



**Vestavia Hills  
City Council Agenda  
January 21, 2026  
5:30 PM**

1. Call to Order
2. Roll Call
3. Invocation - Steve Dedmon, Vestavia Hills Chaplain
4. Pledge Of Allegiance
5. Approval Of The Agenda
6. Announcements, Candidates and Guest Recognition
7. Proclamation - International Holocaust Remembrance Day - January 27, 2026
8. City Manager's Report
9. Councilors' Reports
10. Financial Reports - Zachary Clifton, Finance Director
11. Approval Of Minutes - December 22, 2025, regular meeting minutes, January 5, 2026, regular meeting minutes and January 12, 2026 work session minutes

**Old Business (Public Hearing)**

12. Public Hearing - Ordinance Number 3309 - An Ordinance Authorizing the Mayor and City Manager to Execute a Limited Scope Architectural Professional Service Contract to Begin the Design Process for an Eastside Library/Community Facility
13. Public Hearing - Resolution Number 5609 - A Resolution ordering the demolition of a building or structure located at 2750 Smyer Road, Vestavia Hills, Alabama, Parcel ID# 28-00-17-4-002-022.000, in compliance with Sections 11-40-30 through 11-40-36, Sections 11-53b-1 through 11-53b-16, inclusive, of the Code of Alabama, and in compliance with Ordinance number 2382 of Vestavia Hills, Alabama; and calling for the City to cause said demolition to be performed and directing the city attorney and the city clerk to cause the cost of such demolition to be charged against the land on which the building or structure exists as a municipal lien or cause such cost to be recovered in a suit at law against the owner or owners
14. Public Hearing - Ordinance Number 3022-A - An Ordinance Amending Ordinance Number 3022 to revise the approving authority for the special fireworks permits from the Vestavia Hills Police Chief to the Vestavia Hills Fire Chief.
15. Public Hearing - Ordinance Number 3311 - Rezoning - 4324 Dolly Ridge Road; Rezone from VH R-4 to VH O-1; Kurt Adams Insurance, owners

16. Public Hearing - Ordinance Number 3312 - Rezoning - 3101 Timberlake Road; Rezone from Vestavia Hills R-1 to Vestavia Hills B-2 for construction of a bakery; Candace White, owner
17. Public Hearing - Resolution Number 5616 - Vacation - A Resolution to vacate a road access/utility easement at the north end of SHAC; City of Vestavia Hills and Liberty Park Joint Venture LLP, owners

**New Business**

18. Resolution Number 5618 - A Resolution declaring certain personal property as surplus and authorizing the City Manager to sell/dispose of said vehicles.
19. Resolution Number 5622 - A Resolution to initiate preliminary actions associated with the public financing of FY 27 capital projects and authorize the reimbursement of various expenses associated with the capital projects utilizing potential bond proceeds

**New Business Requesting Unanimous Consent (Public Hearing)**

**First Reading (No Action To Be Taken At This Meeting)**

20. Citizens Comments
21. Time Of Adjournment

## **PUBLIC HEARING PROCEDURES**

The following procedures shall be followed for every public hearing of the City Council:

- All comments shall be limited to **3 minutes**. A countdown clock will be provided on the video screens.
- Do not duplicate comments made by previous speakers. For example, if traffic is mentioned as an issue, do not readdress that issue.
- All comments shall be directed to the Mayor and/or presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

## **SPECIAL NOTICE CONCERNING CITY COUNCIL MEETINGS**

If you prefer not to attend a City Council meeting or work session in person, you may participate remotely:

- **Videoconference:** To participate by videoconference, you may access the meeting via Zoom at <https://us02web.zoom.us/j/5539517181>. When the Zoom.us window opens in your browser, click "Allow" to be placed in a virtual "waiting room." The host will open the meeting and allow all participants to join the meeting at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "video" feature and unmute yourself by toggling the mute button. When the Mayor recognizes you and gives you the floor, state your name and address for the record and then you may address the Council. Some useful Zoom functions include: microphone Mute/Unmute; Start/Stop Video; and View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand.
- **Teleconference:** To participate by telephone, dial 312.626.6799 and enter the meeting ID: 5539517181. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, unmute yourself by pressing \*6 on your keypad. Then state your name and wait for the Mayor to recognize you. When the Mayor recognizes you and gives you the floor, state your name and address for the record and then address the Council.

**Meetings may be recorded.** By participating in the meeting, you are consenting to be recorded.

**"Zoom-bombing."** Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be terminated immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

WHEREAS, the Holocaust was one of the darkest chapters in human history, resulting in the systematic persecution and murder of six million Jews, along with millions of others targeted by the Nazi regime; and

WHEREAS, the United Nations designated January 27, the anniversary of the liberation of Auschwitz-Birkenau, as *International Holocaust Remembrance Day* to be a time for all people to honor the memory of those who perished, to recognize the courage and resilience of Holocaust Survivors, and to reaffirm the global commitment to “Never Again”; and

WHEREAS, the City of Vestavia Hills stands united with the Alabama Holocaust Education Center, the Jewish Community Relations Council, Holocaust Survivors, their families, educators, and community partners in the ongoing work of remembrance, education, and the prevention of all forms of antisemitism, bigotry, and discrimination; and

WHEREAS, remembering the Holocaust is not only an act of honoring the past but also a vital step in safeguarding the future, ensuring that younger generations learn the lessons of Holocaust history and uphold the values of human dignity, empathy, and compassion; and

WHEREAS, the color yellow as chosen to honor the yellow stars that Jews were forced to wear under Nazi persecution, transforming a symbol once used to stigmatize and dehumanize into one of remembrance, resilience, and collective commitment to confronting antisemitism in all its forms.

NOW, THEREFORE, I, Ashley C. Curry, by virtue of the authority vested in me as Mayor of the City of Vestavia Hills in the State of Alabama, do hereby proclaim January 27, 2026 as

**INTERNATIONAL HOLOCAUST REMEMBRANCE DAY**

and will light the southern gateway entrance into Vestavia Hills yellow in the spirit of education and remembrance of the six million Jews and millions of others whose lives were taken, and in tribute to those who survived to share their stories.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Vestavia Hills to be affixed this the 21st day of January 2026.

Ashley C. Curry  
Mayor

**1.) Reconciled Cash Balance**

The overall reconciled cash balance for the month of September was \$42,949,143 which is comprised of the following funds:

General Funds	\$33,729,199
Restricted Funds	\$9,216,764
Petty Cash	<u>\$3,180</u>
<b>Total</b>	<b><u>\$42,949,143</u></b>

**2.) The "Financial Overview" for the month and YTD through September is as follows:**

Monthly Revenues	\$5,223,794	YTD Revenues	\$73,237,323
Monthly Expenses	<u>\$5,786,126</u>	YTD Expenses	<u>\$71,602,491</u>
Monthly Fund Balance	<u>(\$562,332)</u>	YTD Fund Balance	<u>\$1,634,833</u>

**3.) Comparative Fund Balances:**

	<u>YTD</u>	<u>Variance</u>
Actual - 2024-2025	\$1,634,833	
Budget - 2024-2025	(\$4,000,000)	\$5,634,833
Last Year - 2023-2024	\$2,352,556	(\$717,723)

**Note:**

The "Actual Fund Balance" is \$5,634,833 greater than the "Budgeted Fund Balance" and \$717,723 less than "Last Year Fund Balance".

MTD			YTD			Variance		
	Actual	Budget	Last Year	Actual	Budget	Last Year	Act vs. Bdgt	Act vs LY
REVENUES	5,223,794	3,824,823	4,121,335	73,237,323	69,280,541	71,885,362	3,956,782	1,351,962
EXPENSES	5,786,126	6,196,150	6,448,598	71,602,491	73,280,541	69,532,806	1,678,050	(2,069,685)
FUND BALANCE	(562,332)	(2,371,327)	(2,327,264)	1,634,833	(4,000,000)	2,352,556	5,634,833	(717,723)
Advalorem - Real	1,345	8,018	20,916	21,414,742	21,245,666	20,974,628	169,076	440,114
Sales Tax	2,785,834	2,367,835	2,276,888	30,226,659	28,094,201	28,060,470	2,132,458	2,166,189
Utility Franchise Fees	0	0	0	2,693,550	2,613,571	2,613,737	79,979	79,812
Business License	445,826	84,873	40,930	4,813,139	4,374,434	4,515,410	438,705	297,729
Advalorem - Personal	262,683	217,539	209,011	2,552,653	2,319,009	2,396,556	233,644	156,097
<b>October thru September 2025 (12 months) 2024-2025</b>								
	Actual	Budget Total	Outstanding Bal	% Received	% Outstanding	Verification		
Advalorem - Real	21,414,742	21,245,666	169,076	100.80%	-0.80%	100.00%		
Sales Taxes	30,226,659	28,094,201	2,132,458	107.59%	-7.59%	100.00%		
Utility Franchise Fees	2,693,550	2,613,571	79,979	103.06%	-3.06%	100.00%		
Business License	4,813,139	4,374,434	438,705	110.03%	-10.03%	100.00%		
Advalorem - Personal	2,552,653	2,319,009	233,644	110.08%	-10.08%	100.00%		
<b>SEPTEMBER</b>	<b>MTD</b>			<b>MTD</b>				
			Variance	Last Year	Act vs LY			
Advalorem - Real	1,345	8,018	(6,673)	20,916	(19,571)			
Sales Taxes	2,785,834	2,367,835	417,999	2,276,888	508,945			
Utility Franchise Fees	0	0	0	0	0			
Business License	445,826	84,873	360,953	40,930	404,897			
Advalorem - Personal	262,683	217,539	45,144	209,011	53,672			

**CITY OF VESTAVIA HILLS  
MONTHLY CASH REPORT  
"RECONCILED BALANCES"**

		APR	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025
<b>General Funds</b>															
General / Operational Funds	Region Bank	4.03%	2,844,714.72	1,979,485.71	4,380,644.42	4,836,106.35	24,990,834.56	22,171,177.13	13,955,675.26	16,263,402.43	14,503,397.35	13,930,215.42	8,310,724.96	5,293,844.67	2,929,568.31
Enhanced Cash Strategy	Region Bank	4.31%	10,489,627.78	8,367,221.84	8,499,862.97	8,529,641.86	8,563,732.21	8,607,005.14	8,640,328.91	8,686,461.32	8,687,530.80	8,727,654.93	8,740,123.25	8,792,951.88	8,823,046.01
Payroll Fund	Region Bank	0.25%	0.00	0.00	24,133.01	24,133.01	24,133.01	24,133.01	24,133.01	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Reserve Fund	PNC Bank	4.25%	21,071,036.31	21,070,949.87	21,107,572.98	21,230,188.91	21,316,814.11	21,379,333.55	21,445,489.03	21,519,598.66	21,491,244.88	21,625,812.26	21,666,724.41	21,760,367.46	21,852,275.97
Court & Corrections Fund	Region Bank	0.25%	112,200.50	137,869.94	98,792.61	91,015.93	143,258.43	101,119.49	134,947.74	128,335.55	117,301.55	156,520.55	128,838.55	133,333.33	124,308.64
American Rescue Plan (COVID-19)	SouthPoint	4.40%	1,779,878.81	1,785,177.23	1,790,165.28	1,710,094.74	1,714,675.61	1,718,823.73	1,723,428.05	1,043.47	0.99	0.00	0.00	0.00	0.00
<b>Total - Balance</b>			<b>\$36,297,458.12</b>	<b>\$33,340,704.59</b>	<b>\$35,901,191.27</b>	<b>\$36,421,180.80</b>	<b>\$56,753,447.93</b>	<b>\$54,001,592.05</b>	<b>\$45,924,002.00</b>	<b>\$46,598,841.43</b>	<b>\$44,799,475.57</b>	<b>\$44,440,203.16</b>	<b>\$38,846,411.17</b>	<b>\$35,980,497.34</b>	<b>\$33,729,198.93</b>
<b>Restricted Funds</b>															
Court Cash Bonds	Regions Bank	0.25%	101,421.00	99,551.00	94,182.00	89,272.00	91,082.00	91,652.00	93,552.00	76,156.00	79,856.00	86,776.00	85,746.00	88,626.00	87,556.00
Contractors' Bonds & CDs on Hand	City Clerk's Office	n/a	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,087,838.42
Contractors' Cash Bonds	SouthPoint	0.25%	594,199.62	593,428.25	573,252.03	578,678.21	582,010.47	575,674.35	580,499.93	599,122.39	559,199.24	564,318.97	565,214.37	603,190.75	602,440.51
Confiscated Funds	SouthPoint	1.25%	59,431.89	59,494.81	59,555.77	61,848.74	69,629.47	69,696.24	69,770.23	78,332.20	78,415.36	17,186.77	27,018.35	28,241.59	28,270.61
2013 GOW - QEBC Sinking Fund	Bank of New York	2.35%	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,321,641.45	2,321,641.45	2,321,641.45	2,321,641.45	2,321,641.45	2,347,155.74
Lease Escrow Funds	Truist & Robertson		3,967,756.36	3,968,666.45	3,151,303.96	3,152,045.67	2,490,839.60	2,193,074.50	2,193,074.50	2,063,502.61	2,063,502.61	2,063,502.61	2,063,502.61	2,063,502.61	2,063,502.61
<b>Total Balance</b>			<b>\$11,037,938.97</b>	<b>\$11,036,270.61</b>	<b>\$10,193,423.86</b>	<b>\$10,196,974.72</b>	<b>\$9,548,691.64</b>	<b>\$9,245,227.19</b>	<b>\$9,252,026.76</b>	<b>\$9,326,693.07</b>	<b>\$9,290,553.08</b>	<b>\$9,241,364.22</b>	<b>\$9,251,061.20</b>	<b>\$9,293,140.82</b>	<b>\$9,216,763.89</b>
<b>Cash on Hand</b>															
Petty Cash - City Depts.			880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00
Petty Cash - Courts/Jail			600.00	600.00	600.00	600.00	600.00	600.00	600.00	700.00	700.00	700.00	700.00	700.00	700.00
Petty Cash - Library			600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00
Petty Cash - Vehicle Tags			1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
<b>Total - Petty Cash</b>			<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>
<b>Grand Total - All Funds</b>			<b>\$47,338,477.09</b>	<b>\$44,380,055.20</b>	<b>\$46,097,695.13</b>	<b>\$46,621,235.52</b>	<b>\$66,305,219.57</b>	<b>\$63,249,899.24</b>	<b>\$55,179,108.76</b>	<b>\$55,928,714.50</b>	<b>\$54,093,208.65</b>	<b>\$53,684,747.38</b>	<b>\$48,100,652.37</b>	<b>\$45,276,818.16</b>	<b>\$42,949,142.82</b>
<b>Petty Cash Itemization</b>															
City Clerk Dept.	none														
Court Dept.	\$700.00														
Finance Dept. & Vehicle Tags	\$1,050.00 Tags & City Depts														
Fire Dept.	\$100.00 City Depts														
Inspection Dept.	\$30.00 City Depts														
Library	\$600.00														
Mayor's Office	\$200.00 City Depts														
Parks & Leisure Services	\$300.00 City Depts														
Police Dept.	\$200.00 City Depts														
Public Services	none														
<b>Total</b>	<b>\$3,180.00</b>														

