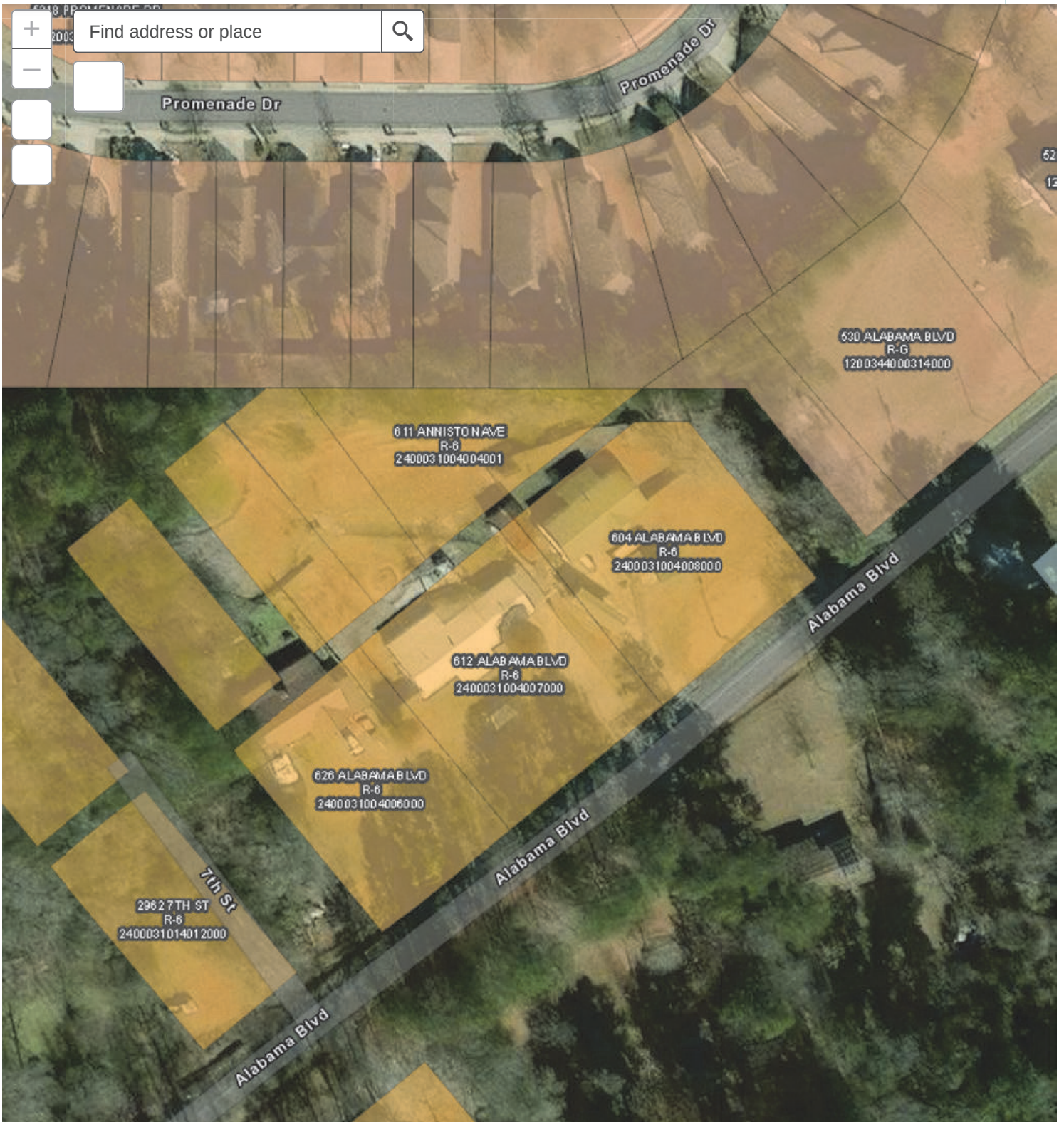
METES AND BOUNDS: LOTS 10 THRU 14 BLK 44 QUEENSTOWN

SALES INFORMATION

No Sales Information on Record



Trussville Zoning Map



100ft

-86.622 33.591 Degrees

A Resolution Approving the Vacation of a Recorded Sewer Easements

BE IT RESOLVED BY THE CITY COUNCIL OF TRUSSVILLE, ALABAMA in regular session that the vacation of sewer easements associated with the following documents (Exhibit A):

Deed Book 5610	Deed Page 146
Deed Book 5610	Deed Page 150
Deed Book 5610	Deed Page 166

in the office of Jefferson County Probate Court is assented to and approved pursuant to the provisions of *Alabama Code (1975) Section 23-4-20*. This vacation is hereby enacted immediately upon adoption of this Resolution adopted by the City. A copy of the petition filed with Jefferson County is attached as **Exhibit B**.

BE IT FURTHER RESOLVED that the City Clerk or designated representative shall record this resolution in the Office of Jefferson County Probate Judge upon enactment.

ADOPTED AND APPROVED THIS THE 8TH OF SEPTEMBER 2026

Jaime Melton Anderson, Council President

Ben Short, Mayor
City of Trussville

Attest: Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and forgoing is a true and correct copy of the Resolution duly and legally adopted by the City Council of the City of Trussville, Alabama on the 8th day of September, 2026, while in regular session on Tuesday, September 8, 2026, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 9th day of September, 2026

Dan Weinrib MMC, City Clerk

Original is in 2-23870 -

5610-146

STATE OF ALABAMA

JEFFERSON COUNTY

Know all men by these presents, that, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations to the undersigned grantor in hand paid by the Town of Trussville, Alabama, the receipt whereof is hereby acknowledged by the said grantor, C. E. Bondary, Jr., and wife, Bertha, of the County of Jefferson, Alabama, do hereby sell and convey unto the said Town of Trussville, Alabama, all that certain strip of land lying along and across a strip of ground for the purpose of constructing and maintaining, replacing and repairing a sanitary sewer line, the said strip of ground being five (5) feet on each side of the center line thereof and more or less, situate in Trussville, Alabama, Jefferson County, Alabama, described as follows:

Beginning at a point on the east boundary line of Parcel No. 12-194-1 (being also the east boundary line of Parcel No. 12-194-2) and going being 511 feet south from the corner of said Parcel No. 12-194-1) thence running line westerly directed for a distance of 66 feet to a point located 511 feet west of the east boundary line of U. S. Highway 11, and thence running line northerly to the corner line end of the easement described.

TO HAVE AND TO HOLD unto the Town of Trussville, Alabama, a Corporation, its successors and assigns, for the purpose and with right of ingress and egress of sewer lines.

Given under the hand of the undersigned grantor, C. E. Bondary, Jr., and wife, Bertha, of the County of Jefferson, Alabama, this 30th day of April, 1955.

30th day of April, 1955

STATE OF ALABAMA
JEFFERSON COUNTY

C. E. Bondary, Jr.
and wife, Bertha

Robert E. Bondary
Mayor of Trussville

4-30-55

5610-147

STATE OF ALABAMA

JEFFERSON COUNTY

I, W. H. North, County Clerk of
Jefferson County in said State, hereby certify that O. E. [unclear] Jr. and
Mrs. Bessie K. [unclear] [unclear] whose names are signed to the
foregoing conveyance and who are known to me, acknowledged before me on this
date that, being informed of the contents of the conveyance, they executed
the same voluntarily on the day the same bears date.

