



MINUTES OF THE WORK SESSION CITY COUNCIL

Council Chambers | 1953 Municipal Way

Alabaster, AL

May 08, 2025

CALL TO ORDER

City Council assembled for a Work Session and the meeting was called to order at 6:00 PM with Council Member Jamie Cole presiding.

ROLL CALL

Sophie Martin, Rick Ellis, Stacy Rakestraw, Greg Farrell, Jamie Cole, Zach Zahariadis, Kerri Pate

PRESENT

Council Member - Ward 2 Rick Ellis

Council Member - Ward 3 Stacy Rakestraw

Council Member - Ward 5 Jamie Cole

Council Member - Ward 6 Zach Zahariadis

Council Member - Ward 7 Kerri Pate

ABSENT

Council Member - Ward 1 Sophie Martin

Council Member - Ward 4 Greg Farrell

AGENDA ITEMS:

1. Review Rendering of Mural for Patriots Park - Emma Gilbert

Emma Gilbert presented ideas for Mural for the Council.

2. Discuss PBA Bond Pricing Results & Bond Sale Approval

Jason Grubbs from Frazier Lanier, bond underwriter, and Rod Kanter from Bradley, bond counsel, will be in attendance to discuss the pricing results for the 2025 PBA lease revenue bonds to finance construction of the rec center and library and discuss necessary steps to complete the issuance of the bonds. Item added to Monday's Agenda.

3. REVIEW: Resolution 051225-B MWPP Annual Report

Approving the submission of the 2024 MWPP to ADEM. Item added to Monday's Agenda.

4. REVIEW: Resolution 051225-A Accepting the Roads within the Wynlake Subdivision - Sector 6 Phase 1

At the request of the Alabaster Planning Commission, accepting the roads within the Wynlake Subdivision - Sector 6 Phase 1. Item added to Monday's Agenda.

5. *Ordinance 25-220 An Ordinance Updating the SR119 Overlay Revisions

A public hearing is set for Monday, May 12, 2025 at 6:30 PM, upon the unanimous recommendation of the Planning and Zoning Commission, updating the State Route 119 Overlay District within the City of Alabaster. Item added to Monday's Agenda.

6. *Ordinance 25-227 Pre-Zoning 1857 Massey Road to E Single-Family Estate Residential District

A public hearing is set for Monday, May 12, 2025 at 6:30 PM, at the request of Jack Wren to Pre-Zone 1857 Massey Road (PIN: 22 3 05 4 001 001.008) to E (Single-Family Estate Residential District) prior to annexation. Item added to Monday's Agenda.

7. *Ordinance 25-228 An Ordinance to Alter and Rearrange the Corporate Limits of the City of Alabaster Alabama by Annexing 1857 Massey Rd

A public hearing is set for Monday, May 12, 2025 at 6:30 PM, at the request of Jack Wren to annex 1857 Massey Road (PIN: 22 3 05 4 001 001.008) into the City of Alabaster Alabama. Item added to Monday's Agenda.

8. *Ordinance 25-229 An Ordinance to Prezone 101 Massey Road to R-3

A public hearing is set for Monday, May 12, 2025 at 6:30 PM, at the request of Myra Beth Neal, Prezoning 101 Massey Road (PIN: 22 4 18 0 000 003.001) to R-3 (Single-Family Residential District) prior to annexation. Item added to Monday's Agenda.

9. *Ordinance 25-230 An Ordinance to Alter and Rearrange the Corporate Limits of the City of Alabaster Alabama by Annexing 101 Massey Rd

A public hearing is set for Monday, May 12, 2025 at 6:30 PM, at the request of Myra Beth Neal, annexing 101 Massey Road (PIN: 22 4 18 0 000 003.001) into the Alabaster City Limits. Item added to Monday's Agenda.

10. *Ordinance 25-231 An Ordinance to Rezone 201 1st Street North (old Police Station)

A public hearing is set for Monday, May 12, 2025 at 6:30 PM, at the request of the City of Alabaster, Rezoning 201 1st Street North (old Police Station) Rezone from I (Institution District) to B-3 (Community Business District). (PIN: 13 7 35 4 402 008.000) Item added to Monday's Agenda.

11. **Ordinance 25-233 Rezoning 1520 Simmsville Road to B-4 General Business District

Setting a public hearing for Monday, June 9, 2025 at 6:30 PM, at the request of Robert C Barnett ½ INT & Charles G. Kessler Jr Trustee of the Nina J Kessler Family Trust, applicant Stoic Equity Partners LLC, Rezoning 1520 Simmsville Road from B-3 (Community Business District to B-4 (General Business District). PID 13 7 36 1 001 027.001 Item added to Monday's Agenda.