1	MONTH OF SEPTEMBER 2025							YEAR-TO- DATE THROUGH SEPTEMBER 2025						
	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2024-2025	2024-2025	2023-2024	Actual to	Budget	Actual to Last Year		2024-2025	2024-2025	2023-2024	Actual to	Budget	Actual to Last Year	
	Actual	Budget	Actual	Amount	Percentage	Amount	Percentage	Actual	Budget	Actual	Amount	Percentage	Amount	Percentage
REVENUE SUMMARY														
STATE REVENUE	42,968	15,459	33,419	27,509	177.95%	9,549	28.57%	342,305	206,534	261,696	135,771	65.74%	80,609	30.80%
COUNTY REVENUE	430,506	246,252	251,650	184,254	74.82%	178,856	71.07%	24,369,484	23,957,784	23,769,009	411,700	1.72%	600,475	2.53%
CITY REVENUE	4,598,794	3,480,271	3,736,600	1,118,523	32.14%	862,194	23.07%	46,788,725	43,550,223	46,254,099	3,238,502	7.44%	534,626	1.16%
PARK & RECREATION	151,526	82,841	99,666	68,685	82.91%	51,859	52.03%	1,736,809	1,566,000	1,600,557	170,809	10.91%	136,252	8.51%
<b>TOTAL REVENUES</b>	<b>5,223,794</b>	<b>3,824,823</b>	<b>4,121,335</b>	<b>1,398,971</b>		<b>1,102,459</b>		<b>73,237,323</b>	<b>69,280,541</b>	<b>71,885,362</b>	<b>3,956,782</b>		<b>1,351,962</b>	
EXPENDITURE SUMMARY														
NON DEPARTMENTAL	1,595,562	1,391,292	2,115,700	(204,270)	-14.68%	520,138	24.58%	22,750,991	22,723,351	23,742,029	(27,640)	-0.12%	991,037	4.17%
CITY COUNCIL	5,904	4,870	4,025	(1,034)	-21.23%	(1,880)	-46.70%	80,357	90,293	78,540	9,936	11.00%	(1,817)	-2.31%
MAYOR & ADMINISTRATION	230,435	256,552	383,801	26,117	10.18%	153,366	39.96%	2,584,346	2,770,622	2,291,507	186,276	6.72%	(292,839)	-12.78%
CITY CLERK	46,900	93,800	88,469	46,900	50.00%	41,569	46.99%	618,998	653,989	593,426	34,991	5.35%	(25,572)	-4.31%
MUNICIPAL COMPLEX	33,179	41,926	49,540	8,747	20.86%	16,361	33.03%	453,907	457,870	418,774	3,963	0.87%	(35,133)	-8.39%
INFORMATION SERVICES	96,247	107,401	95,973	11,154	10.39%	(273)	-0.28%	830,412	975,926	882,684	145,514	14.91%	52,272	5.92%
POLICE	1,277,313	1,493,410	1,277,797	216,097	14.47%	484	0.04%	15,072,746	16,003,581	13,914,964	930,835	5.82%	(1,157,781)	-8.32%
FIRE	1,137,027	1,429,490	1,170,611	292,463	20.46%	33,585	2.87%	13,930,124	14,599,272	13,326,008	669,148	4.58%	(604,116)	-4.53%
INSPECTION	84,591	92,263	70,579	7,672	8.31%	(14,013)	-19.85%	932,960	969,887	843,759	36,928	3.81%	(89,200)	-10.57%
PUBLIC SERVICES	534,811	527,261	478,177	(7,550)	-1.43%	(56,633)	-11.84%	5,745,926	5,654,131	5,472,326	(91,795)	-1.62%	(273,600)	-5.00%
PUBLIC LIBRARY	270,182	270,634	213,666	452	0.17%	(56,516)	-26.45%	3,079,641	3,319,639	2,876,736	239,998	7.23%	(202,905)	-7.05%
PARKS & LEISURE SERVICES	473,976	487,251	500,260	13,275	2.72%	26,283	5.25%	5,522,085	5,061,980	5,092,051	(460,105)	-9.09%	(430,033)	-8.45%
<b>TOTAL EXPENDITURES</b>	<b>5,786,126</b>	<b>6,196,150</b>	<b>6,448,598</b>	<b>410,024</b>		<b>662,472</b>		<b>71,602,491</b>	<b>73,280,541</b>	<b>69,532,806</b>	<b>1,678,050</b>		<b>(2,069,685)</b>	
<b>SURPLUS / (DEFICIT)</b>	<b>(562,332)</b>	<b>(2,371,327)</b>	<b>(2,327,264)</b>	<b>1,808,995</b>		<b>1,764,932</b>		<b>1,634,833</b>	<b>(4,000,000)</b>	<b>2,352,556</b>	<b>5,634,833</b>		<b>(717,723)</b>	



**Vestavia Hills  
City Council Minutes  
December 22, 2025  
6:00 PM**

**1. Call to Order**

The City Council of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. A number of staff and members of the general public also attended virtually, via Zoom.com, following publication pursuant to Alabama law. The Mayor called the meeting to order and the City Clerk called the roll with the following:

**2. Roll Call**

Roll call was as follows:

**MEMBERS PRESENT:** Mayor Ashley Curry, Mayor Pro-Tem Rusty Weaver, City Councilors Kimberly Cook, Ali Pilcher, Mike Vercher

**MEMBERS ABSENT:** None.

**OTHER OFFICIALS PRESENT:** Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; \* Rebecca Leavings, City Clerk; Shane Ware, Police Chief; Zachary Clifton, Finance Director; Lori Beth Kearley, Public Works Director; Ethan Fisher, City Engineer; Marvin Green, Fire Chief; Umang Patel, Court Director

**3. Invocation - Tom Bryson, Vestavia Hills Chaplain**

Tom Bryson

**4. Pledge Of Allegiance**

**5. Approval Of The Agenda**

**MOTION:** Amend the agenda to delete Item 14, Ordinance Number 3309 until a later date and approve as amended. Motion by: Ali Pilcher. Seconded by: Mike Vercher.

Mrs. Cook stated she spoke to Mrs. Pilcher regarding this issue and indicated that she is willing to postpone only if this be put on the work session in January in order to get this matter put to rest. The Mayor concurred.

The Mayor called for the question to approve the agenda as amended.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

## **6. Announcements, Candidates and Guest Recognition**

- Mayor Curry stated that last night, the Menorah lighting was held for the sixth year. Our City was the first among the cities in our area to welcome this ceremony. He thanked the VHPD and the VHFD for providing security and indicated that it was a fun and safe event.

## **7. City Manager's Report**

- Mr. Downes announced that, due to the retirement of Mr. Turner, Zach Clifton has been named as the new Finance Director.
- Mr. Downes also announced that, due to the retirement of Ms. Leavings, Umang Patel will replace her as the new City Clerk and Innovation Administration Director.
- Mr. Downes stated that many residents are upset about fiber installation throughout the City. This time, the newest installations are from Lumos. The franchise agreement has requirements regarding restoration of people's property, but there are still challenges. He introduced Brent Beal and Frank Dora from Lumos to address the Council on how they will strive to be a better partner.
  1. Mr. Beal stated that installation of fiber is difficult and admitted that one of the things they need to do better is to coordinate with other utilities. They will work with the City engineers to keep the residents satisfied. They give 24-hour notice to customers, and respond to complaints in less than 24 hours. If that is not happening, he asked the City to let him know. Contractors that do not satisfy that standard will not continue to work in Vestavia Hills.
  2. Mr. Vercher asked him to explain exactly what they were doing and what the end result would be. Mr. Beal stated that, by the end of December, they will have over 2,000 homes accessing internet through Lumos. When there are multiple providers of fiber, the cost of the service goes down, so, while it might be difficult during installation, the end result is helpful to customers. Mr. Vercher stated that, as AI increases, the bandwidth required is also increasing.
  3. Mrs. Cook stated she has also been contacted by residents and asked Mr. Downes about the best way for residents to address problems. Mr. Downes stated the best way is to use Vestavia Hills Connects app or through the city website. This allows staff to track and solve the issue.
  4. Mrs. Pilcher asked if the placard also gives the contact information and when the 24-hour clock kicks in and what is the timeline for repairs? Mr. Beal stated they strive to complete repairs within five days but getting new grass established might take more time.
- David Harwell, 1803 Catala Road, stated he has been before the Council for years, and he experienced this same situation with C-Spire, and it took them forever to come and fix his yard.

## 8. Councilors' Reports

- Mayor Curry introduced Rick Rice, former chair of the Board of Zoning Adjustment (BZA). He presented a Resolution from 1999 that first appointed Richard Rice to the Board of Zoning Adjustment. Mr. Rice has served on BZA for 26 years, beginning as an alternate member and then serving as Chair of the Board for many years. He presented a Certificate of Recognition to Mr. Rice, whose family was present. Mr. Downes read the Certificate aloud in grateful recognition of his years of service.
- Mr. Vercher recognized Lloyd Peeples, a candidate for Alabama House District 48, and welcomed him to the meeting.
- Mrs. Cook attended the retirement party for Mr. Turner and is proud that the city applauds long-time employees.
- Mr. Weaver announced that the Planning and Zoning Commission held its December meeting with two rezoning requests that will come to the Council at a later date.

## 9. Approval Of Minutes - December 8, 2025 regular meeting minutes

The Mayor announced that the minutes of the December 8, 2025, regular meeting are presented for approval. He opened the floor for a motion.

**MOTION:** Approve the minute as presented. Motion By: Kimberly Cook. Seconded By: Rusty Weaver.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

## Old Business (Public Hearing)

### 10. Public Hearing - Ordinance Number 3305 - Rezoning - 4308, 4312, 4316 and 4320 Dolly Ridge Road; Rezone from VH R-4 (medium density residential district) to VH B-1.2 (planned neighborhood mixed use district); Paradox Properties, LLC, owner

**MOTION:** Approve Ordinance Number 3305 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Weaver stated that this came to Planning and Zoning Commission in November with a request to rezone from R-4 to B 1.2. There were four conditions that came with a unanimous recommendation for approval: (1) that the development be built as described in the plans; (2) the uses on the property shall be limited to professional and medical offices and their ancillary uses with no drive-thru; (3) a 20' buffer shall be reserved in all areas adjacent to neighboring properties and must include the large landscaping buffer as shown in the attached drawings; and (4) all parking lot lighting shall be no higher than 10' in height; building height limited to 2 stories. There were three other requests made by a neighboring property owner's attorney today, having to do with drainage direction, point of discharge, and designed detention, which does currently exist, and pervious parking. Those three items speak to the drainage design for the property, and the Council does not address design issues as that is an engineering process that city engineers address during the permitting phase. Such changes require the engineers' review and approval.

Ethan Fisher, City Engineer, stated the builder's engineering designs will have to meet all requirements of the city's land disturbance permit, and demonstrate pre- and post-stream flow does not increase drainage onto other properties.

Mrs. Cook stated that she met with the Putmans to see their property and hear their concerns. She appreciates Mr. Fisher's explanation that the requirement is that the drainage cannot be greater than it is now.

Mr. Weaver asked if further engineering is done prior to any permits being issued. Mr. Fisher stated that is correct. Mr. Weaver asked for the City Attorney's opinion on the conditions being added to the rezoning.

Mr. Boone stated that both Planning and Zoning and the Council can set and approve conditions. However, if the City Council wishes to change the published ordinance, the ordinance will have to be re-drafted, republished and set for a vote on a future date. It is the City's duty to ensure that the application meets the requirements of the City's ordinances.

The Mayor opened the floor for a public hearing.

Rosemary Putman, 3001 Manor Brook Drive, stated that they have a creek in their backyard. Their house was built as a duplex with separate utility meters more than 50 years ago. Over the years, the creek has begun to flow outside the banks and presents a flooding hazard for the downstairs section of her home. If this is not handled correctly, it will flood the finished downstairs of their home.

Jon Weaver, representing the applicant, was present.

There being no one present to address the Council on this issue, the Mayor closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**11. Public Hearing - Ordinance Number 3306 - Rezoning and Conditional Use Approval - 4521 Pine Tree Circle; Lot 23, Topfield Subdivision; Rezone from VH O-1 to VH B-2 with limited uses and conditional use approval for on-site indoor storage of certain construction materials and equipment; Canwyn LLC, owners**

**MOTION:** Approve Ordinance Number 3306 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Weaver delivered a report from the Planning and Zoning Commission of an existing business to rezone from Vestavia Hills O-1 to B-2 with conditional use for a construction company. A number of conditions include: (1) the use on said property shall be limited to a framing construction company or similar, or any permitted use in Vestavia Hills O-1 zoning classification; and (2) that any and all storage on the property be housed inside the storage building as proposed, storage to be limited to construction materials, vehicles and equipment only, and outdoor storage is prohibited; and (3) no parking of heavy construction equipment on premises; and (4) fabrication on-site is prohibited; and (5) the storage building shall appear similar to the existing building on the property.

No one was presented in regard to this request.

The Mayor opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**12. Public Hearing - Ordinance Number 3307 - Authorizing the Mayor and City Manager to Execute an Architectural Professional Service Contract for the Construction of an Eastside Police Operations Building Located at the Sicard Hollow Athletic Complex**

**MOTION:** Approve Ordinance Number 3307 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Downes stated that this contract will retain CMH Architects to design the East Side Police Department operations center.

The Mayor opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**13. Public Hearing - Ordinance Number 3308 - An Ordinance Authorizing the Mayor and City Manager to Execute an Architectural Professional Service Contract for the Construction of a Maintenance Facility Located at the Sicard Hollow Athletic Complex**

**MOTION:** Approve Ordinance Number 3308 as presented. Motion by: Rusty Weaver. Seconded by: Ali Pilcher.

Mr. Downes stated that this will retain CMH Architects to design the East Side park maintenance facility.

The Mayor opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**14. Public Hearing - Ordinance Number 3309 - An Ordinance Authorizing the Mayor and City Manager to Execute a Limited Scope Architectural Professional Service Contract to Begin the Design Process for an Eastside Library Facility**

This item was postponed to an undetermined date.

**New Business**

**15. Resolution Number 5612 - A Resolution appointing members to the Design Review Board**

**MOTION:** Approve Resolution Number 5612 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

The Mayor stated this Resolution appoints members to the Design Review Board with staggered terms pursuant to the establishing Ordinance. Members of this board must include particular types of professional expertise, such as landscape architects.

Mrs. Cook stated that she knows all but one of these individuals and recommends the appointments.

The Mayor stated the Council was given the opportunity to attend interviews. This Board is most effective when they know what they are doing and work well together.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**16. Resolution Number 5613 - A Resolution appointing members to the Vestavia Hills Board of Zoning Adjustment**

**MOTION:** Approve Resolution Number 5613 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

The Mayor stated that this Resolution appoints members for the Board of Zoning Adjustment.

There being no further discussion, the Mayor called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**17. Resolution Number 5614 - A resolution declaring certain property as surplus and authorizing the City Manager and the Vestavia Hills Police Department to destroy said items pursuant to a certain court order**

**MOTION:** Approve Resolution Number 5614 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Downes stated this property is required to be destroyed due to court order as it was

utilized for law enforcement purposes and now is no longer needed.