Given under my hand this 17 day of May, 1941

W. H. North
County Clerk

STATE OF ALABAMA
RECORDS AND DEEDS
5610-146
APR 31 8 23 AM '41
RECORDED
J. W. [unclear]
CLERK

DEED 5610P150

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of one dollar (\$1.00) and other good and valuable considerations to the undersigned grantor in hand paid by the Town of Trussville, Alabama, a Municipal Corporation, the receipt whereof is hereby acknowledged, I the said grantor, Mrs. Lee Morrison, a widow, do hereby grant, bargain, sell and convey unto the said Town of Trussville, Alabama, an easement over, along and across a strip of ground for the purpose of constructing, maintaining, replacing and repairing a sanitary sewer line, the said strip of ground being five (5) feet on each side of the center line thereof situated in the Town of Trussville, Jefferson County, Alabama, described as follows:

Beginning at a point on the east boundary line of Parcel known as Tax unit No. A2-1932 (being also the west boundary line of Parcel known as Tax Unit No. A2-1910-6), said point being 311 feet south from the northeast corner of said Parcel No. A2-1932; thence running in a westerly direction, crossing Parcel No. A2-1932 for a distance of 77.5 feet more or less to a point on the west boundary line of said Parcel No. A2-1932 (being also the east boundary line of Parcel known as Tax Unit No. A2-1933-1), said point being 311 feet south from the northwest corner of said Parcel No. A2-1932.

TO HAVE AND TO HOLD unto Town of Trussville, Alabama, a Municipal Corporation, its successors and assigns, for the purposes aforesaid, together with rights of ingress and egress as hereafter stated.

There is also hereby granted to grantee all reasonably necessary rights of ingress and egress to and from said strip of ground for the purpose of construction, maintenance, replacement and repair of a sanitary sewer line thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of May, 1955.

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that no mortgage tax or deed tax has been collected on this instrument SEAL

Henry W. Hanna
Judge of Probate

"NO TAX COLLECTED"

SUP 3 of 11 26-16-160

DEED 5610P166

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations to the undersigned grantors in hand paid by the Town of Trussville, Alabama, a Municipal Corporation, the receipt whereof is hereby acknowledged, we the said grantors, Gerald L. Wheeler and wife, Mary Henson Wheeler, do hereby grant, bargain, sell and convey unto the said Town of Trussville, Alabama, an easement over, along and across a strip of ground for the purpose of constructing, maintaining, replacing and repairing a sanitary sewer line, the said strip of ground being five (5) feet on each side of the center line thereof situated in the Town of Trussville, Jefferson County, Alabama, described as follows:

Beginning at a point on the east boundary line of parcel known as Tax Unit No. A2-1933-1 (being also the west boundary line of parcel known as Tax Unit No. A2-1932), said point being 311 feet south of the northeast corner of said parcel No. A2-1933-1; thence running in a westerly direction for a distance of 232.5 feet more or less crossing parcels known as Tax Units No. A2-1933-1 and No. A2-1933-2 to a point on the west boundary line of said parcel No. A2-1933-2 (being also the east boundary line of parcel known as No. A2-1934-1), said point being 311 feet south of the north west corner of parcel No. A2-1933-2.

TO HAVE AND TO HOLD unto Town of Trussville, Alabama, a Municipal Corporation, its successors and assigns, for the purposes aforesaid, together with rights of ingress and egress as hereafter stated.

There is also hereby granted to grantee all reasonably necessary rights of ingress and egress to and from said strip of ground for the purpose of the construction, maintenance, replacement and repair of a sanitary sewer line thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

12th day of May, 1955.

G. L. Wheeler (SEAL)

Mary H. Wheeler (SEAL)

Sep 3 with NE, 26-14-14

Handwritten signature

ms



MAYOR | BEN SHORT
CITY CLERK | DAN WEINRIB
COUNCIL MEMBERS
JAIME ANDERSON
KIMBERLY FARR
BEN HORTON
BRIAN JACKSON
JIM MILLER

WHEREAS, we, the City of Trussville, are the owner of sewer easements associated with the following documents, recorded in the office of Jefferson County Probate Court:

Deed Book 5610 Deed Page 166

WHEREAS, we desire to vacate these sewer easements, as appears on said recorded deed book and pages

WHEREAS, we are also the owners of all real property where these easements are located

NOW THEREFORE, we the owner hereby declare these sewer easements to be vacated, pursuant to and in accordance with the provisions of *Section 23-4-20 of the Alabama Code of 1975*.

Such vacation will not deprive other property owners of a convenient and reasonable means of ingress and egress to their property.

Petitioner/ Owner Name (Print)	Signature & Date	Address or Parcel
City of Trussville	 DAN WEHRING	12 00 26 2 006 029.000 RR
	AUGUST 31, 2026	12 00 26 2 006 034.000 RR
		12 00 26 2 006 034.001 RR

STATE OF ALABAMA

JEFFERSON COUNTY

I, Donna Newton, a notary public in and for said county in said state, hereby certify that DAN WEINER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31st day of August, 2026.

(SEAL)



Donna Newton
Notary Public

My Commission Expires: 8/6/2029

Resolution No. 2026-

**A Resolution Authorizing the Mayor to Sign an Easement Agreement
with BRE Main Street, LLC**

BE IT RESOLVED by the City Council of the City of Trussville, Alabama, that Mayor Short is hereby authorized to sign an Easement Agreement with BRE Main Street LLC (**Exhibit A**) located within the Final Minor Subdivision – Blackwater’s Addition to Trussville Plat No. 1, recorded in Book 271, Page 41 (**Exhibit B**) in the Probate Office of Jefferson County, Alabama

ADOPTED AND APPROVED THIS THE 8TH OF SEPTEMBER 2026

Jaime Melton Anderson, Council President

Ben Short, Mayor
City of Trussville

Attest:_____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and forgoing is a true and correct copy of the Resolution duly and legally adopted by the City Council of the City of Trussville, Alabama on the 8th day of September, 2026, while in regular session on Tuesday, September 8, 2026, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 9th day of September, 2026

Dan Weinrib MMC, City Clerk

TO BE RECORDED AT CLOSING AFTER
THE DEED FROM CITY TO DEVELOPER
CONVEYING LOT 1. THE PLAT
CREATING THE PARCELS WILL BE
RECORDED PRIOR TO CLOSING.

Document prepared by
and return to:

Amy McMullen, Esq.
BRE Main Street, LLC
c/o Blackwater Real Estate, LLC
700 Montgomery Hwy, Suite 186
Birmingham, AL 35216

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“Agreement”) is made as of the ____ day of _____, 2026 (“Effective Date”), by and among the **BRE MAIN STREET, LLC**, an Alabama limited liability company (“Developer”) and **CITY OF TRUSSVILLE, ALABAMA** (“City”) and.

RECITALS

WHEREAS, Developer is the owner of a tract or parcel of land located in the City of Trussville, Jefferson County, Alabama, said parcel being adjacent to the Lot 1 Parcel and referred to herein as the “Lot 1 Parcel”, and being described on Exhibit A attached hereto and shown on the site plan attached hereto as Exhibit D (the “Site Plan”); and

WHEREAS, the City is the owner of that certain tract or parcel of land located in the City of Trussville, Jefferson County, Alabama, said parcel being referred to herein as the “Lot 2 Parcel”, and being described on Exhibit B attached hereto and shown on the Site Plan; and

WHEREAS, the Parties (as defined below) hereby desire to grant certain easements as more particularly set forth here; and

WHEREAS, the Parties expressly intend that each covenant stated herein shall constitute

a covenant running with the land and shall inure to the equal benefit of the Property and the owners thereof, and their respective successors and assigns, and may inure to the benefit of any other entity which may acquire any interest, in whole or in part in all or any portion of the Property, as the case may be.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficient of which is hereby acknowledged, the parties hereto agree as follows:

1. Definitions. The following terms as used in this Agreement shall have the means set forth below.

(a) “Laws” shall include all applicable laws, rules, regulations, codes, orders and ordinances of the city, county, state and federal government, or any department or agency thereof, now in force or which hereafter be in force.

(b) “Occupant” shall mean any Party and Person, from time to time entitled to the use and occupancy of the Property, or any portion thereof, under an ownership right or any lease, sublease, license, concession or other similar agreement.