12. **Ordinance 25-234 An Ordinance to Prezone 3 Parcels Highway 31 (Fulton Crossing) to B-3

Setting a public hearing for Monday, June 9, 2025 at 6:30 PM, at the request of owner, Western REI LLC, to pre-zone three parcels West of Hwy 31 (23 1 12 0 000 036.000; 23 1 12 0 000 036.001; 23 1 12 0 000 036.004) to B-3 (Community Business District). Item added to Monday's Agenda.

13. **Ordinance 25-235 An Ordinance to Alter and Rearrange the Corporate Limits of the City of Alabaster Alabama Annexing 3 Parcels West of Hwy 31

Setting a public hearing for Monday, June 9, 2025 at 6:30 PM, at the request of Western REI LLC, annexing 3 Parcels West of Hwy 31 into the City of Alabaster. (Parcels: 23 1 12 0 000 036.000; 23 1 12 0 000 036.001; 23 1 12 0 000 036.004) Item added to Monday's Agenda.

14. **Ordinance 25-236 An Ordinance to Prezone 430 Highway 31 (Fulton Crossing)

Setting a public hearing for Monday, June 9, 2025 at 6:30 PM, at the request of Western REI LLC, to prezone 430 Hwy 31 (PIN: 23 1 12 0 000 043.000) to R-6 (Multifamily District). Item added to Monday's Agenda.

15. **Ordinance 25-237 An Ordinance to Alter and Rearrange the Corporate Limits of the City of Alabaster Alabama by Annexing 430 Hwy 31

Setting a public hearing for June 9, 2025 at 6:30 PM, at the request of Western REI LLC, annexing 430 Hwy 31 (PIN: 23 1 12 0 000 043.000) into the City of Alabaster. Item added to Monday's Agenda.

16. M4A Fiscal Year 2026 Nutrition Agreement

Authorizing the Mayor to sign the FY2026 Middle Alabama Area Agency on Aging (M4A) Agreement to enhance the provision of nutrition and other services to eligible seniors in the City of Alabaster. (Resolution 051225 M4A Fiscal Year 2026 Nutrition Agreement)
Item added to Monday's Agenda.

17. Alabaster Gateway Sign Discussion

Review proposal for update for city gateway signage. Following a brief discussion, Council asked Ernie Clark to move forward with the refacing of existing signs.

18. Bee Ordinance Discussion

Review proposed bee ordinance for the City of Alabaster. City Attorney Jeff Brumlow will draft Ordinance for Planning and Zoning review.

19. Weed Abatement Discussion

Discuss adoption of new ordinance relating to the weed abatement process within the City of Alabaster. Added to Monday's Agenda to set Public Hearing for May 22nd.

20. Executive Session Relating to Litigation or Pending Litigation and Preliminary Negotiations Involving Matters of Trade or Commerce within the City of Alabaster

§ Code 36-25A-7a (3) To discuss with their attorney the legal ramifications of and legal options for pending litigation, controversies not yet being litigated but imminently likely to be litigated or imminently likely to be litigated if the governmental body pursues a proposed course of action, or to meet or confer with a mediator or arbitrator with respect to any litigation or decision concerning matters within the jurisdiction of the governmental body involving another party, group, or body.

Alabama Code Title § 36-25A-7 (7) To discuss preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act. Provided, however, that prior to such discussions a person involved in the recruitment or retention effort or who has personal knowledge that the discussion will involve matter or information of the character defined or described in the Alabama Trade Secrets Act advises the governmental body in writing or by oral declaration entered into the minutes that the discussions would have a detrimental effect upon the competitive position of a party to the negotiations or upon the location, retention, expansion, or upgrading of a public employee or business entity in the area served by the governmental body if disclosed outside of an executive session, or would disclose information protected by the Alabama Trade Secrets Act.

Motion made by Council Member - Ward 7 Pate, Seconded by Council Member - Ward 2 Ellis. Motion carried. Council entered Executive Session at 8:12 pm and Council Member Cole stated Council would not reconvene following Executive Session.

ADJOURNMENT

Motion made by Council Member - Ward 7 Pate, Seconded by Council Member - Ward 2 Ellis. Motion carried. Exited Executive Session at 8:37 pm and the meeting adjourned.

J. Mark Frey, City Clerk

Sophie Martin, Council President