There being no further discussion, the Mayor called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**18. Resolution Number 5615 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Rice Advisory for the Purpose of Evaluating Public Financing Options and Commencing Preliminary Actions Associated with the Plan for Growth**

**MOTION:** Approve Resolution Number 5615 as presented. Motion by: Kimberly Cook. Seconded by: Rusty Weaver.

Mr. Downes stated this supports the Plan for Growth and the FY27 projects. Chris Williams of Rice Advisory is present to answer any questions. He stated that Mr. Williams has been advising the City on financial opportunities.

There being no further discussion, the Mayor called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**19. Ordinance Number 3310 - An Ordinance Accepting a Bid for the City of Vestavia Hills Altadena Valley Park Veterans Memorial Plaza and Authorizing the Mayor and City Manager to execute any and all agreements for said project**

**MOTION:** Approve Ordinance Number 3310 as presented. Motion by: Rusty Weaver. Seconded by: Mike Vercher.

Mr. Downes stated there were three bidders, and staff recommend the lowest bidder be accepted, as it meets the budget numbers, and Avery, the lowest bidder, has been utilized before and is a responsible contractor. The Park Foundation has pledged \$100,000 and has already collected \$75,000. Shelby County has pledged \$50k and Jefferson County has pledged \$50k. Representative Mike Shaw and others have given monies toward this project. The Foundation will continue to sell bricks for the project to continue to raise money.

Mrs. Cook stated that this was the Mayor's dream and has been a long time coming.

There being no further discussion, the Mayor called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**New Business Requesting Unanimous Consent (Public Hearing)**

**First Reading (No Action To Be Taken At This Meeting)**

**20. Citizens Comments**

- Mr. Boone thanked the Mayor and the City Council for allowing him to be on the team and wished them a Merry Christmas.
- David Harwell, 1803 Catala Road, stated that the City is blessed with many to be thankful for, including the Police Department, Fire Department, and the City Council. He appreciates everything that everyone does for this city and noted especially the long-time retiring employees. These people make this city great, and when you read about other cities, this city stands out among the best.

**21. Time Of Adjournment**

There being no further business, Mrs. Cook made a motion to adjourn. The Mayor adjourned the meeting at 7:02pm.

Ashley C. Curry, Mayor

ATTESTED BY:

Rebecca Leavings, City Clerk



**Vestavia Hills  
City Council Minutes  
January 5, 2026  
5:30 PM**

**1. Call to Order**

The City Council of Vestavia Hills met in regular session on this date at 5:30pm, following publication and posting pursuant to Alabama law. A number of staff and members of the general public also attended virtually, via Zoom.com, following publication pursuant to Alabama law. The Mayor called the meeting to order, and the City Clerk called the roll with the following:

**2. Roll Call**

Roll call was as follows:

**MEMBERS PRESENT:** Mayor Ashley Curry, Mayor Pro-Tem Rusty Weaver, City Councilors Kimberly Cook, Ali Pilcher, Mike Vercher

**MEMBERS ABSENT:** None.

**OTHER OFFICIALS PRESENT:** Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Rebecca Leavings, City Clerk; Shane Ware, Police Chief; Zachary Clifton, Finance Director; Lori Beth Kearley, Public Works Director; Ethan Fisher, City Engineer; Marvin Green, Fire Chief; Steven Michael, Asst. Fire Chief; Umang Patel, Court Director; Keith Blanton, Building Safety Director\*; Jack Wakefield, GIS/City Planner

**3. Invocation – David Phillips, Vestavia Hills Chaplain**

Mr. Phillips was not present, so the Mayor called on David Harwell to give the invocation.

**4. Pledge Of Allegiance**

**5. Approval Of The Agenda**

The Mayor opened the floor for a motion to approve the agenda as presented.

**MOTION:** Approve the agenda as presented. Motion By: Rusty Weaver. Seconded By: Kimberly Cook.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

## **6. Announcements, Candidates and Guest Recognition**

- Mayor Curry wished former mayor, Sara Wuska, a very happy day as she celebrated her 95th birthday today.
- Mr. Weaver announced that the Planning and Zoning Commission will have its regular meeting on Thursday beginning at 6pm.
- Mr. Weaver announced that on January 15, 2026, at the annual Civic Center, the Third Annual Lead-Off Dinner and Hall of Fame Reunion will begin at 6pm at the Civic Center. Information will be posted on the City's website at a later date.

## **7. Proclamation - January 2026 Human Trafficking Prevention Month**

The Mayor presented a Proclamation designating January 2026 as "Human Trafficking Prevention Month." Mr. Downes read the Proclamation aloud and the Mayor presented it to the following individuals who were present in regard to bringing recognition to this very important issue: Jan Bell, Director, Child Trafficking Solutions Project; Pam Raspberry and Laura Owens, Community Advocates with Trafficking Hope; Tori Ramsey, Ph.D.; Jefferson County Sheriff's Office and the Junior League of Birmingham Anti-Trafficking Committee; and Hailey Adams, Miss University of Alabama, who made awareness of Human Trafficking as her platform.

The Mayor stated that the City takes this issue very seriously. It does not matter what city you are in, if there is a hotel on a main corridor, human trafficking probably exists there. He expressed appreciation to all of the City Administration and personnel for helping to bring awareness, training and hope to this issue.

## **8. City Manager's Report**

### **a. Presentation by the Vestavia Hills Parks and Recreation Foundation**

Mr. Downes welcomed Leigh Belcher from the Parks and Recreation Foundation

- Leigh Belcher, Executive Director of the Parks and Recreation Foundation, stated that the Foundation has committed to raising \$100,000 for the Altadena Valley Park Memorial Foundation because the Foundation feels this is a very important project. She presented a check for 75% of that amount tonight to be used toward the memorial, which was raised from the sale of memorial bricks to be laid there. She indicated that there are still bricks for sale and the Foundation will present the remainder at a later date.
- Mr. Downes gave an update on the FY26 Plan for Growth projects.
  - The pool heater is out to bid and should get results on Friday and, hopefully, come to the Council for bid approval soon.
  - Fire Station 4 expansion project anticipates a bid date of mid-April. After the 13th of January, exterior design schemes will be presented to the Council.
  - Mine reclamation grants are due January 31 and, hopefully, we will get positive results from those grants to fund projects at the Sicard Hollow Athletic Complex.

- One of the most important processes that occurs annually is strategic planning. The Council and the City department heads and administration meet for two days to discuss the wants and needs of departments and understand the priorities of the Council for the next budget year. He will send an email to query the Council on availability for the following dates: February 23 and 24; February 24 and 25 or March 3 and 4.
- There will be a work session next Monday, at 5:30pm, to discuss the proposal of a feasibility study for a possible satellite library. Staff will be present to answer questions, but this will be a Council discussion. The City's bond counsel and financial advisor will be present also.

## **9. Councilors' Reports**

- Mr. Vercher announced that the Parks and Recreation Board will meet at 7:30am, on January 21, 2026, at the Civic Center.
- Mrs. Cook stated that immediately following Christmas, there were issues with garbage pickup in areas around the City. She has received a number of emails and texts concerning the issue, and city staff are working with Amwaste to get this corrected and to ensure issues like this do not happen in the future.

## **Old Business (Public Hearing)**

### **New Business**

#### **10. Resolution Number 5606 - A Resolution Appointing a City Treasurer for the City of Vestavia Hills**

The Mayor announced that, due to the retirement of Mr. Turner, a new City Treasurer is required to be appointed by the governing body. This Resolution appoints Zachary Clifton as the new City Treasurer. He opened the floor for a motion and a vote.

**MOTION:** Approve Resolution Number 5606 as presented. Motion By: Rusty Weaver. Seconded By: Ali Pilcher.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

#### **11. Resolution Number 5607 - A Resolution Appointing a City Clerk for the City of Vestavia Hills**

The Mayor stated that, due to Ms. Leavings' coming retirement, a new City Clerk needs to be appointed to train and take over her position. This Resolution will appoint Umang Patel to the position. He opened the floor for a motion and a vote.

**MOTION:** Approve Resolution Number 5607 as presented. Motion By: Ali Pilcher. Seconded By: Rusty Weaver.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali

Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**12. Oath of Office - City Treasurer, administered by the Honorable Jim Sturdivant**

**13. Oath of Office - City Clerk, administered by the Honorable Jim Sturdivant**

**14. Resolution Number 5608- A resolution changing the City Officials designated and authorized to sign checks and drafts for payments from the City and authorized to approve electronic bank transactions of funds on deposit in the city's bank accounts.**

**MOTION:** Approve Resolution Number 5608 as presented. Motion by: Rusty Weaver. Seconded by: Mike Vercher.

Mayor Curry stated that this Resolution changes the signers on the City's bank accounts to reflect the new Treasurer and City Clerk. There being no further discussion, he called for the question.

**VOTE:** Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher. No: None. Abstain: None. Motion passed.

**15. Ordinance Number 3313 - An Ordinance accepting a bid for City of Vestavia Hills Street Resurfacing and Repair for a period of 3-years and authoring the Mayor and City Manager to execute and deliver any and all agreements necessary to secure said bid and contract.**

**MOTION:** Approve Ordinance Number 3313 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Fisher stated that bids for the next three years of paving were recently returned and reviewed. The low bidder was Dunn Construction, which has been deemed a responsible bidder and a vendor that the City has utilized in the past. This is a three-year contract starting this month and extending to December 2029. He gave a brief overview of the First Step paving management system that video-records and grades all streets in the city, to objectively prioritize what streets need to be paved. The Rebuild Alabama program requires the City to give an update to the governing body at the last meeting of January and, last year the city did about 8.5 miles of resurfacing. He gave details regarding the areas of the city where paving will occur in the coming year.

Mr. Vercher asked about the implementation of the sidewalk masterplan which is available online. Mr. Fisher answered that street resurfacing decisions are constantly subject to change, so they release the list year by year to allow the contractor to prepare.

Mrs. Cook asked if this was the year that the street condition ratings were updated. Mr. Fisher stated that the data was refreshed this past summer, and they are using that to create the paving list and identify some that would benefit from pavement preservation treatments.

Mrs. Cook asked if that list is available online for the public as she had requested earlier in 2025, so they can look up street ratings. Mr. Fisher stated that they are creating a GIS layer to allow people to look at that and it should be available later this year.

Mr. Downes pointed out that the City has, in the past, had just a couple of bidders for paving. He stated that he is happy to report that the City had five bidders this time, and the numbers that came in were super competitive, meaning unit costs were lower than they were three years ago, which reduces cost and means more roads can be paved.

### **New Business Requesting Unanimous Consent (Public Hearing)**

#### **First Reading (No Action To Be Taken At This Meeting)**

- 16. Public Hearing - Resolution Number 5609 - A Resolution ordering the demolition of a building or structure located at 2750 Smyer Road, Vestavia Hills, Alabama, Parcel ID# 28-00-17-4-002-022.000, in compliance with Sections 11-40-30 through 11-40-36, Sections 11-53b-1 through 11-53b-16, inclusive, of the Code of Alabama, and in compliance with Ordinance number 2382 of Vestavia Hills, Alabama; and calling for the City to cause said demolition to be performed and directing the city attorney and the city clerk to cause the cost of such demolition to be charged against the land on which the building or structure exists as a municipal lien or cause such cost to be recovered in a suit at law against the owner or owners**
- 17. Public Hearing - Ordinance Number 3022-A - An Ordinance Amending Ordinance Number 3022 to revise the approving authority for the special fireworks permits from the Vestavia Hills Police Chief to the Vestavia Hills Fire Chief.**
- 18. Public Hearing - Ordinance Number 3311 - Rezoning - 4324 Dolly Ridge Road; Rezone from VH R-4 to VH O-1; Kurt Adams Insurance, owners**
- 19. Public Hearing - Ordinance Number 3312 - Rezoning - 3101 Timberlake Road; Rezone from Vestavia Hills R-1 to Vestavia Hills B-2 for construction of a bakery; Candace White, owner**
- 20. Public Hearing - Resolution Number 5616 - Vacation - A Resolution to vacate a road access/utility easement at the north end of SHAC; City of Vestavia Hills and Liberty Park Joint Venture LLP, owners**
- 21. Citizens Comments**
  - Donald Harwell, 1357 Willoughby Road, commented on recent damage to city streets near his home there was caused by heavy construction trucks.

#### **22. Time Of Adjournment**

There being no further business, Mr. Weaver made a motion to adjourn. The Mayor adjourned the meeting at 6:13pm.

Ashley C. Curry, Mayor

ATTESTED BY:

Rebecca Leavings, City Clerk



**Vestavia Hills  
City Council Minutes  
January 12, 2026  
5:30 PM**

**1. Call to Order**

The City Council of Vestavia Hills met in work session on this date at 5:30pm, following publication and posting pursuant to Alabama law. A number of staff and members of the general public also attended virtually, via Zoom.com. The Mayor called the meeting to order, and the City Clerk called the roll with the following:

**2. Roll Call**

Roll call was as follows:

**MEMBERS PRESENT:** Mayor Ashley Curry, Mayor Pro-Tem Rusty Weaver, City Councilors Kimberly Cook, Ali Pilcher, Mike Vercher.

**MEMBERS ABSENT:** None.

**OTHER OFFICIALS PRESENT:** Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Rebecca Leavings, City Clerk; Shane Ware, Police Chief; Zachary Clifton, Finance Director; Ethan Fisher, City Engineer; Taneisha Tucker, Director of Library in the Forest; Daniel Tackett, Asst. Director, Library in the Forest; Jamie Lee, Director of Parks and Leisure Services; Marvin Green, Fire Chief; Ryan Farrell, Asst. Fire Chief; Melissa Hipp, Asst. to the City Manager.

**3. Discussion of Williams Blackstock proposal for a limited copy of an architectural contract to evaluate the potential of an east side library and a discussion of the public financing ramifications for funding the FY27 capital projects within the "Plan for Growth"**

Mr. Downes explained that the two tasks tonight are (1) what to do with the Williams Blackstock proposal for services, which was removed from the agenda for more study, and (2) discussion of the public financing ramifications for FY27 capital projects for the "Plan for Growth". Consultants are on hand to answer any questions and the staff is looking to the Council for direction on what to do about a satellite library and FY27 capital projects for this Plan.

Matt Foley, Williams Blackstock, explained the proposal to show what an east side library could mean to the City as a community resource center rather than just a library. This phase is important to decide exactly what the City wants. This has 3 phases: (1) feasibility study

to assess the vision of the community; (2) provide more specifics on programming, sizing, quantities, rough floor plans and square footage required, and budgets; and (3) summary document with high-level renderings, floor plans and projected costs, which will aid fundraising efforts.

Discussion ensued about whether the proposal could be broken into parts or phases. Mr. Foley stated it can be done in phases. The proposal was written with all three phases in mind, to provide a complete vision after discussions with stakeholders. It makes more sense to do it altogether.

The Mayor asked Mr. Downes to discuss the survey of City services and how it informed this step. Mr. Downes stated that, during the last strategic session, there was a statistically valid survey of residents that asked questions about the quality of library services. In the western areas of the City responses were 90 to 100% positive. By contrast, in Cahaba Heights and Liberty Park, the numbers were 60 to 70% positive. The survey asked how would you rate the need to expand library services and facilities. In the Liberty Park area, 60 to 70% rated expansion as high priority, and Cahaba Heights rated it 90%. All of this was shared with the City Council in early 2025 at strategic planning, and the Council decided to prioritize this as a component of the Plan for Growth.