(c) “Party” or “Parties” shall mean collectively, the City and the Developer, their respective successors and assigns who become owners of all or any portion of the Property in accordance with the terms of this Agreement, or individually, any one of the foregoing.

(d) “Permittee” shall mean all Occupants and the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, guests, invitees, licensees, tenants, subtenants, and concessionaires of any Party or Occupants and other persons who have business with any Party or Occupant of the Property insofar as their activities relate to the permitted use of such Property.

(e) “Person” shall mean any individual, partnership, firm, association, corporation, limited liability company, trust or any other form of business or government entity.

(f) “Property” shall mean, collectively, the Lot 1 Parcel and the Lot 2 Parcel.

(g) “Utility and Drainage Easement Area” shall mean that area shown on the Site Plan as “Utility and Drainage Easement” such and legally described on Exhibit D.

2. Easement.

(a) The City hereby grants and conveys to Developer and its Permittees for the benefit of Lot 1 Parcel, a non-exclusive, perpetual easement for the construction, connection, operation, use, repair and maintenance of a sanitary sewer line over, under, and across the Utility and Drainage Easement Area, which such easement shall include the right to connect to any existing sanitary sewer line in place within such area and the right to access that portion of Lot 2 Parcel or the Utility and Drainage Easement Area as required to install, repair, replace or maintain any infrastructure that may be located or needed to install within such area, from time to time. Any connection shall be done only with the approval of the authority having jurisdiction over the existing sewer line.

(b) The City hereby grants and conveys to Developer and its Permittees for the benefit of Lot 1 Parcel, a non-exclusive, perpetual easement for stormwater drainage over and across the Lot 2 Parcel through the Utility and Drainage Easement Area into Pinchgut Creek and for the construction, connection, operation, use, repair and maintenance of any drainage facilities over, under, and across the Utility and Drainage Easement Area, which such easement shall include the right to connect and/or to drain to any storm water drainage facilities in place within such area or to any existing waterway and the right to access that portion of Lot 2 Parcel or Utility and Drainage Easement Area required to install, repair, replace or maintain any infrastructure that may be located or needed to install within such area, from time to time. If and when Developer develops the Lot 1 Parcel, any future connection to any storm water drainage facilities and any stormwater drainage into Pinchgut Creek and any other existing waterway (collectively, the "Waterways") shall be done only with the approval of the authority or authorities having jurisdiction over any such existing storm water drainage facilities and/or the Waterways.

(c) The use of the easements granted herein by Developer and its respective Permittees shall be performed in compliance with all Laws.

3. Indemnification; No Warranty of Title. Developer shall indemnify, release, hold harmless, and defend the City from any and all claims, damages, injuries, and expenses, including without limitation, attorneys' fees, arising from the construction of the sewer and stormwater drainage facilities within the Utility and Drainage Easement Area by Developer or any of its Permittees and use by Developer or any of its Permittees of the easements herein granted. No warranty of title to the Utility and Drainage Easement Area is given or implied through the City's execution and delivery of this Easement.

4. Notices. Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified mail, postage prepaid, return receipt requested, (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt or (d) by legible facsimile or email (followed by hard copy delivered in accordance with

the preceding subsections (a)-(c)), and the notice address for each Party shall be the address maintained by each Party on file with the office of the County Assessor for delivery of ad valorem tax statements relating to a Property, unless a Party otherwise notifies the other Parties. Any notice shall be effective only upon receipt (or refusal by the intended recipient to accept delivery). Notices sent or received by a party's designated counsel shall be deemed sent or received, as the case may be, to the applicable Party.

5. **Execution and Counterparts.** This Agreement may be executed in any number of counterparts, all of which shall be deemed for all purposes to be included as one agreement.

6. **Entire Agreement.** This Agreement contains the entire agreement among the parties hereto with respect to the transactions contemplated herein.

7. **Governing Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Alabama ("State"), without regard to the principles of conflicts of laws or to any choice of law provision or rule (whether of the State or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State.

8. **Amendments and Waivers.** Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and signed, in the case of an amendment, by an authorized representative of each Party, or in the case of a waiver, by the Party against whom the waiver is to be effective. No failure or delay by any Party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

9. **Severability.** Wherever possible, each provision hereof shall be interpreted in such manner as to be effective and valid under applicable law, but if any one or more of the provisions contained herein shall, for any reason, be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such provision shall be ineffective to the extent, but only to the extent, of such invalidity, illegality or unenforceability without invalidating the remainder of such invalid, illegal or unenforceable provision or provisions or any other provisions hereof, unless such a construction would be reasonable.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

DEVELOPER:

BRE MAIN STREET, LLC,
an Alabama limited liability company,

By: _____
John Abernathy, President

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that John Abernathy, whose name as President of BRE MAIN STREET, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the ____ day of _____, 20__.

_____, Notary Public
[print name]

My Commission Expires: _____

CITY:

CITY OF TRUSSVILLE

By: _____

Name: _____

Its: _____

Date Executed: _____

Attest:

By: _____

Name: _____

Title: _____

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County in said State hereby certify that _____ whose name as _____ of CITY OF TRUSSVILLE, ALABAMA, is signed to the foregoing instrument, and who is known to me acknowledged before me on this day, that being informed of the contents of said instrument, as such _____ and with full authority, executed the same voluntarily for and as the act of said _____.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF LOT 1 PARCEL

The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:

Lot 1 of the Final Minor Subdivision – Blackwater’s Addition to Trussville Plat No. 1, recorded in Book 271, Page 41, in the Probate Office of Jefferson County, Alabama.

EXHIBIT B

LEGAL DESCRIPTION OF LOT 2 PARCEL

The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:

Lot 2 of the Final Minor Subdivision – Blackwater’s Addition to Trussville Plat No. 1, recorded in Book 271, Page 41, in the Probate Office of Jefferson County, Alabama.

EXHIBIT C

LEGAL DESCRIPTION OF UTILITY AND DRAINAGE EASEMENT AREA

An easement over and across a parcel of land being situated in the Southeast one-quarter of the Northwest one-quarter of Section 26, Township 16 South, Range 1 West, Jefferson County, Alabama, said easement being more particularly described as follows:

Commence at a found capped rebar stamped (EDG) marking the Southwest corner of Lot 1, Trussville Market Place (Plat Book 187, Page 67); thence run North 69 degrees 12 minutes 15 seconds East along the South line of Lot 1 Trussville Market Place (Plat Book 187, Page 67) for a distance of 579.00 feet to a point; thence run North 25 degrees 01 minutes 17 Seconds East along the South line of said Lot 1 for a distance of 254.63 to a set 5/8" capped rebar stamped (GSA); thence leaving the South line of said Lot 1 run South 26 degrees 14 minutes 42 seconds East for a distance of 370.79 to a set 5/8" capped rebar stamped (GSA) marking the POINT OF BEGINNING of the easement herein described; thence run South 85 degrees 53 minutes 08 seconds East for a distance of 53.95 feet to a set 5/8" capped rebar stamped (GSA); thence run North 50 degrees 08 minutes 23 seconds East for a distance of 542.25 feet to a set 5/8" capped rebar stamped (GSA); thence run South 28 degrees 01 minutes 41 seconds East for a distance of 153.26 feet to a point; thence run South 50 degrees 08 minutes 23 seconds West for a distance of 595.05 feet to a point; thence run North 26 degrees 14 minutes 42 seconds West for a distance of 192.88 feet to the POINT OF BEGINNING. Said easement contains 89,787 square feet or 2.06 acres more or less.