The Mayor stated that we have statistical results already, and the Council is not bound by anything until they see renderings.

Mrs. Pilcher asked if the drawings should be the library to start, and then the Council could decide on possible programming. Mr. Foley explained. Mrs. Pilcher asked about the cost breakdown for the contract. Mr. Downes explained the cost of each phase.

Mr. Vercher asked about the timeframe. Mr. Foley estimated 4–8 weeks to complete the process.

Mrs. Cook asked how this compares with the Community Spaces design process. Mr. Downes explained that process included 37 public meetings because all parts of the project impacted the public directly. The difference between then and now is there is no need to get the public's input on design for a police operations facility or a park maintenance facility. The process to design the library building will be similar to the public input for Community Spaces.

Discussion ensued.

Mr. Weaver stated this process will provide more details for cost estimates.

Mr. Vercher stated he would like to hear from the residents of Cahaba Heights and Liberty Park.

Mrs. Pilcher asked if input will be limited to the residents of the east side or all of them.

Mr. Downes stated that city staff have many ways to survey through Vestavia Listens, social media, and town hall meetings. That is what was done with Community Spaces and city staff will advise on that. The focus of the contract is to complete preliminary architectural work.

Mr. Weaver stated that the deliverables need to be done after the surveys.

The Mayor stated that the City has already disclosed this, and it will not affect our bond rating.

Mr. Downes affirmed, saying the Plan for Growth and plans to fund FY27 projects were disclosed to rating agencies, and they still renewed, just last week, our AAA bond rating.

Mr. Downes presented the project estimates that were shared at the last strategic planning session. Financial consultants are on-hand to answer any questions, and will begin working on a preliminary resolution for approval to be considered on January 21.

Mrs. Cook stated most of the city's new residential and population growth is to the east. When the Bray was approved she knew this would bring demands to support the quality of life that Vestavia Hills residents expect. The entire school system and city are benefitting from this growth, and the city must provide appropriate infrastructure and services on the east side of which library is just one part. She asked Mr. Downes to provide information on new revenues as a result of the Bray development.

Mr. Downes provided the following summary of Bray revenues:

- Since the approval of the Bray Development Agreement, 193 single-family residential homes have been built and 16 new commercial projects have commenced construction or are paying property taxes on subdivided parcels.
- In the 2025 Tax Year, Bray development activity has produced an additional \$829,167 in ad valorem taxes for the City and \$2,100,154 for VH City Schools
- Completion of the in-progress projects will take place in the next tax year and yield significant increases to those numbers.
- These numbers do not take into account sales, lodging, or use taxes or permit fees.

Mrs. Cook stated this is the reason the Council made this a priority at last year's strategic planning.

In summary, Mr. Downes stated that staff and bond counsel will draft the following for the January 21 agenda: 1) a revised architectural services agreement; and (2) a reimbursement resolution that will allow reimbursement from bond funds to the city for design costs should the Council decide that is the best way to go.

Mrs. Cook recognized Library Board of Trustee members April MacLennan (president), Susan Swagler, Kathleen Duquette, and Jimmy Bartlett; Library Foundation Board members Ann Hamiter, Emily Lawrence, Dave Melvin, Mary Katherine Bartlett, Meg Burton, and Kevin Archer; Library Foundation Fundraising team members Anne Martha Corley and Courtney Moorhouse; and Friends of the Library President Elise Bodenheimer.

The Mayor opened the floor for public comment.

The following spoke in support of an east side library:

- Scott Stone, resident of Liberty Park;
- Dave Melvin, Treasurer of the Library Foundation; and
- Ms. Johnson, a resident from the west side of Vestavia Hills.

#### **4. Time Of Adjournment**

There being no further business, the Mayor adjourned the meeting at 6:28pm.

Ashley C. Curry, Mayor

ATTESTED BY:

Rebecca Leavings, City Clerk



**CITY OF VESTAVIA HILLS  
OFFICE OF THE CITY MANAGER  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Mayor and City Council

**From:** Jeff Downes, City Manager

**Cc:**

**RE:** Public Hearing - Ordinance Number 3309 - An Ordinance Authorizing the Mayor and City Manager to Execute a Limited Scope Architectural Professional Service Contract to Begin the Design Process for an Eastside Library/Community Facility

---

**Background:**

Consistent with the Plan for Growth masterplan, an eastside library and community based facility is contemplated for construction within the Sicard Hollow Athletic Complex. Williams Blackstock Architects have provided a limited scope architectural professional services contract to allow commencement of feasibility, space programming, concept design and summary documents to aid with fundraising and public involvement activities. This scope of work contemplates several public involvement and stakeholder meetings that will give direction to design opportunities and the ability to utilize the new facility for a multitude of uses.

**Recommendation:**

It is recommended to approve the contract to provide a more detailed design for future construction drawings and budget evaluation. Each phase of this

effort will require City Council consensus prior to advancing to the next phase of the contract.

**Fiscal Impact:**

The anticipated fee for the proposed scope of work is \$7,500 for the feasibility efforts, \$51,000 for space programming and concept design, and \$5,000 for support documents. The contract would utilize funds from a public financing vehicle or other sources of funds to be determined by the City Council.

**Attachments:**

1. Ordinance 3309
2. 2026.01.15\_VH Library Proposal Revised

**ORDINANCE NUMBER 3309**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AND DELIVER A LIMITED SCOPE ARCHITECTURAL AGREEMENT FOR COMMENCEMENT OF FEASIBILITY, SPACE PROGRAMMING, CONCEPT DESIGN AND SUMMARY DOCUMENTS TO AID WITH FUNDRAISING AND PUBLIC INVOLVEMENT ACTIVITIES FOR AN EASTSIDE LIBRARY/COMMUNITY FACILITY**

**WHEREAS**, consistent with the Plan for Growth masterplan, an eastside library/community facility is contemplated for construction within the Sicard Hollow Athletic Complex; and

**WHEREAS**, Williams Blackstock Architects have provided a limited scope architectural professional services contract to allow commencement of feasibility, space programming, concept design and summary documents to aid with fundraising and public involvement activities, a copy of which is marked as Exhibit A, attached to and incorporated into this Ordinance 3309 as if written fully therein. This scope of work contemplates several public involvement and stakeholder meetings that will give direction to design opportunities and the ability to utilize the new facility for a multitude of uses; and

**WHEREAS**, it is recommended to approve the contract to provide a more detailed design for future construction drawings and budget evaluation; and

**WHEREAS**, the anticipated fee for the proposed scope of work is \$7,500 for the feasibility efforts, \$51,000 for space programming and concept design, and \$5,000 for support documents; and

**WHEREAS**, the contract would utilize funds from a public financing vehicle or capital funds to be determined by the City Council; and

**WHEREAS**, the phases for work within the contract would advance at the conclusion of each phase by consensus of the City Council; and

**WHEREAS**, the Mayor and the City Council have found that it is in the best public interest to accept the City Manager’s recommendation and authorize the execution of the contract detailed in Exhibit A.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:**

1. The Mayor and the City Manager are hereby authorized to execute and deliver said agreement pursuant to the proposal as detailed in Exhibit A; and
2. The proposed fees would utilize funds from a public financing vehicle or capital funds to be determined by the City Council; and
3. This Ordinance Number 3309 shall become effective immediately upon adoption and approval by the City Council following posting/publication pursuant to Alabama law.

**DONE, ORDERED, ADOPTED and APPROVED**, this the 21st day of January, 2026.

Rusty Weaver  
Mayor Pro Tem

ATTESTED BY:

Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3309 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 21<sup>st</sup> day of January, 2026 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Umang Patel  
City Clerk

January 15, 2026

Mr. Jeff Downes, City Manager  
City of Vestavia Hills  
1032 Montgomery Highway, Vestavia Hills, AL 35216  
205.978.01695

**Re:   Vestavia Hills Library / Community Building at SHAC**  
Proposal for Architectural and Engineering Services

Jeff,

Thank you for the opportunity to continue our working relationship with the City of Vestavia Hills and appreciate the opportunity to submit a fee proposal for the preliminary programming and planning of a new Library/Community Building at SHAC. We understand that as part of a larger master plan for the SHAC, a new branch library and/or community-based program space is planned to be included in the future park developments. As part of this effort, we will work with the City, Vestavia Hills Library, community stakeholder groups, and Doster to develop goals for the project, a preliminary program, and a conceptual design to communicate the vision, project scope and funding required to make the Library/Community Building a realized success.

#### **PROJECT SCOPE**

We understand the scope of the new library and/or community building has not been fully developed and the focus of our services will be to lead an effort to plan and program the new facility. This effort will develop a list of project goals, functional needs for the site and building, room types and sizes, and a preliminary cost estimate for the project. To help communicate the results of the planning effort, a conceptual vision and capital campaign document will also be developed. This piece will help communicate to the City and constituents the overall scope of the project, including conceptual site plans, building plans, and conceptual rendering(s) to illustrate what the building may look like. A summary of the preliminary planning and programming effort, project goals, library or other community services, and project cost will also be included to outline both the services and amenities planned to be provided to the community, and the capital needed to realize the new facility.

We propose structuring the project scope in three phases, guiding you through an informed decision-making process with advancement to each particular phase requiring a notice to proceed by the City.

1. First, we will focus on a Feasibility Study including a brief property and project goals assessment. This initial step allows us to define the project scope at a high level - with various options and corresponding budgets. This phase could also include community engagement forums and surveys to seek input from constituents that may affect programming considerations.
2. The second phase will be a Conceptual Design / Programming stage, aiming at further defining the project scope thru a preliminary programming effort (identifying general space needs and the building size) and conceptual design options to study how the building may look. This stage builds upon the initial assessment to provide a refined project budget and visioning materials for fundraising efforts.

3. Finally, the last phase of work will be developing a summary document that can be used to present the project to stakeholders and the community at large. The focus of the document would be to outline the project vision, scope and cost to garner support and aid in fundraising for the project.

A detailed description of the phased work is outlined below in our description of services.

Following this planning and conceptual design phase, we could move into Basic Design Services, which would include a final program verification with all stakeholders, full design services, and construction administration. At this point, we would submit a separate proposal based on the established program and project scope.

### **BUDGET**

Based on initial discussions we understand the tentative construction budget range has been identified – between \$7 and \$9 million dollars to include both public and private donation funding. We will work with Doster Construction to establish an overall project budget as more of the project is defined. Our initial work in the first phase of the planning will include development of feasibility options for a better understanding of budget needs and “order of magnitude” cost.

We will also work with you and Doster Construction (Construction Manager) to develop an overall project budget that incorporates the construction cost, furniture cost, and other costs necessary for the entire project.

### **SCHEDULE**

Concerning the schedule, we will coordinate with you and your project team to develop an overall schedule for both design and construction phases to meet your needs.

At a high level, based on initial discussions with Doster Construction we anticipate a planning schedule could include:

#### **Phase 1**

- Feasibility Study 4 – 8 weeks Feb ‘26 – April ‘26  
*Holiday schedules and stakeholder availability may impact this duration.*

#### **Phase 2**

- Preliminary Programming 1 month May 2026
- Conceptual Design 1 month June 2026

#### **Phase 3**

- Summary / Campaign Document 2 – 4 weeks July 2026

### **TEAM**

We have worked with many consultants and engineers over the years. We understand that Caprine Engineering has been involved and would be utilized for some part of this study.

When more is known about the project and we move into basic design services, we will propose specific team members to fill out the design team as part of the basic services effort.

## **SCOPE OF SERVICES**

Based on our discussions we propose to organize our work as outlined below –

### **PHASE 1 – Feasibility Study**

We will conduct a kickoff meeting to introduce our team to all the project stakeholders. This meeting will set out to identify the large project goals, identify desired program spaces, amenities, and services to be provided, and the overarching goals for the new branch library/community building. We will take the initial information gathered and begin to analyze the property, discuss your existing challenges, growth goals and plans for future library and multi-use needs, and assess the site's potential for accommodating a new facility.

As part of this effort, we can formulate surveys and conduct town hall meetings to seek constituent insight and input. This information will help to create support in the community, a sense that constituents have been heard and offer valuable considerations for the building program and services to be provided in the new branch library.

This will give you different options (high-level concepts) to consider for the overall project, along with estimated square foot costs based on recent project data, to help you decide how to move forward.

We would expect that three initial options could be considered, ranging in size, amenities included, and estimated cost.

### **PHASE 2 - Initial Space Programming / Concept Design Phase**

We propose to conduct this phase to help you develop the project vision, and further define the overall project scope and program, by considering several scope options and functional considerations, options and decisions including –

- **New Branch Library / Community Building** – Develop space needs for a new facility currently envisioned as –
  - Library Space Needs – Develop the specific space needs for the library branch.
  - Meeting Rooms and Multi-Use Spaces – Develop options for meeting space that is available to the greater community for organization meetings, public events and functions, and programs.
  - Administration – Offices for staff.
  - Study / Learning Spaces
  - Café / Food Services – Minimal accommodations expected.
  - Outdoor Functions – We will study options for outdoor gathering / learning space, future facility expansion, or future courts at the site.
  - Parking – Maximize parking on the site and look at nearby public or shared parking options that could be planned and coordinated.

- Arts and STEM Program(s) – Fully assess options for a community art and or STEM component to the building program.
  - Gallery Space
  - Meeting / Auditorium Space
  - Studio Space for classes and programs offered to the public.
  - Maker Space
  - Computer Lab

Our work for this phase will include –

1. Stakeholder Input – following the broader community meetings and surveys in Phase 1, we will conduct more focused stakeholder meetings to discuss and gather input on specific items – which will be used to further develop the facility program. Stakeholders could include a variety of library, city, and user representatives. Additional resources such as online surveys could be used to help gather input and further develop the scope for all facility needs and goals. We will work with the City to identify the appropriate topics, meetings, and people to include at each session.
2. Existing Library Facilities Assessment – We will tour your existing library to understand how you work and function, what aspects should be considered in the branch, what new or improved features should be considered, etc. This effort might also include touring peer facilities for information gathering, we refer to this exercise as “benchmarking.”
3. Development Options – Based on the above information we will develop various facility layout options for review and discussion with the library, including –
  - i. Concept Layouts – This preliminary phase will include basic layout concepts to convey and understand space size, adjacencies, potential features, and amenity options for each scheme. We will review options (3) and work with you to narrow it down to a preferred concept to be included in final drawings and rendering(s).
  - ii. “Order of Magnitude” Cost Estimate – Preliminary budget ranges will be developed to better define feasibility of how to proceed with the initial scope and potential future phases. We will work with Doster to develop this preliminary cost estimate.
  - iii. Deliverables – At this preliminary phase we will provide –
    1. Concept layouts for each proposed option.
    2. “Order of Magnitude” budget ranges for each proposed option
    3. Final Option -
    4. Space program summary outlining space needs.
    5. Conceptual floor plan and site plan for selected option.
    6. Concept rendering to help illustrate the facility.
    7. Visioning materials to provide examples of what the facility may look like and include.
    8. Conceptual pricing from a professional cost estimator (this could be Doster).

**PHASE 3 – Summary Campaign Document**

Once we have completed Phase 2 to help you further develop the project scope and program, we will work with you to develop a professionally composed brochure that outlines the content and data from the planning and programming effort, the conceptual design drawings and renderings, the preliminary cost estimates, and additional information to garner support and encourage a positive engagement with the community on the plans for the project. We have developed several of these documents in collaboration with our clients and could share examples if that is helpful.