EXHIBIT D

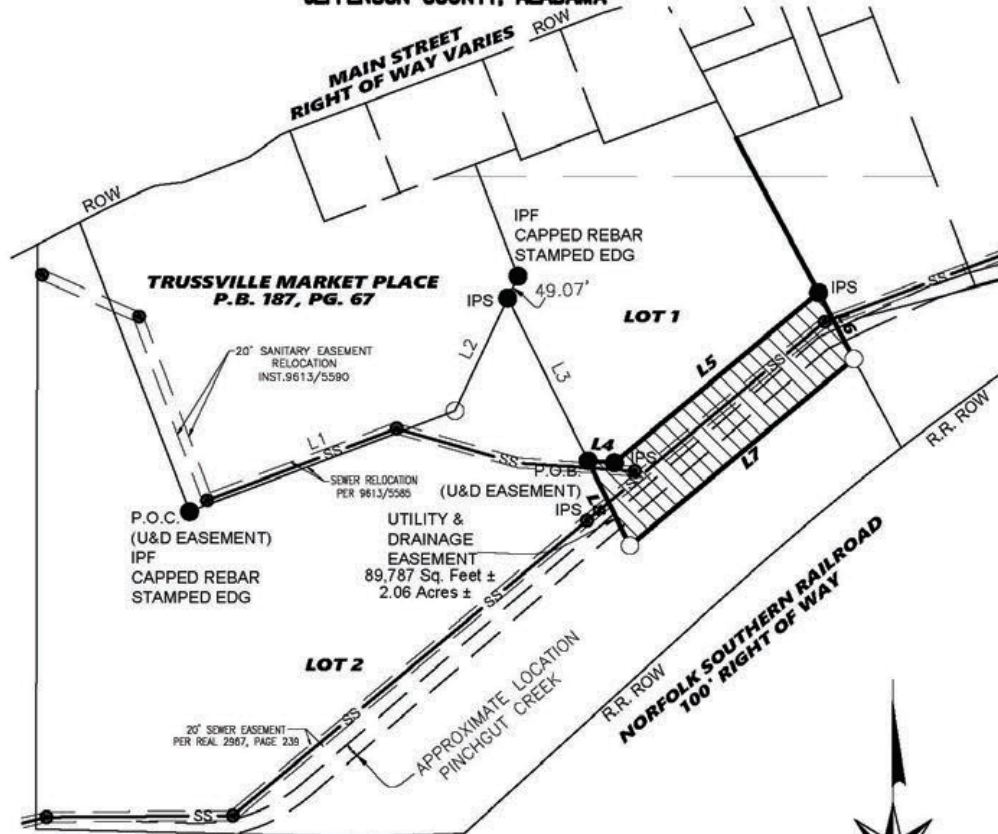
SITE PLAN

[Attached Hereto]

DRAWING: #25-0697

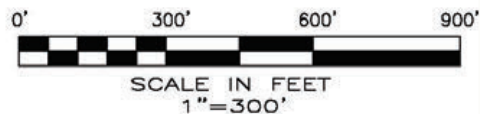
EXHIBIT MAP UTILITY & DRAINAGE EASEMENT

SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 16 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°12'15\" E	579.00'
L2	N 25°01'17\" E	254.63'
L3	S 26°14'42\" E	370.79'
L4	S 85°53'08\" E	53.95'
L5	N 50°08'23\" E	542.25'
L6	S 28°01'41\" E	153.26'
L7	S 50°08'23\" W	595.05'
L8	N 26°14'42\" W	192.88'



LEGEND	
IPF ●	IRON PIN FOUND
IPS ●	IRON PIN SET 5/8\" REBAR w/CAP (STAMPED CA-560LS)
○	CALCULATED POINT

ABBREVIATIONS

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

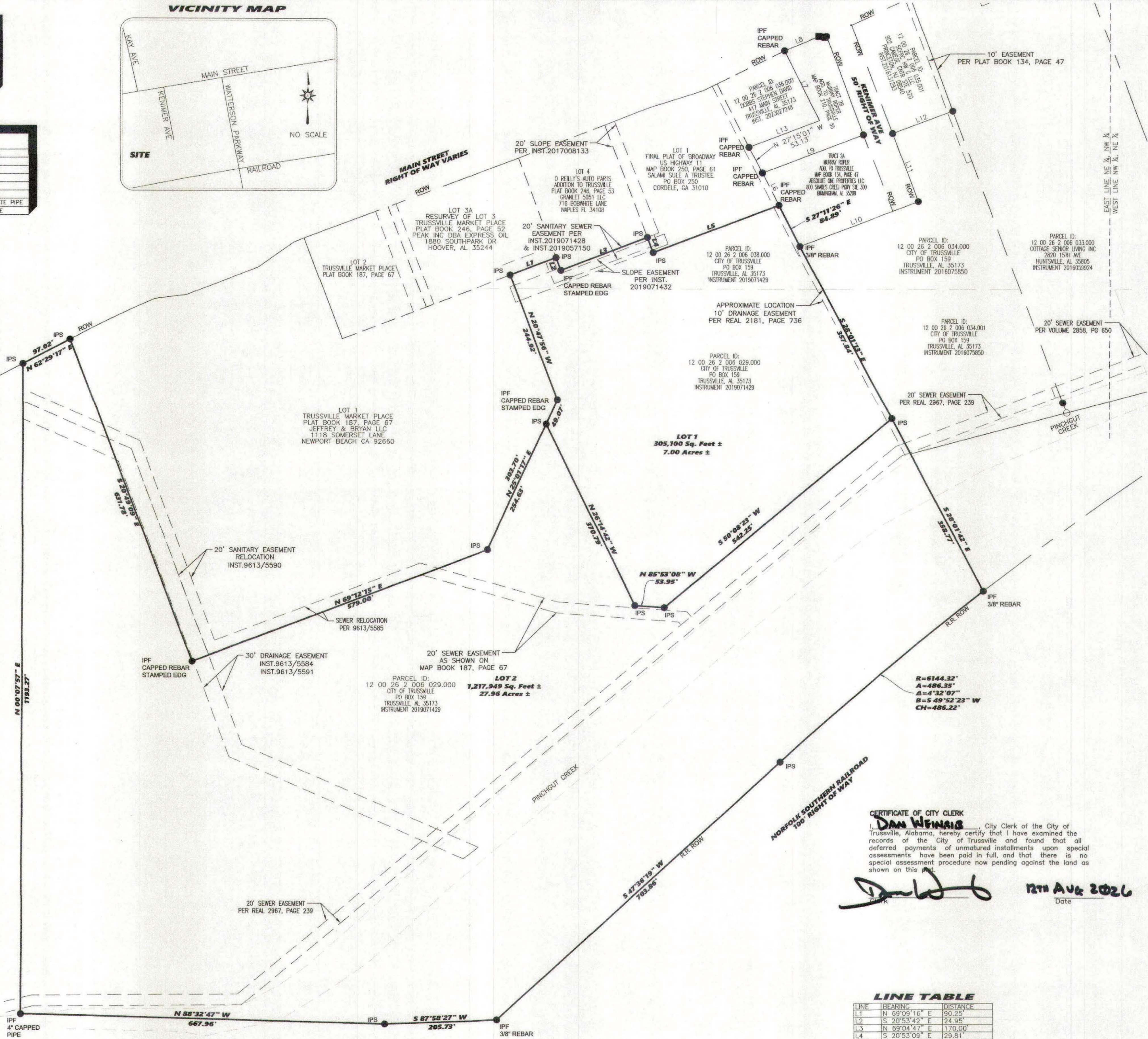
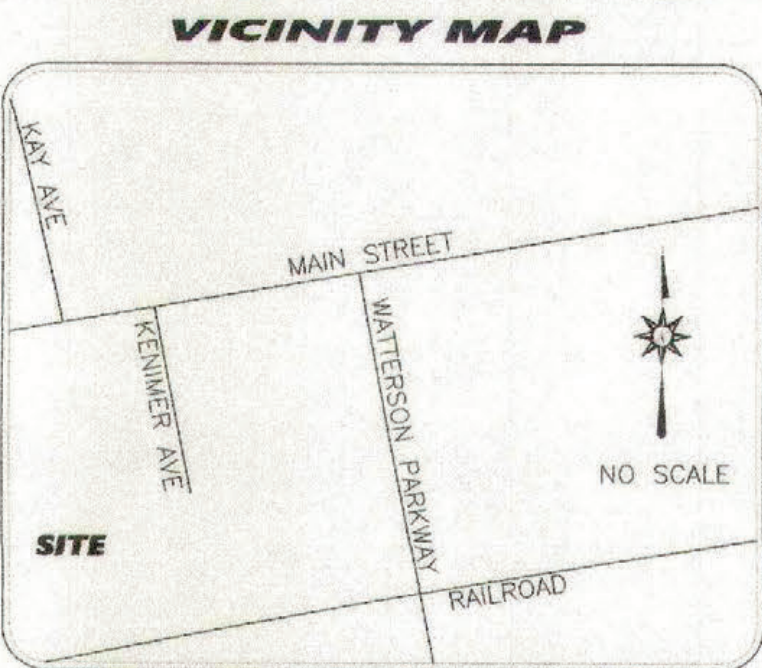
GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING
 1550 WOODS OF RIVINGTON DRIVE SUITE 200
 HOOVER, ALABAMA 36034
 PHONE: (205) 942-2488
 WWW.GONZALEZSTRENGTH.COM an **LJA** company