**FEE**

We propose to provide the Phase 1 services at an hourly rate; we have identified an estimate of how much time will be required for the first phase and will notify you if the time is beginning to exceed this estimate.

- **Phase 1 – Feasibility Study** \$ 7,500 *(hourly estimate not to exceed)*

We propose to provide the Phase 2 and 3 services as a lump sum fee.

- **Phase 2 - Initial Space Programming / Concept Design Phase**
  - Preliminary Programming \$ 11,500
  - Conceptual Design \$ 34,000
  - Engineering Assessment \$ 5,500
- **Phase 3 – Summary Campaign Document** \$ 5,000

**ADDITIONAL SERVICES**

The services outlined below are outside the limits of typical Basic Services and other services already outlined above. We have provided a description of additional services, and their cost if any for this project. If any of these services not currently anticipated need to be added later, we will work with you to develop a detailed scope of the additional services. If necessary and approved by you, these services would be provided at 1.2 times the direct cost of the work.

<i>Additional Services Not Included</i>	<i>Comment</i>
• Detailed Professional Cost Estimating	Not anticipated this phase.
• Civil Engineering	Not anticipated this phase.
• Landscape Architecture	Not anticipated this phase.
• Furniture, Fixtures & Equipment	Not anticipated this phase.
• Professional Renderings	Not anticipated this phase.
• Graphic Design, Signage, Wayfinding	Not anticipated this phase.
• Boundary & Topographic Survey	Not anticipated this phase.
• Geotechnical subsurface report & consulting	Not anticipated this phase.
• Site utility infrastructure design	Not anticipated this phase.
• Electrical infrastructure design	Not anticipated this phase.

**REIMBURSABLE SERVICES**

Reimbursable expenses are in addition to compensation incurred by the Architect and our consultants in the interest of the Project and include drawing reproductions, postage, delivery, outsourced renderings, travel, overnight stays, and cost of advertisement for bids. Reimbursable expenses will be invoiced at 1.1 times direct cost. Mileage for trips exceeding 20 miles will be invoiced at the standard government reimbursable rate.

We estimate any reimbursable expenses to be no more than \$500 and will seek approval before invoicing for the expenses.

We are truly honored to be considered for this project and look forward to collaborating with you on a new Library / Community Space at SHAC that will serve the city for many decades to come. If after reviewing this proposal you find the agreement acceptable, please sign below to indicate approval.

If you have any questions, please do not hesitate to call.

Sincerely,



Matt Foley, Partner

Enclosures: Exhibit A - Hourly Rates

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A

**WILLIAMS BLACKSTOCK ARCHITECTS**  
**2026 HOURLY RATES**

Managing Principal	\$300.00
Principal	\$250.00
Senior Project Manager	\$220.00
Project Manager	\$195.00
Assistant Project Manager	\$180.00
Staff Arch / Interior Designer – Level 3	\$160.00
Staff Arch / Interior Designer – Level 2	\$140.00
Staff Arch / Interior Designer – Level 1	\$125.00
Senior Graphic Designer	\$165.00
Graphic Designer	\$150.00
Designer	\$135.00
Intern / Draftsmen	\$ 80.00
Administrative – Staff	\$ 65.00



**CITY OF VESTAVIA HILLS  
BUILDING SAFETY  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Jeff Downes, City Manager

**From:** Keith Blanton, Director of Building Safety

**Cc:** Rebecca Leavings, City Clerk

**RE:** Public Hearing - Resolution Number 5609 - A Resolution ordering the demolition of a building or structure located at 2750 Smyer Road, Vestavia Hills, Alabama, Parcel ID# 28-00-17-4-002-022.000, in compliance with Sections 11-40-30 through 11-40-36, Sections 11-53b-1 through 11-53b-16, inclusive, of the Code of Alabama, and in compliance with Ordinance number 2382 of Vestavia Hills, Alabama; and calling for the City to cause said demolition to be performed and directing the city attorney and the city clerk to cause the cost of such demolition to be charged against the land on which the building or structure exists as a municipal lien or cause such cost to be recovered in a suit at law against the owner or owners

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**Background:**

The property located at 2750 Smyer Road has been inspected and deemed to be an unsafe structure. This Resolution is being presented pursuant to Ordinance Number 2382 and the Code of Alabama, 1975, in order to authorize the demolition of said structure and file a lien for the cost of demolition.

**Recommendation:**

Recommend approval.

**Fiscal Impact:**

na

**Attachments:**

1. Resolution 5609
2. Evidentiary Index
3. A1. Letter 1 (002)
4. A2. Letter 1a (003)
5. B. Finding of Public Nuisance Notice and Order to Remedy and Notice of Lis Pendens - AS RECORDED
6. C. Amended and Restated Finding of Public Nuisance Notice and Order to Remedy and Notice of Lis Pendens - AS RECORDED
7. D1. NOTICE TRACKING for Finding of Public Nuisance Notice and Order to Remedy and Notice of Lis Pendens - mailed 11 20 25(114872
8. D2. NOTICE TRACKING for Finding of Public Nuisance Notice and Order to Remedy and Notice of Lis Pendens - mailed 12 1 25(1146179
9. D3. Certified Mailing Receipts
10. D4. Lis Pendens hand delivered by Keith Blanton
11. E. Affidavit and Publication and Invoice
12. F. 2750 Smyer Road - owner letter (002)
13. G. Photos

**RESOLUTION NO. 5609**

**A RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR STRUCTURE LOCATED AT 2750 SMYER ROAD, VESTAVIA HILLS, ALABAMA, PARCEL ID# 28-00-17-4-002-022.000, IN COMPLIANCE WITH SECTIONS 11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE, OF THE CODE OF ALABAMA, AND IN COMPLIANCE WITH ORDINANCE NUMBER 2382 OF VESTAVIA HILLS, ALABAMA; AND CALLING FOR THE CITY TO CAUSE SAID DEMOLITION TO BE PERFORMED AND DIRECTING THE CITY ATTORNEY AND THE CITY CLERK TO CAUSE THE COST OF SUCH DEMOLITION TO BE CHARGED AGAINST THE LAND ON WHICH THE BUILDING OR STRUCTURE EXISTS AS A MUNICIPAL LIEN OR CAUSE SUCH COST TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNER OR OWNERS.**

**WHEREAS**, the Appropriate Municipal Official of Vestavia Hills, Alabama, determined that the condition of the building or structure located at 2750 Smyer Road, Vestavia Hills, Alabama, Parcel I.D. Number 28-00-17-4-002-022.000 is in such a condition as to make it dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants;

**WHEREAS**, contemporaneously with the filing of the “Amended and Restated Finding of Public Nuisance, Notice and Order to Remedy and Notice of Lis Pendens” on December 1, 2025, a copy of same was sent via certified mail, properly addressed and postage prepaid, to:

A. All person or persons, firm, association, or corporation last assessing the subject property for state taxes to the address on file in the Jefferson County Tax Collector’s Office,

B. The record property owner or owners (including any owner or owners of an interest in the subject property) as shown from a search of records of the office the Judge of Probate of Jefferson County, Alabama, at the owner or owners’ last known address and at the address of the subject property,

C. All mortgagees of record as shown from a search of the records of the office of the Judge of Probate of Jefferson County, Alabama, to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the Appropriate Municipal Official,

**ATTORNEY WORK PRODUCT / ATTORNEY-CLIENT PRIVILEGED**

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D. All lien holders of record as shown from a search of the records of the office of the Judge of Probate of Jefferson County, Alabama to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the Appropriate Municipal Official, and

E. Such other persons who are otherwise known to the City Clerk or to the Appropriate Municipal Official who could have an interest in the subject property;

**WHEREAS**, contemporaneously with the filing of the “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of Lis Pendens,” a copy of the same was posted at or within three feet of an entrance to the building on the subject property and posted in three public places located within the City of Vestavia Hills, Alabama (the “City”): Vestavia Hills City Hall, Vestavia Hills Library in the Forest, and Vestavia Hills Civic Center;

**WHEREAS**, notice that the Appropriate Municipal Official has made a finding that the subject property is a dangerous building because it is unsafe to the extent that it is a public nuisance and is subject to demolition and that a public hearing would be held on a certain date was also given to all interested parties and to the public at large by publication in the *Alabama Messenger*;

**BE IT RESOLVED by the City Council of Vestavia, Alabama** while in regular session on 21<sup>st</sup> day of January, 2026, at 5:30 p.m. as follows:

**Section 1.** A Public Hearing was held on 21<sup>st</sup> day of January, 2026, at 5:30 p.m. and after due deliberation the City Council of the City of Vestavia Hills, Alabama, finds that the structure standing at 2750 Smyer Road, Vestavia, Alabama, Parcel ID# 28-00-17-4-002-022.000 is unsafe to the extent of becoming a public nuisance to the citizens of the City and is due to be demolished in compliance with Sections 11-40-30 through 11-40-36 and Sections 11-53B-1 through 11-53B-16, inclusive, of the *Code of Alabama* (1975), and Ordinance Number 2382 of the City.

**Section 2.** The City shall cause said demolition to be performed by its own employees and/or by contractor(s).

**Section 3.** The City Attorney and the City Clerk are hereby directed to cause the cost of such demolition to be charged against the land on which the building or structure is located and shall constitute a lien on the property for the amount of the assessment or cause such cost to be recovered in a suit at law against the owner or owners.

ADOPTED this the 21<sup>st</sup> day of January, 2026.

\_\_\_\_\_  
Rusty Weaver, Mayor Pro-Tem

ATTEST: \_\_\_\_\_  
Umang Patel, City Clerk

**CERTIFICATION OF CLERK**

STATE OF ALABAMA     )  
JEFFERSON COUNTY     )

I, Umang Patel, City Clerk of Vestavia, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Vestavia, Alabama, on the 21<sup>st</sup> day of January, 2026.

Witness my hand and seal of office this January \_\_\_\_, 2026.

\_\_\_\_\_  
Umang Patel, City Clerk

**IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA**

CITY OF VESTAVIA HILLS, ALABAMA )  
)  
v. )  
)  
DAVID BUNCH; )  
JEFFERSON COUNTY ENVIRONMENTAL )  
SERVICES DEPARTMENT; )  
BIRMINGHAM WATER WORKS; )  
VESTAVIA HILLS FIRE DEPARTMENT; )  
)  
See legal description below. )

**AMENDED AND RESTATED FINDING OF PUBLIC NUISANCE, NOTICE AND ORDER TO  
REMEDY, AND NOTICE OF LIS PENDENS**

**TAKE NOTICE that:**

COMES NOW, City of Vestavia Hills, Alabama (“the City”), by and through its Appropriate Municipal Official, its Clerk, and its Attorney to provide notice pursuant to the City’s Ordinance No. 2382 (“the Ordinance”) that the Appropriate Municipal Official has made a finding that a building located within the City is a dangerous building because it is unsafe to the extent that it is a public nuisance and subject to demolition. The building is located on the following described property, to wit, which will be described hereafter as “the Subject Property”:

**STREET ADDRESS:**

2750 Smyer Road, Vestavia Hills, AL 35216

**LEGAL DESCRIPTION:**

Lot 7-A, according to the Resurvey of Lot 7, First Addition to Mount Royal, as recorded in Map Book 52, Page 29, in the Office of the Judge of Probate of Jefferson County, Alabama.

**PARCEL IDENTIFICATION NUMBER:**

28-00-17-4-002-022.000

The City provides further notice as follows:

1. In *Ellis v. City of Montgomery*, the United States District Court for the Middle District of Alabama stated that, in cases such as this where a municipality seeks the demolition of building by use of its police powers, “A simple *lis pendens* filing after sending notice to the current owner of a property would place subsequent purchasers on record notice that demolition could occur.” *Ellis v. City of Montgomery*, 460 F.Supp.2d 1301, 1307 (M.D. Ala. 2006). Here, the City is invoking the procedure recommended by the District Court.

2. By the filing of this Notice, the City is not claiming any right, title, or interest in the Subject Property. Rather, the purpose of this Notice is to put all interested parties on notice of the City’s intent to exercise its authority provided by law and specifically by the City’s ordinances.

3. The Ordinance is “An Ordinance Concerning Unsafe Structures and Dangerous Buildings.” The below-signed Appropriate Municipal Official is the person designated to exercise the authority and perform the duties delegated by the Ordinance.

4. The Appropriate Municipal Official finds that the building located on the Subject Property is a “dangerous building” within the meaning of the Ordinance because of the following defects:

- (1) The interior walls or other vertical structure members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base;
- (2) Exclusive of the foundation, the building shows thirty-three (33) percent, or more, of damage or deterioration of one (1) or more supporting members, or fifty (50) percent of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- (3) The building has been damaged by fire, wind, earthquake, flood, sinkhole, deterioration, neglect, abandonment, vandalism, or any other cause so as to have become

dangerous to life, health, property, morals, safety, or general welfare of the public or the occupants;

- (4) The building has become or is so damaged, dilapidated, decayed, unsafe, unsanitary, lacking in maintenance, vermin or rat infested, containing filth or contamination, lacking proper ventilation, lacking sufficient illumination, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, property, morals, safety, or general welfare of the public or the occupants;
- (5) The building is so damaged, decayed, dilapidated, structurally unsafe, or of such fault construction or unstable foundation that partial or complete collapse is possible;
- (6) The building has parts thereof which are so attached that they may fall and damage property or injure the public or the occupants;
- (7) The building, or any portion thereof, is clearly unsafe for its use or occupancy;
- (8) The building is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in or on the building, structure, part of building or structure, party wall, or foundation to their danger, has become a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building, structure, part of building or structure, party wall, or foundation for committing a nuisance or an unlawful act;
- (9) The building is, because of its condition, unsafe, unsanitary, or dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants; and
- (10) The building has a condition or conditions that violate the City's technical codes adopted from time to time if such violation(s) are unsafe to the extent of becoming a public nuisance.

5. The Appropriate Municipal Official finds that the building on the Subject Property is substantially damaged or decayed or deteriorated from its original value or structure (not including the value of the land).

6. For purposes of this Notice, the term “building” is deemed to include all structures, appurtenances, improvements, and items on the property, whether or not attached to or a part of the main structure, including, but not limited to, houses, mobile or manufactured homes, trailers, garages, sheds, carports, other accessory structures, pools, as well as any items located therein or on the Subject Property, including, junk, rubbish, trash, litter, grass and weeds as defined by the City’s grass and weed abatement ordinance, junked motor vehicles, and/or any other matter declared a nuisance under existing law. For further particulars of what the “building” on the Subject Property includes, please contact the Appropriate Municipal Official.

7. Notice is hereby given to remedy the unsafe or dangerous condition by demolition of the building on the Subject Property within forty-five (45) days of the date of this Notice to the Appropriate Municipal Official’s satisfaction. In the event the owner does not comply within the time specified herein to the Appropriate Municipal Official’s satisfaction, the demolition shall be accomplished by the City and the cost thereof assessed against the Subject Property and such cost shall constitute a lien against the Subject Property.

8. The Appropriate Municipal Official finds that the building on the Subject Property is in such condition as to make it dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants. Therefore, the Appropriate Municipal Official orders that the building on the Subject Property and/or the entirety or other portion of the premises upon which it is located be and remain vacated until demolished.