Copyright 2026

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
—	RIGHT OF WAY
○	CALCULATED POINT
■	CONCRETE MONUMENT

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(C)	CALCULATED
(R)	MAP BOOK 210 PAGE 55
T16S	TOWNSHIP 16 SOUTH
R17W	RANGE 1 WEST
SEC.	SECTION
R.R.	RAILROAD
EL.	ELEVATION
BLDG.	BUILDING
RCP	REINFORCED CONCRETE PIPE
PVC	POLY VINYL CHLORIDE

- NOTES**
- According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C 0426 J, dated September 24, 2021), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain" a portion of the subject property lies within Zone X (Shaded), defined as "0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" a portion of the subject property lies within Zone AE, defined as "areas with BFE or depths" and a portion of the subject property lies within the Regulatory Floodway.
 - North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation, Using the Alabama Department of Transportation CORS Network (IMAX).
 - Refer to the current City of Trussville Zoning Map and Zoning Resolution for all property zoning and building setback requirements.
 - TOTAL ACREAGE 34.96 Acres.
 - Unless otherwise shown or stated, all easements shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
 - Total number of lots 2.
 - All units shown hereon are in us survey feet.



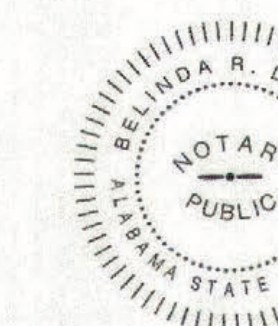
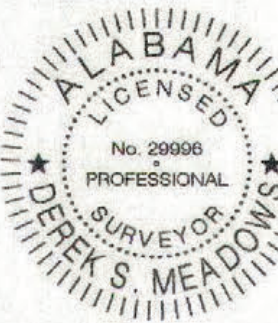
LINE	BEARING	DISTANCE
L1	N 69°09'16" E	90.25'
L2	S 20°53'42" E	24.95'
L3	N 69°04'47" E	170.00'
L4	S 20°53'09" E	29.81'
L5	N 69°14'34" E	246.67'
L6	S 27°12'37" E	66.56'
L7	S 26°52'35" E	143.40'
L8	S 67°14'41" W	68.17'
L9	S 69°17'30" W	198.63'
L10	S 69°13'44" W	231.48'
L11	S 20°40'15" E	133.21'
L12	S 69°24'18" W	117.86'
L13	S 69°16'02" W	138.36'

The undersigned, Derek S. Meadows, Registered Land Surveyor, State of Alabama and by, City of Trussville, as Owner hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct map of land shown therein and known as or to be known as Blackwater's Addition to Trussville Plat No. 1, showing subdivision into which it is proposed to divide said lands; giving the lengths and the angles of the boundaries of each Lot and its number; showing the streets, alleys, and public grounds, giving the length, width, and the name of each street as well as the number of each lot and block, also showing the relations of the lands to the Government Survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small, solid circles on said plat or map. Said owner further certify that they are the owners of said property and that the same is not subject to a mortgage.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor:
GONZALEZ-STRENGTH & ASSOC., INC.
Derek S. Meadows, P.L.S. #29996
Date 7/20/26

Ben Short, Mayor
City of Trussville
Date 8/12/26



STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Derek S. Meadows, of Gonzalez - Strength and Associates, Inc., whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this 20th day of July, 2026.

Daniel R. Dennis
Notary Public
My commission expires 2/26/28



STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ben Short, Mayor for City of Trussville, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this 12th day of August, 2026.

Daniel R. Dennis
Notary Public
My commission expires 5/16/2029

APPROVED IN FORMAT ONLY:

City Engineer: [Signature] DATE: 8/17/26

City of Trussville Planning & Zoning Commission: [Signature] DATE: 8/12/26

CERTIFICATE OF CITY CLERK
Dan Weinsig, City Clerk of the City of Trussville, Alabama, hereby certify that I have examined the records of the City of Trussville and found that all deferred payments of unmatured installments upon special assessments have been paid in full, and that there is no special assessment procedure now pending against the land as shown on this plat.

12th Aug 2026

DIRECTOR OF ENVIRONMENTAL SERVICES: [Signature] DATE: 8-11-2026

Environmental Services Department approval is limited to the conveyance of the sanitary sewer easement(s) shown and does not represent approval or guarantee of future approval of sanitary sewer plans or improvements.

FINAL MINOR SUBDIVISION PLAT BLACKWATER'S ADDITION TO TRUSSVILLE PLAT NO.1

ALL SITUATED IN THE NORTH ONE HALF
SECTION 26, TOWNSHIP 16 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA

Prepared for:
BLACKWATER DEVELOPMENT COMPANY, LLC

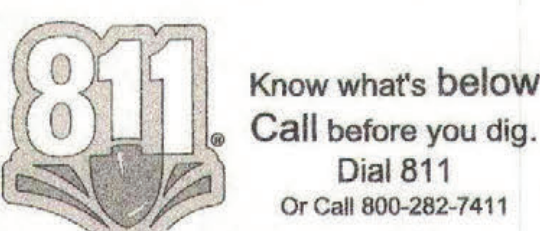
Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING
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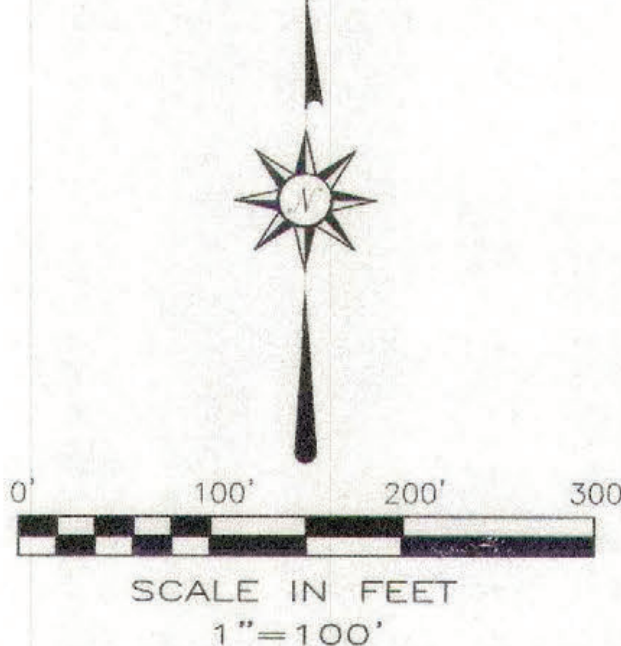
County Division Code: AL040
Inst. # 2026078405
Bk: 271 Pg. 41 Pages: 1 of 1
I certify this instrument filed on
8/18/2026 10:31 AM Doc: MAPBIR
Judge of Probate Jeff Co., AL
Rec: \$28.00 Clerk: NICOLE

JUNE 2026

JOB #25-0697



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



Resolution No. 2026-

**A Resolution Authorizing the Mayor to Sign an Agreement
Regarding Project Work with BRE Main Street, LLC**

BE IT RESOLVED by the City Council of the City of Trussville, Alabama, that Mayor Short is hereby authorized to sign an Agreement Regarding Project Work (**Exhibit A**) with BRE Main Street LLC.

ADOPTED AND APPROVED THIS THE 8TH OF SEPTEMBER 2026

Jaime Melton Anderson, Council President

Ben Short, Mayor
City of Trussville

Attest:_____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and forgoing is a true and correct copy of the Resolution duly and legally adopted by the City Council of the City of Trussville, Alabama on the 8th day of September, 2026, while in regular session on Tuesday, September 8, 2026, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 9th day of September, 2026

Dan Weinrib MMC, City Clerk

AGREEMENT REGARDING PROJECT WORK

THIS AGREEMENT REGARDING PROJECT WORK (this “Agreement”) is made and entered into this the ____ day of _____, 2025 (the “Effective Date”), by and between **CITY OF TRUSSVILLE, ALABAMA** (the “City”), and **BRE MAIN STREET, LLC**, an Alabama limited liability company (the “Developer”).

The Effective Date of this Agreement, for purposes of calculating any time periods set forth in this Agreement, which date will be inserted in the first paragraph above when determined, shall be deemed to be the date the last party hereto executes a counterpart previously signed by the other party and returns a copy to the original executing party.

1. **PROJECT**: Developer is under contract to purchase and develop that certain real property shown on the attached Exhibit A upon which it intends to construct and develop a commercial retail project (“Project”). In connection with such Project, the Planning Commission of the City approved the preliminary plat attached hereto as Exhibit B (“Preliminary Plat”), which such plat contemplates that Developer will make certain improvements to Kenimer Avenue as shown on the Preliminary Plat (“Kenimer Avenue Improvements”) that will require that Developer dedicate portions of the Property and cause portions of property owned by adjacent owners to be dedicated to the City to complete such improvements to Kenimer (such dedicated properties, hereinafter referred to as the “Dedicated Properties”). In consideration of the work Developer will do to improve and extend Kenimer Avenue and the dedication of the portions of the Property, the City has agreed to convey to Developer that certain parcel shown on shown on Exhibit C attached hereto as the “Sign Parcel”, as and when set forth below.

2. **PROPERTY CONVEYANCE**:

(a) After completion of the Kenimer Avenue Improvements and recording of the final plat that creates the applicable lots shown on the Preliminary Plat, Developer will dedicate or cause to be dedicated to the City the Dedicated Properties shown on Exhibit C attached hereto. The City acknowledges and agrees that Developer has an agreement with the owners of the adjacent tracts that are not a part of the Property to dedicate the portions of the Dedicated Properties and will coordinate such efforts directly with such owners to complete the dedications. Simultaneously with the dedication of the Dedicated Properties, the City will convey the Sign Parcel to Developer for no additional consideration.

(b) Notwithstanding the foregoing, the City grants to Developer a perpetual easement to erect and install its Project monument sign within the Sign Parcel and to prepare such parcel prior to installation as needed, including without limitation, placement of utilities in the Sign Parcel area to support the sign and creating a pad ready site for installation, at Developer’s expense. The City acknowledges that the sign must be erected no later than twelve weeks from Developer’s estimated date of completion of construction of the Project. Upon the City’s conveyance of the Sign Parcel to Developer, the foregoing easement will be terminated. If requested by Developer, the City will enter into a separate written easement agreement to be recorded to memorialize the easements set forth herein, subject to the City’s review and consent to its terms.

(c) The conveyance of the Sign Parcel shall be statutory warranty deed and the City shall provide an owner's affidavit with such conveyance. Developer shall be responsible for all recording fees and other transfer taxes owed on such conveyance.

3. **NOTICES:** Any notices, requests, or other communications required or permitted to be given hereunder shall be in writing and shall be either (i) delivered by hand, (ii) mailed by United States certified mail, return receipt requested, postage prepaid, (iii) sent by a reputable, national overnight delivery service (e.g., FedEx), or (iv) sent by facsimile or email (with the original being sent by one of the other permitted means or by regular United States mail) and addressed to each party at the applicable address set forth herein. Any such notice, request, or other communication shall be considered given or delivered, as the case may be, on the date of hand delivery (if delivered by hand), on the third (3rd) day following deposit in the United States mail (if sent by United States certified mail), on the next business day following deposit with an overnight delivery service with instructions to deliver on the next day or on the next business day (if sent by overnight delivery service), on the day sent by email (if sent by email, provided the original is sent by one of the other permitted means as provided in this paragraph or by regular United States mail unless the other party confirms receipt and that no other copy is required). Rejection or other refusal to accept or inability to deliver because of a changed address of which no notice was given or because of an incomplete or incorrect address provided hereunder shall be deemed to be receipt of the notice, request, or other communication. The attorneys for any party hereto may send and receive notices hereunder on such party's behalf. If a notice address or any part thereof is left blank, the parties may use an address and related information it determines to be a proper address for purposes of this Agreement. If a party learns of any delay in delivery from a carrier, it shall promptly notify the other party hereto by email or phone call and provide an electronic copy of the delivery via email.

5. **MISCELLANEOUS:** If any term or provision hereof is declared by a court of competent jurisdiction to be illegal or invalid, such illegal or invalid term or provision shall not affect the balance of the terms and provisions hereof. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State in which the Property is located. This Agreement is to be deemed to have been prepared jointly by the parties hereto, and if any inconsistencies or ambiguities exist herein, they shall not be interpreted or construed against either party as the drafter. The parties shall take such actions and execute such documents as each may reasonably request, to carry out the purposes of this Agreement. All paragraph headings are inserted for convenience only and shall not be used in any way to modify, limit, construe or otherwise affect this Agreement. As used herein, the term "business day" means any day other than a Saturday, a Sunday or a federal or State holiday. Whenever action must be taken (including the giving of notice or the delivery of documents) under this Agreement during a certain period of time (or by a particular date) that ends (or occurs) on a non-business day, then such period (or date) shall be extended until the immediately following business day. If a time period under this Agreement is five (5) days or less, it shall mean the specified number of days in Business Days. Time is of the essence in the execution and performance of this Agreement and of each of its provisions. This Agreement sets forth the entire agreement between the parties, merges all prior and contemporaneous agreements, understandings, warranties or representations, and may be canceled, modified or amended only as set forth herein or by a written instrument

executed by both Seller and Buyer. No waiver of any provision or condition of the contract by any party shall be valid unless in writing, signed by such party. No such waiver shall be taken as a waiver of any other or similar provision or of any future event, act, or default. All references to Exhibits contained herein are references to exhibits attached hereto, all of which are made a part hereof for all purposes the same as if set forth herein verbatim, it being expressly understood that if any Exhibit attached hereto which is to be executed and delivered at Closing contains blanks, the same shall be completed correctly and in accordance with the terms and provisions contained herein and as contemplated herein prior to or at the time of execution and delivery thereof.