9. A public hearing as provided for by Section 5-146(a) set forth in the Ordinance shall be held on the finding of the Appropriate Municipal Official in the Council Chambers at the Vestavia City Hall, 1032 Montgomery Highway, Vestavia Hills, Alabama 35216, on the **21<sup>st</sup> day of January 2026, at 5:30 p.m.** At that time, the City Council shall hold a public hearing to receive any objections to the finding by the Appropriate Municipal Official that the building or structure is unsafe to the extent of becoming a public nuisance. A written request for a public hearing is not necessary. At the public hearing, the Council shall also receive any written objections to the finding by the Appropriate Municipal Official. Any such written objection must be submitted to the City Clerk prior to the start of the Council meeting at which the public hearing is held. No action shall be taken on the finding of the Appropriate Municipal Official until determination thereon is made by the Council. Upon holding the hearing, the Council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance. If it is determined by the Council that the building or structure is unsafe to the extent that it is a public nuisance, the Council shall order demolition of the building at the expense of the City and assess the expenses of the move or demolition on the land on which the building stands or to which it is attached. Any person aggrieved by the decision of the Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Jefferson County, Alabama, upon filing with the Clerk of the Circuit Court of Jefferson County, Alabama, notice of the appeal and bond for security of costs in the form and amount to be approved by the Circuit Clerk. For further particulars, see the Ordinance.

10. A failure by the Council to act on the findings of the Appropriate Municipal Official within one hundred twenty (120) days from the date of this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*” shall constitute an abdication of the Appropriate Municipal Official’s findings. However, this shall in no way prevent the City from reinitiating the proceedings

authorized by the Ordinance at any time so long as all the requirements of the Ordinance are satisfied anew. Furthermore, this does not require that the ordered demolition take place within one hundred twenty (120) days from the date of this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*.” A failure by the City to accomplish the demolition of the building within one hundred eighty (180) days of the passage of the resolution by the Council ordering the same shall constitute an abdication of the Council’s order unless certain conditions further explained in the Ordinance are satisfied. For further particulars, see the Ordinance. Anyone interested in the status of these proceedings should inquire with Vestavia Hills City Clerk at (205) 978-0131 or at 1032 Montgomery Highway, Vestavia Hills, Alabama.

11. It is unlawful for any person, or for any agent, servant or employee of such person, to obstruct or interfere with the Appropriate Municipal Official in carrying out the purposes of the Ordinance.

12. It is unlawful for any person, or for any agent, servant or employee of such person, to mutilate, destroy, tamper with this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*.”

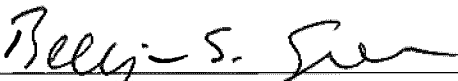
13. It is unlawful for any person to enter, access, or be upon the Subject Property that the Appropriate Municipal Official has ordered to be vacated pursuant to this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*” except for the purposes of demolishing the same.

14. It is unlawful for any person who has received this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*” to sell, transfer, mortgage, lease, encumber, or otherwise dispose of the building that is the subject of the same to another until such person shall first

furnish the grantee, transferee, mortgagee, or lessee a true copy of this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*” and shall furnish to the Appropriate Municipal Official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee acknowledging the receipt of this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*” and fully accepting the responsibility without condition for making the corrections or repairs required by this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*.”

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

*SIGNATURE APPEARS ON THE FOLLOWING PAGE.]*

  
\_\_\_\_\_  
Benjamin S. Goldman, Attorney

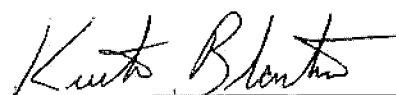
**OF COUNSEL:**

Benjamin S. Goldman  
HAND ARENDALL HARRISON SALE LLC  
1801 Fifth Avenue North, Suite 400  
Birmingham, Alabama 35203  
Phone: (205) 502-0142

**VERIFICATION OF THE APPROPRIATE MUNICIPAL OFFICIAL**

I, the undersigned, Keith Blanton, state as follows: I am the Building Official, for the City of Vestavia Hills, Alabama, and for purposes of administering the City's Ordinance, I am the "Appropriate Municipal Official." I hereby offer the findings made in this "Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*," make such orders as are offered herein, and provide such notice as is specified herein.

DONE this the 1<sup>st</sup> day of Dec, 2025.



Keith Blanton, City of Vestavia Hills Building Official and  
Appropriate Municipal Official for Purposes of  
Administering Ordinance No. 2382

This Instrument Prepared By:

Benjamin S. Goldman  
HAND ARENDALL HARRISON SALE LLC  
1801 Fifth Avenue North, Suite 400  
Birmingham, Alabama 35203  
Phone: (205) 502-0142

**CERTIFICATE OF SERVICE**

Contemporaneously with the filing of this “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*,” a copy of the same has been sent via certified mail, properly addressed and postage prepaid to all of the following persons on this the 15<sup>th</sup> day of DEC, 2025:

A. The person or persons, firm, association, or corporation last assessing the Subject Property for state taxes to the address on file in the Jefferson County Tax Collector’s Office:

David Bunch  
2750 Smyer Road  
Vestavia Hills, AL 35216

B. The record property owner or owners (including any owner or owners of an interest in the Subject Property) as shown from a search of the records of the office of the Judge of Probate of Jefferson County, Alabama, at the owner or owners’ last known address and at the address of the Subject Property:

David Bunch  
2750 Smyer Road  
Vestavia Hills, AL 35216

David Bunch  
3825 E. Marble Valley Road  
Sylacauga, AL 35151

C. All mortgagees of record as shown from a search of the records of the office of the Judge of Probate of Jefferson County, Alabama, to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the Appropriate Municipal Official:

None.

D. All lien holders of record as shown from a search of the records of the office of the Judge of Probate of Jefferson County, Alabama to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the Appropriate Municipal Official:

None.

E. Such other persons who are otherwise known to the Clerk or to the Appropriate Municipal Official who could have an interest in the Subject Property:

Jefferson County Environmental Services Department  
Room 800  
Jefferson County Courthouse  
716 Richard Arrington Blvd. North  
Birmingham, AL 35203

Birmingham Water Works  
3600 First Avenue North  
Birmingham, AL 35233

Vestavia Hills Fire Department  
1032 Montgomery Hwy.  
Vestavia Hills, AL 35216

No other person is otherwise known to the Clerk or to the Appropriate Municipal Official to have an interest in the Subject Property.

Contemporaneously with the filing of this "Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*," a copy of the same has been posted at or within three feet of an entrance to the building on the Subject Property.

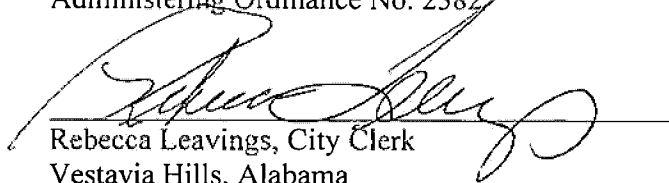
Contemporaneously with the filing of this "Finding of Public Nuisance, Notice and Order to Remedy, and Notice of *Lis Pendens*," a copy of the same has been posted in three public places located

within the City: Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center.

Notice that the Appropriate Municipal Official has made a finding that the Subject Property is a dangerous building because it is unsafe to the extent that it is a public nuisance and is subject to demolition and that a public hearing will be held on the date assigned herein will also be given to all interested parties and to the public at large by publication in the *Alabama Messenger*.



Keith Blanton, City of Vestavia Hills Building Official and  
Appropriate Municipal Official for Purposes of  
Administering Ordinance No. 2382



Rebecca Leavings, City Clerk  
Vestavia Hills, Alabama



**CITY OF VESTAVIA HILLS  
MUNICIPAL COURT  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Jeff Downes, City Manager

**From:** Umang Patel, City Clerk

**Cc:** Marvin Green, Fire Chief  
Ryan Farrell, Asst. Fire Chief  
Shane Ware, Police Chief

**RE:** Public Hearing - Ordinance Number 3022-A - An Ordinance Amending Ordinance Number 3022 to revise the approving authority for the special fireworks permits from the Vestavia Hills Police Chief to the Vestavia Hills Fire Chief.

---

**Background:**

Ordinance 3022, adopted in 2021, authorizing the Chief of Police to approve all special fireworks permits for the City of Vestavia Hills. To properly reflect the alignment of role responsibilities, it would require the approval of such permits to be under the jurisdiction of the Vestavia Hills Fire Chief rather than the Police Chief. This ordinance changes that responsibility to reflect the approval of the fire chief.

**Recommendation:**

The VHPD and the VHFD recommend approval.

**Fiscal Impact:**

na

**Attachments:**

1. 3022-A

**ORDINANCE NUMBER 3022-A**

**AN ORDINANCE TO AMEND ORDINANCE 3022, SECTION 3, TO AUTHORIZE THE CHIEF OF THE VESTAVIA HILLS FIRE DEPARTMENT TO APPROVE PERMITS FOR SPECIAL EVENTS.**

**THIS ORDINANCE NUMBER 3022-A** is approved and adopted by the City Council of the City of Vestavia Hills, Alabama on this the 21<sup>st</sup> day of January, 2026.

**WITNESSETH THESE RECITALS:**

**WHEREAS**, on July 12th, 2021 the City Council of Vestavia Hills, Alabama approved and adopted Ordinance Number 3022, amending Chapter 6, Article II, Division I, Section 16,17,618,6,19 in the Vestavia Hills Code of Ordinances; and

**WHEREAS**, Section 3, entitled “Permit for Special Event,” currently requires the authorization of the Chief of the Vestavia Hills Police Department to approve permits for special events,

**WHEREAS**, to properly reflect an alignment of role responsibilities would require the approval of a special fireworks permit to be amended to the Chief of the Vestavia Hills Fire Department; and

**WHEREAS**, the City Council of the City of Vestavia Hills, Alabama hereby finds and determines that the amendment of this Ordinance Number 3022 amending the approving authority for a special fireworks permit of the City of Vestavia Hills, Alabama will promote the health, safety and welfare of the inhabitants of the municipality.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, THAT SECTION 3 IS AMENDED, IN ITS ENTIRETY, AS FOLLOWS:**

**SECTION 3: PERMIT FOR SPECIAL EVENT:** The Chief of the Vestavia Hills Fire Department may, upon due application, grant and issue a permit to a properly qualified person, firm, partnership, corporation or other legal entity for producing, making or giving a pyrotechnic display of fireworks in the public parks or other open places within the City of Vestavia Hills, Alabama.”

**EFFECTIVE DATE:** This Ordinance Number 3022-A shall become effective immediately upon adoption and publication or posting as required by Alabama law.

**DONE, ORDERED, ADOPTED and APPROVED** this the 21<sup>st</sup> day of January, 2026.

Rusty Weaver  
Mayor Pro-Tem

ATTESTED BY:

Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance No. 3022-A is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 21<sup>st</sup> day of January, 2026, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, and Vestavia Hills New Merkel House and Vestavia Hills Civic Center this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Umang Patel  
City Clerk



**CITY OF VESTAVIA HILLS  
PLANNING & ZONING  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Jeff Downes, City Manager

**From:** Conrad Garrison, City Planner

**Cc:** Rebecca Leavings, City Clerk

**RE:** Public Hearing - Ordinance Number 3311 - Rezoning - 4324 Dolly Ridge Road; Rezone from VH R-4 to VH O-1; Kurt Adams Insurance, owners

---

**Background:**

Request is to rezone from residential to office in order to convert the existing home into a small insurance office. The area surround this property is bordered by commercial on one side and residential on the other.

**Recommendation:**

P&Z considered this request at their December meeting and voted unanimously to approve the rezoning contingent on 20' buffers adjacent to areas bordered by residential zoning.

**Fiscal Impact:**

na

**Attachments:**

1. Ordinance 3311

**ORDINANCE NUMBER 3311**

**AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-4 TO VESTAVIA HILLS O-1**

**BE IT ORDAINED** by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-4 (medium density residential district) to Vestavia Hills O-1 (office park district):

4324 Dolly Ridge Road  
Kurt Adams Insurance, owner(s)

More particularly described as follows: the North one half of Lot 1, Block 1, J.D. Acton's Survey of New Merkle Heights as reorded in Map Book 19, Page 92, in the Probate Office of Jefferson County, Alabama, less and except the west 180 feet thereof.

**BE IT FURTHER ORDAINED** that said rezoning and conditional use be conditioned upon the following: (1) a 20' landscape buffer adjacent to residentially zoned properties; and

This Ordinance Number 3311 shall become effective immediately upon the adoption, approval and publishing/publication as required by Alabama law.

**APPROVED and ADOPTED** this the 21<sup>st</sup> day of January, 2026.

Rusty Weaver  
Mayor Pro-Tem

ATTESTED BY:

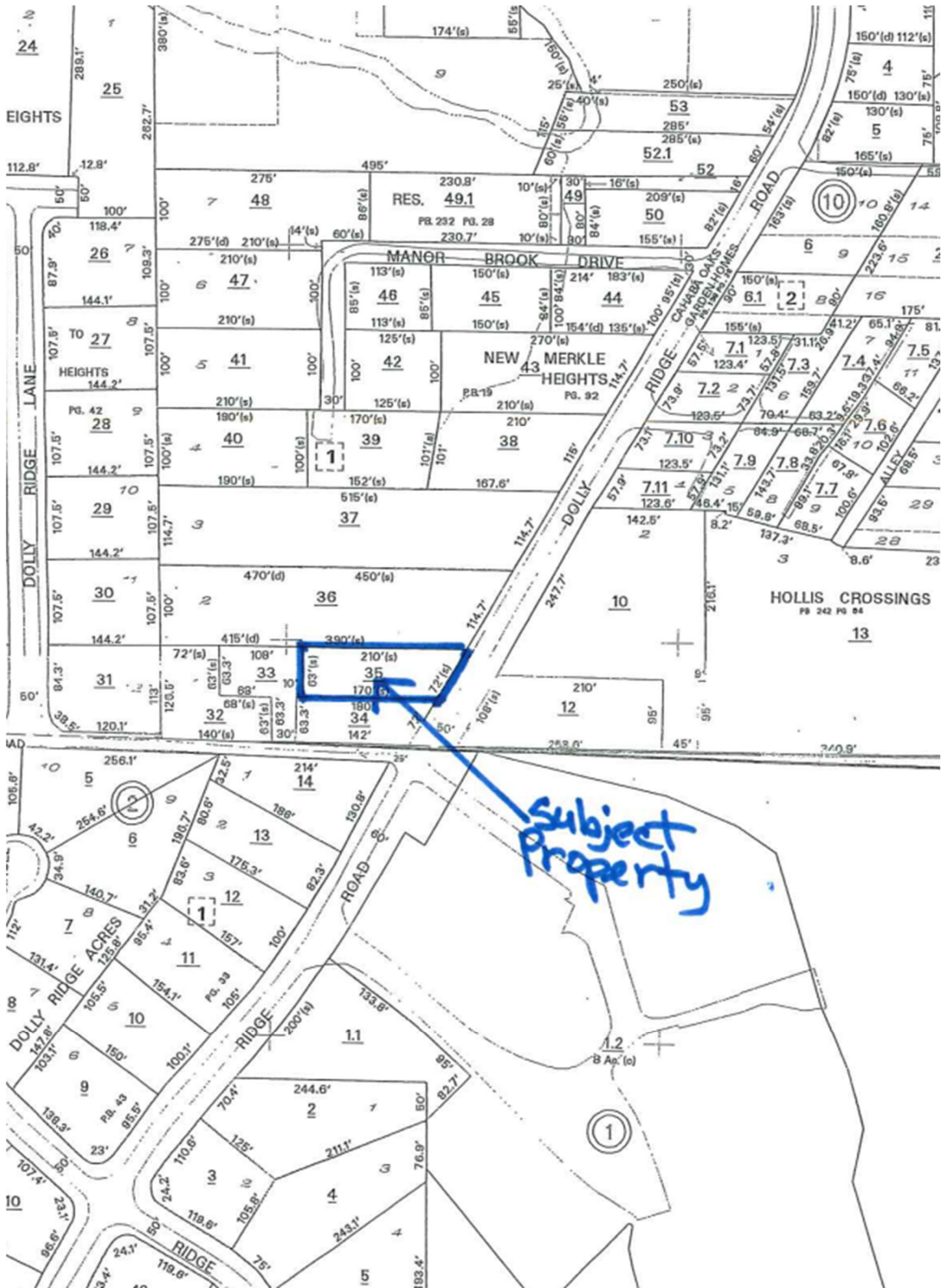
Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3311 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 21<sup>st</sup> day of January, 2026 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Umang Patel  
City Clerk





# City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-25-13

Owner Name: Kurt Adams

Owner Address: 2457 Murphy Pass Hoover, AL 35244

Representative:  
Rep.  
Address:

Project Address: 4324 Dolly Ridge Rd. Vestavia Hills, AL 35243

Legal Description:

Parcel ID Number:

Current Zoning: R-4

Requested Zoning: O-1

Office space for insurance/financial service agency (Kurt Adams Agency, LLC)- Adding 1 handicap parking space, handicap ramp with rails, remodel downstairs half bath to ADA standard installing beams for 1st and 2nd floors to reinforce strength to ADA standards for each room, widening driveway entry to commercial standard and for more ease of access.