6. **EXECUTION; COUNTERPARTS:** This Agreement may be executed in any number of counterparts and each of such counterparts shall, for all purposes, be deemed to be an original, and when each of the parties hereto has executed one or more of such counterparts, this Agreement shall be deemed fully executed and effective in accordance with its terms. Electronic or "pdf" signatures on this Agreement shall be valid the same as originals. Documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures. This Agreement and any other document necessary for the consummation of the transaction contemplated by this Agreement (including, without limitation, any amendments thereto) may be accepted, executed or agreed to through the use of an electronic signature in accordance with the Electronic Signatures in Global and National Commerce Act, Title 15, United States Code, Sections 7001 et seq., the Uniform Electronic Transaction Act and any applicable state law. Each party acknowledges and agrees it will not contest the validity or enforceability of this Agreement and any other document necessary for the consummation of the transaction contemplated by this Agreement (including, without limitation, any amendments thereto), including under any applicable statute of frauds, because it was accepted and/or signed in electronic form. Any document accepted, executed or agreed to in conformity with such laws will be binding on each party as if it were physically executed.

7. **WAIVER OF TRIAL BY JURY:** EACH PARTY HEREBY WAIVES, IRREVOCABLY AND UNCONDITIONALLY, TRIAL BY JURY IN ANY ACTION BROUGHT ON, UNDER OR BY VIRTUE OF OR RELATING IN ANY WAY TO THIS AGREEMENT OR ANY OF THE DOCUMENTS EXECUTED IN CONNECTION HERewith, THE PROPERTIES, OR ANY CLAIMS, DEFENSES, RIGHTS OF SET-OFF OR OTHER ACTIONS PERTAINING HERETO OR TO ANY OF THE FOREGOING.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

THIS REAL ESTATE SALES AGREEMENT is executed by Seller and Buyer on the dates set forth below.

SELLER:

CITY OF TRUSSVILLE

By:_____

Name:_____

Its:_____

Date Executed:_____

Attest:

By:_____

Name:_____

Title:_____

Notice Address for Seller:

113 N. Chalkville Road

Trussville, AL 35173

Attn.: Mayor's Office

Phone: 205-655-7478

Fax: N/A

Email: bshort@trussville.org

With copy to:

Massey, Stotser, & Nichols PC

1780 Gadsden Highway

Birmingham, Alabama 35235

Phone: 205-838-9000

Email: rstotser@msnattorneys.com

Attention: Rick Stotser

BUYER:

BRE MAIN STREET, LLC

By: _____

Name: _____

Title: _____

Date Executed by Buyer: _____

Notice Address:

700 Montgomery Highway, Suite 186

Birmingham, Alabama 35216

Phone: 205-969-1000

Fax: 205-969-1051

Email: legal@blackwaterdevco.com

Attention: Legal Department

With copy to:

700 Montgomery Highway, Suite 186

Birmingham, Alabama 35216

Phone: 205-969-1000

Fax: 205-969-1051

Email: john@blackwaterdevco.com

Attention: John Abernathy

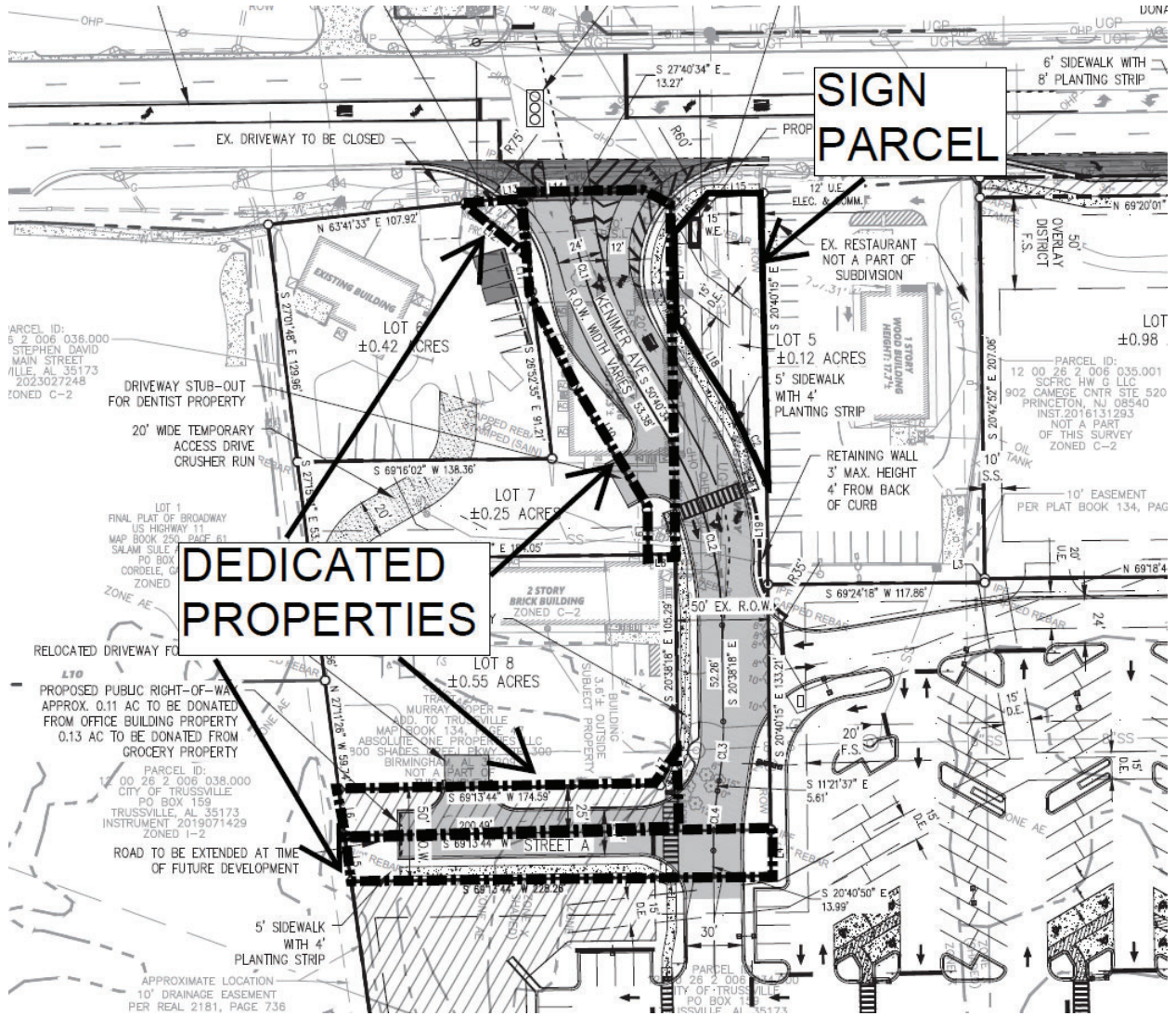
Delineation of the Property



EXHIBIT B
Preliminary Plat
[Attached Hereto]

EXHIBIT C

Dedicated Properties and Sign Parcel



Resolution No. 2026-

**A Resolution Authorizing the Mayor to Sign a License Agreement
with BRE Main Street, LLC**

BE IT RESOLVED by the City Council of the City of Trussville, Alabama, that Mayor Short is hereby authorized to sign a License Agreement (**Exhibit A**) with BRE Main Street LLC.

ADOPTED AND APPROVED THIS THE 8TH OF SEPTEMBER 2026

Jaime Melton Anderson, Council President

Ben Short, Mayor
City of Trussville

Attest:_____
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and forgoing is a true and correct copy of the Resolution duly and legally adopted by the City Council of the City of Trussville, Alabama on the 8th day of September, 2026, while in regular session on Tuesday, September 8, 2026, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 9th day of September, 2026

Dan Weinrib MMC, City Clerk

JEFFERSON COUNTY)
STATE OF ALABAMA)

LICENSE AGREEMENT

This **License Agreement** ("Agreement") is entered by and between **BRE Main Street, LLC** ("Developer") and **City of Trussville, Alabama** ("City"). The Developer and City may be individually referenced herein as a "Party" or collectively as "Parties." This Agreement shall become effective on the last day it is signed below by a Party (the "Effective Date").