Intended Purpose:

MOTION Mr. Romeo made a motion to recommend Rezoning for 4324 Dolly Ridge Rd. from Vestavia Hills R-4 to Vestavia Hills O-1 with the following conditions:

1. 20' landscape buffer adjacent to residentially zoned properties.

Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Pierce – yes                      Mr. Weaver – yes

Mr. Honeycutt – yes                Mr. Farrell– yes

Mr. Romeo – yes                    Mr. Maloof– yes

Mr. Sykes – yes                      Mr. Blackenburg – yes

Ms. Cochran– yes

Motion carried.

P&Z

Recommendation:

Date of P&Z Meeting:

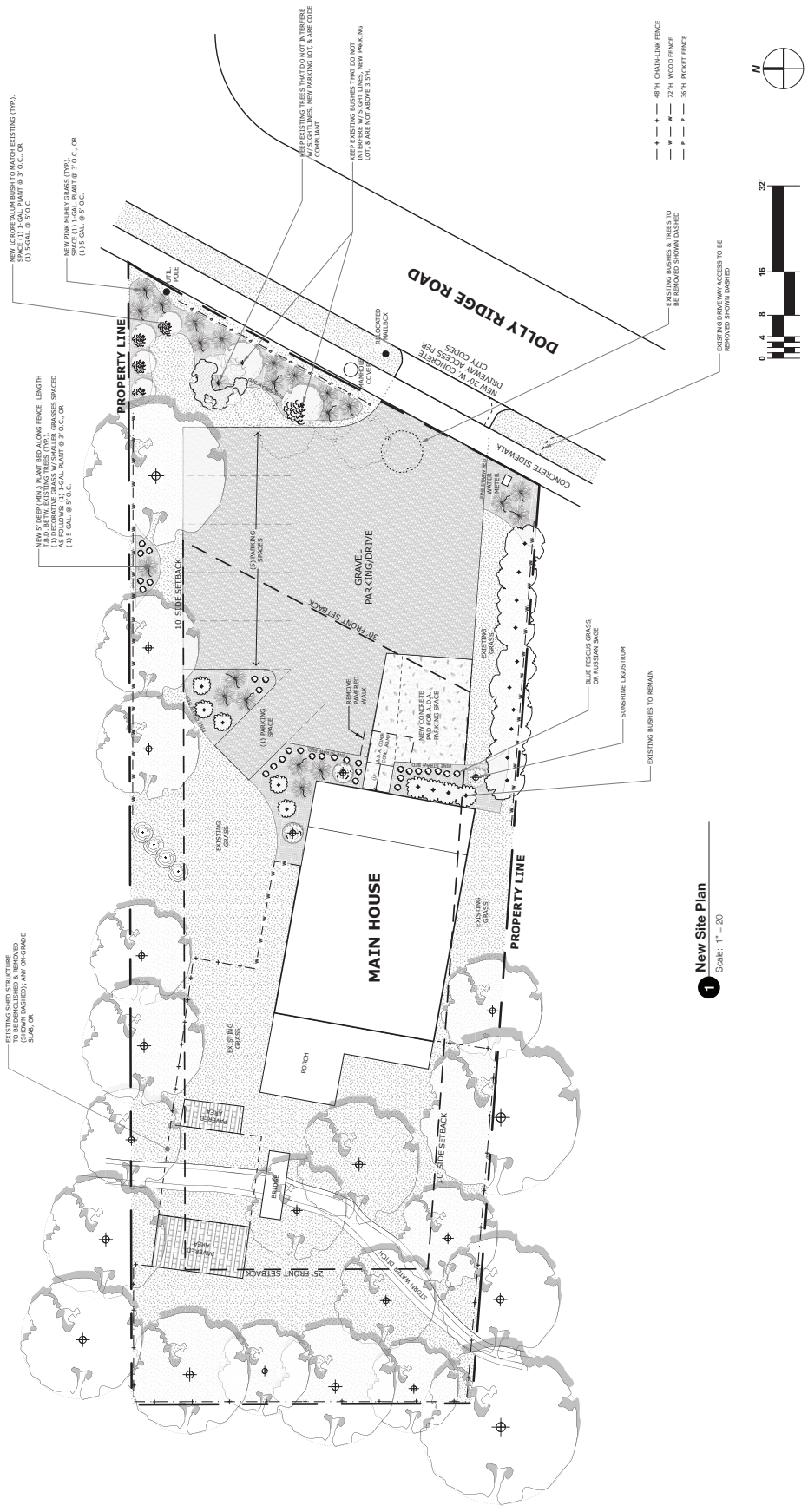
December 11, 2025

Authorized by:

Vestavia Hills Planning and Zoning Commission,  
Lindsey Cochran, Chair

Issued by:

Conrad Garrison, City Planner



**1** New Site Plan  
Scale: 1" = 20'



FOR APPROVAL  
**L2**  
LANDSCAPE PLAN

Date Drawn • 12/3/25  
By • B. Parson  
Revised • -/-  
File Name • ADAMS 25-1203

**Re-Zoning Commercial Property Plan**  
4324 Dolly Ridge Road, Vestavia Hills, Alabama 35243

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO REPRESENT THE PRECISE LOCATION OF ANY OBJECTS OR BOUNDARIES AND SHOULD NOT BE RELIED UPON AS BEING LEGALLY AUTHORITATIVE OF THE PRECISE LOCATION OF ANY FEATURE, OBJECT OR BOUNDARY.





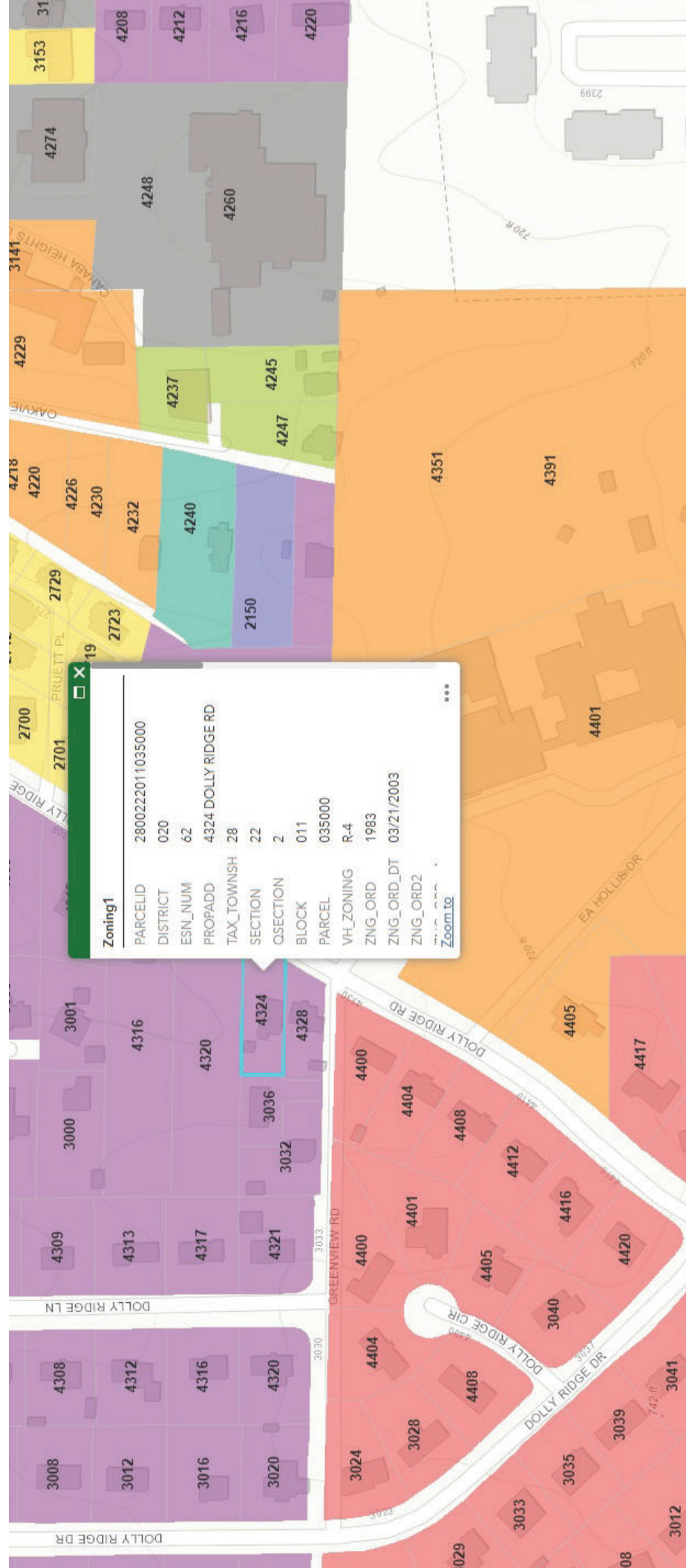














**CITY OF VESTAVIA HILLS  
PLANNING & ZONING  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Jeff Downes, City Manager

**From:** Conrad Garrison, City Planner

**Cc:** Rebecca Leavings, City Clerk

**RE:** Public Hearing - Ordinance Number 3312 - Rezoning - 3101  
Timberlake Road; Rezone from Vestavia Hills R-1 to Vestavia Hills  
B-2 for construction of a bakery; Candace White, owner

---

**Background:**

Property is zoned residential as the entire area transforms into office park/restaurants. This request is for construction of a new Edgar's Bakery.

**Recommendation:**

P&Z considered this request at their December meeting and voted unanimously to recommend approval.

**Fiscal Impact:**

na

**Attachments:**

1. Ordinance 3312



**ORDINANCE NUMBER 3312**

**AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-1 TO VESTAVIA HILLS B-2**

**BE IT ORDAINED** by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-1 (low density residential district) to Vestavia Hills B-2 (general business district):

3101 Timberlake Road  
Candace White, owner(s)

More particularly described as follows:

Parcel 1. A parcel of land situated in the SW quarter of the SE quarter of Section 27, Township 18, Range 2 west, in Jefferson County, Alabama more particularly described as follows: Begin at the SW corner of the SW quarter of SE quarter of Section 27, Township 18, Range 2 west and run thence northerly along the West line of said quarter-quarter section a distance of 489.5 feet; thence turn an angle of 90 degrees to the right and in an easterly direction a distance of 15 feet to a point of beginning; thence 2 degrees 3' to the right in an easterly direction a distance of 200.13 feet to a point; thence 87 degrees 47' to the right in a southerly direction a distance of 87.8 feet to a point; thence 90 degrees to the right in a westerly direction a distance of 200 feet to a point; thence 90 degrees to the right in a northerly direction a distance of 94 feet to the point of beginning.

Parcel II. Lot 2 of the Topfield Subdivision as records in MB 42, Page 72, in the Office of the Judge or Probate, Jefferson County Alabama.

**APPROVED and ADOPTED** this the 21<sup>st</sup> day of January, 2026.

Rusty Weaver  
Mayor Pro-Tem

ATTESTED BY:

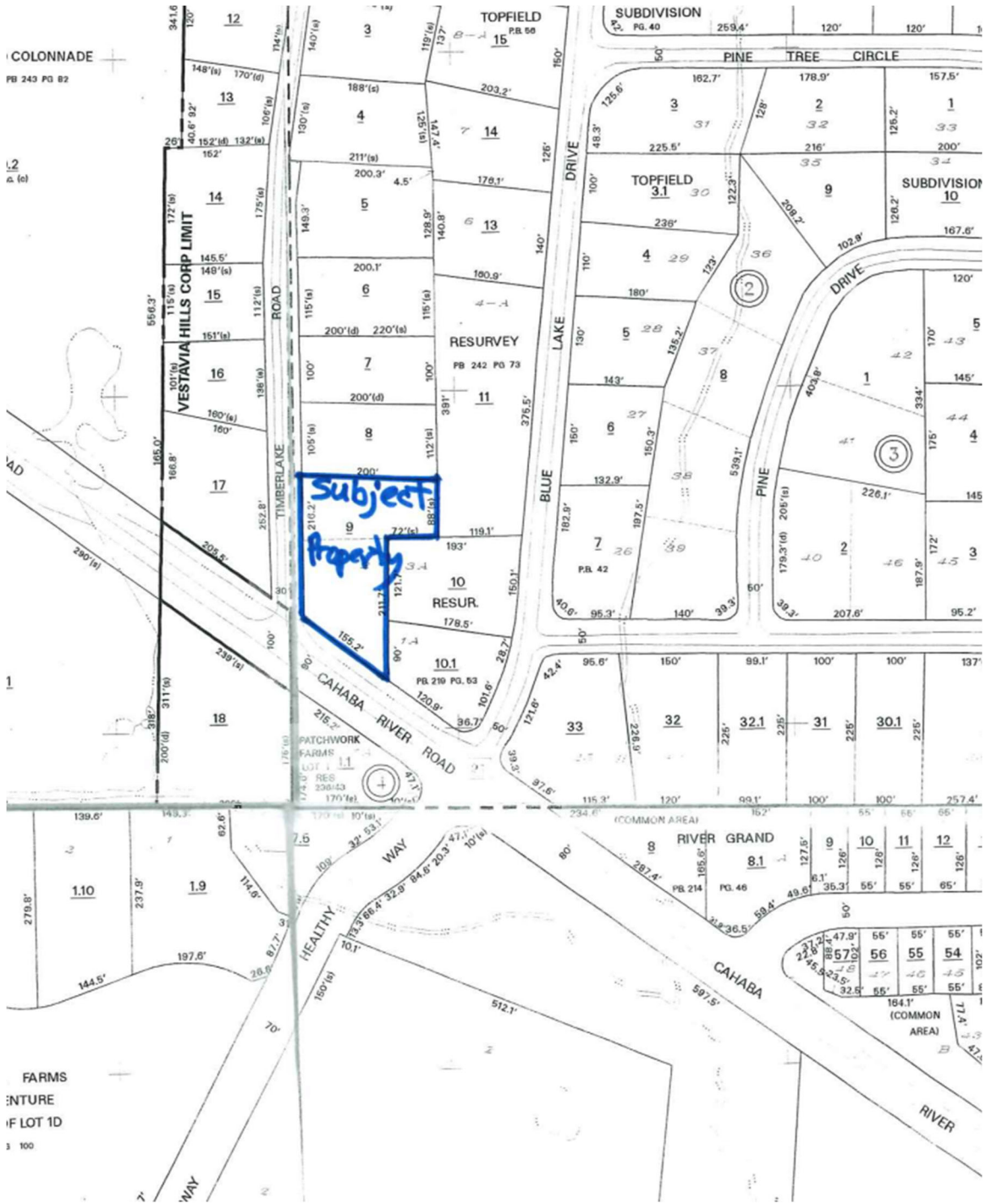
Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3312 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 21<sup>st</sup> day of January, 2026 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Umang Patel  
City Clerk