WITNESSETH:

WHEREAS, BRE Main Street, LLC ("Developer") is under contract to purchase from the City the property described on Exhibit A attached hereto ("Developer's Property"), located adjacent to the City Property.

WHEREAS, Developer is in the process of developing a construction plan for the construction of a commercial development on the Developer's Property.

WHEREAS, in an effort to lessen the impact on surrounding highways and surface streets during the course of construction, Developer is requesting from the City a non-assignable license to construct a haul road on and transport dirt from the City's adjoining parcel to Developer's Property as described on the attached Exhibit B ("City's Property").

NOW, THEREFORE, in consideration of the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. The City hereby grants to Developer a license over, through and across the City's Property in the area shown on Exhibit B as for the Developer or Developer's contractors, agents, or employees to remove trees, clear and grub and construct a haul road and for access over and across the City's Property for Developer to transport dirt and materials from the City Property to Developer's Property.

2. The City and Developer agree and acknowledge that this Agreement grants a license and not any additional interest, ownership, title, permanent right, or estate in the City's Property. Further, the Developer agrees to not claim any permanent interest in the City's Property by entering into this Agreement.

3. The term of the Agreement will commence on the later of (a) September 15, 2026, or (b) the date Developer acquires Developer's Property, and shall expire on September 15, 2027 ("Term").

4. The Developer will hire a licensed and insured contractor qualified to do business in the City to do all the work set forth and will have the contractor name the City as additional insured on its commercial general liability insurance. The Developer shall provide evidence of the City being named an additional insured prior to the beginning of work on City's Property. The amount of insurance coverage shall be subject to the City's review and approval. The Developer shall be responsible for any

damage caused by the negligence or willful misconduct of Developer's employees, agents, officers, owners, customers, or clients and will promptly make all necessary repairs, replacements, additions, and improvements required by the City to ensure that the City's Property shall not in any way be diminished or impaired. Developer and Developer's contractors, agents, or employees shall remain in compliance with all City building code and permit requirements during the Term of the Agreement. Developer and Developer's contractors, agents, or employees shall obtain all necessary permits and approvals necessary to perform the work set forth herein ("Authorizations") prior to any commencement of work by Developer or Developer's contractors, agents, or employees.

5. Developer will indemnify, defend, and hold harmless the City against any liabilities resulting from Developer or Developer's contractors, agents, or employee's entry on and use of the City's Property; provided that Developer shall not be liable to the City for any acts or omissions of the City or as a result of the discovery by Developer of any pre-existing condition on the City Property. Developer shall notify the City no later than three (3) business days after Developer's discovery of a pre-existing issue on the City's Property. Developer will not cause and shall indemnify the City from any mechanic or materialmen's liens ("Lien") filed against the City Property in connection with Developer's work on the City Property. If any Liens are filed, the Developer, after receipt of a notice of the filing of a Lien, shall within thirty (30) days cause the same to be discharged by depositing adequate funds in court, issuing a bond, or otherwise taking appropriate actions that are reasonably satisfactory to the City. All duties to indemnify the City shall include, without limitation, a duty to indemnify the City for the City's attorney's fees and litigation costs incurred as a result of any action concerning Developer's use of the City's Property under the terms of this Agreement.

6. The Developer agrees that Developer's use of the City's Property shall in all regards remain in compliance with applicable federal, state and local laws, ordinances and regulations.

7. Miscellaneous Provisions.

(a) Except where allowed herein, this Agreement may not be amended or modified unless all Parties execute a writing that is signed by their duly authorized representatives.

(b) The failure of a Party to enforce any of the terms, conditions or provisions of this Agreement shall not be construed as a waiver of its right to subsequently compel enforcement of that or any other term, condition or provision herein. The rights, benefits and obligations under this Agreement may be waived only in a writing signed by the Parties.

(c) This Agreement, and the conditions, terms and provisions herein, do not create, and are not intended to create or confer any benefit to any third party.

(d) This Agreement contains the complete agreement of the parties concerning the subject matter herein. Any prior negotiation, agreement or understanding, whether oral or written, concerning the matters addressed herein is superseded and of no effect unless expressed herein.

(e) This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. Signature pages may be transmitted by facsimile or other form of electronic transmission, and any signature so transmitted

will be given the same force and effect as an original signature

(f) The Parties represent to each other that any approval required by its organization or other action required it to enter this Agreement have been taken, and that their undersigned representative has full authority to execute this Agreement and bind their respective organization to the obligations herein.

(g) The Developer shall not transfer or assign all or any of its rights, obligations or benefits hereunder in whole or in part to any third party, without the prior written consent of the City, which consent shall be in the City's sole and absolute discretion.

(h) No Party (nor any of their respective agents or representatives) shall record this Agreement (or any memorandum or short form of this Agreement) without the prior written consent of the City.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by the undersigned, duly authorized representative of their respective organization.

CITY OF TRUSSVILLE, ALABAMA

Ben Short, Mayor

ATTEST:

City Clerk

[Additional signatures appear on the following pages.]

Developer:
BRE Main Street, LLC

By: _____

Its: _____

Date: _____

WITNESS:

EXHIBIT A
Developer's Property

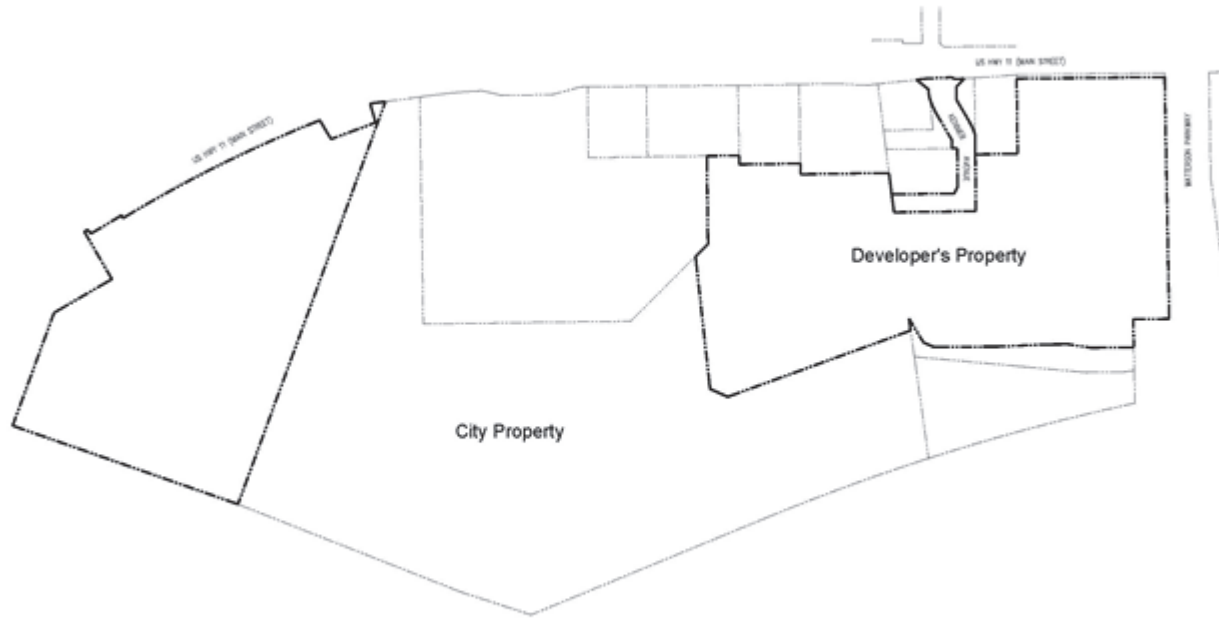


EXHIBIT B
City's Property

Parcel#: 1200262006028000