Date of P&Z Meeting: December 11, 2025

Authorized by: Vestavia Hills Planning and Zoning Commission,  
Lindsey Cochran, Chair

Issued by: Conrad Garrison, City Planner

**Record No: RZ-25-14**

Rezoning Application  
Status: Active  
Submitted On: 11/6/2025





**Primary Location**

3101 TIMBERLAKE RD  
VESTAVIA HILLS, AL 35243

**Owner**

Ruby Jo Hallman Benson Revocable Living Trust  
Timberlake Road 3101 Vestavia Hills, AL 35243

**Applicant**

 Kali Nelson  
 205-942-2486 ext. 258  
 knelson@gonzalez-strength.com  
 1550 Woods of Riverchase Dr  
STE 200  
Hoover, AL 35244

---

**Property Information**

**Subject Property Address\***

3101 Timberlake Road

**Tax Parcel ID Number**

2800274001009.000

**Legal Description** 

Parcel I

A parcel of land situated in the SW quarter of the SE quarter of Section 27, Township 18, Range 2 West, in Jefferson County, Alabama, more particularly described as follows:  
Begin at the SW corner of said SW quarter of SE quarter of Section 27, Township 18, Range 2 West, and run thence northerly along the West line of said quarter quarter section a distance of 489.5 feet; thence turn an angle of 90° to the right and in an easterly direction a distance of 15 feet to a point of beginning; thence 2°3' to the right in an easterly direction a distance of 200.13 feet to a point; thence 87°57' to the right in a southerly direction a distance of 87.8 feet to a point; thence 90° to the right in a westerly direction a distance of 200 feet to a point; thence 90° to the right to the point of beginning.

Parcel II

Lot 2 of the Topfield Subdivision, as recorded in Map Book 42, Page 72 in the Office of the Judge of Probate of Jefferson County, Alabama.

**Existing Parking Spaces**

—

**Proposed Parking Spaces**

46

**Submission Date\***

11/05/2025

**Type of Project\***

New Commercial Development

---

**Action Requested:**

**From Existing Zoning Classification\***

R-1

**To Requested Zoning Classification\***

B-2

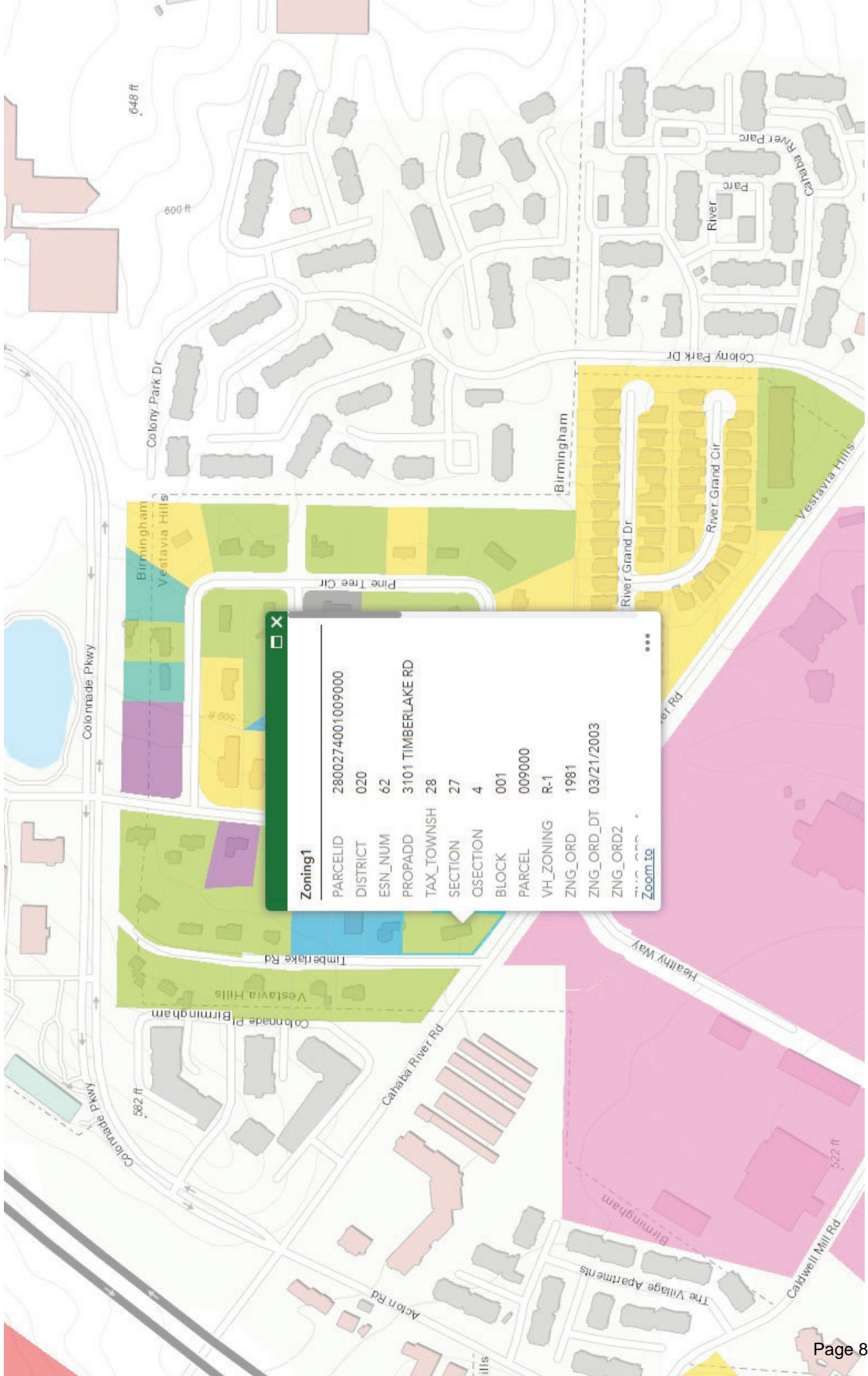
**For the Intended Purpose of:\*** 

Construction of an Edgar's Bakery.









**Zoning1**

PARCELID	2800274001009000
DISTRICT	020
ESN_NUM	62
PROPADD	3101 TIMBERLAKE RD
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	001
PARCEL	009000
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

[Zoom to](#)

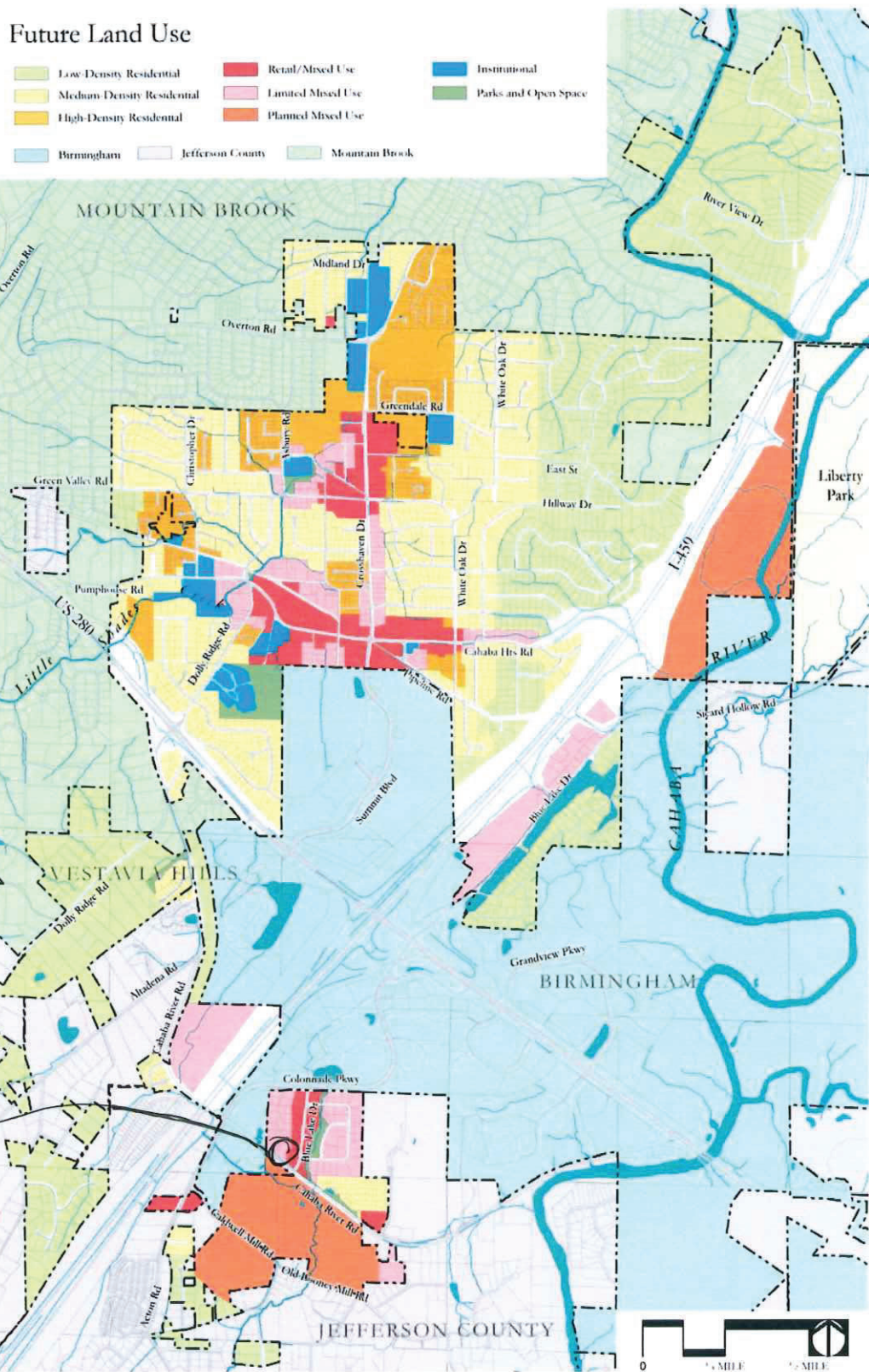


Figure 4: Future Land Use Map



**CITY OF VESTAVIA HILLS  
CITY CLERK  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Jeff Downes, City Manager

**From:** Rebecca Leavings, City Clerk

**Cc:**

**RE:** Public Hearing - Resolution Number 5616 - Vacation - A Resolution to vacate a road access/utility easement at the north end of SHAC; City of Vestavia Hills and Liberty Park Joint Venture LLP, owners

---

**Background:**

A roadway/utility easement was recorded and located at the north end of SHAC when the City purchased the property to enable LPJV access to properties lying on the other side of SHAC. The access has never been opened or utilized, and the City subsequently purchased property on the other side. This resolution is a request by both the City and LPJV to vacate said access as it's no longer needed.

**Recommendation:**

Clearance has been given by all utilities as well as the City Engineer that this access is no longer needed. It is recommended to grant the vacation.

**Fiscal Impact:**

na

**Attachments:**

1. Resolution 5616

**RESOLUTION NUMBER 5616**

**A RESOLUTION APPROVING AND ASSENTING TO  
A DECLARATION OF VACATION**

**WITNESSETH THESE RECITALS**

**WHEREAS**, A Declaration signed by the owners of all the lands abutting the following described portion of access/utility easement situated in the City of Vestavia Hills, Jefferson County, Alabama, vacating said portion of access/utility easement, has been duly presented to the City Council of the City of Vestavia Hills, Alabama, for assent and approval of said governing body; and

**WHEREAS**, a copy of said Declaration with map attached is marked as "Exhibit A", attached hereto and incorporated into this Resolution by reference as though set out fully herein; and

**WHEREAS**, the portion of access/utility easement above referred to is commonly referred to as "access/utility easement" and is more particularly described as follows:

Description Of access/utility easement:

An easement lying across the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama being 50 feet in width, 25 feet on each side of the following described centerline: Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West and run in a Southerly direction along the Easterly line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section a distance of 248.96 feet to the POINT OF BEGINNING, said point lying on a curve to the left having a radius of 500.00 feet and a central angle of  $37^{\circ}19'03''$ ; thence  $143^{\circ}02'29''$  to the right (angle measured to tangent) in a Northwesterly direction along the arc of said curve a distance of 325.63 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction a distance of 20.86 feet to the P.C. (point of curve) of a curve to the left having a radius of 900.00 feet and a central angle of  $23^{\circ}25'28''$ ; thence in a Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 367.93 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction a distance of 422.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 400.00 feet and a central angle of  $32^{\circ}20'22''$ ; thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve a distance of 225.75 feet to the Southeasterly right-of-way line Sicard Hollow Road and the POINT OF ENDING, which easement is depicted in Exhibit "C-1" attached hereto.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA**, that the vacation of the hereinabove

described portion of access/utility easement is assented to and approved and the same is hereby vacated pursuant to the provision of Section 23-4-20 of the Code of Alabama, 1975.

**RESOLVED, DONE AND ORDERED**, on this the 21<sup>st</sup> day of January, 2026.

Rusty Weaver  
Mayor Pro-Tem

ATTESTED BY:

Umang Patel  
City Clerk

**CERTIFICATION**

I, the undersigned qualified acting Clerk of the City of Vestavia Hills, Alabama, do hereby certify that the above and foregoing is a true copy of a Resolution lawfully passed and adopted by the City Council of the City named therein, at a regular meeting of such Council held on the 21<sup>st</sup> day of January, 2026, and that such Resolution is of record in the Minute Book of the City at page \_\_\_\_\_ thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Umang Patel  
City Clerk

**Record No: VEAS-25-5**

Vacation of Easement

Status: Active

Submitted On: 12/18/2025

**Primary Location**

4875 SICARD HOLLOW RD  
VESTAVIA HILLS, AL 35242

**Owner**

City of Vestavia Hills and Liberty Park Joint  
Venture  
Montgomery Hwy 1032 Vestavia Hills, AL  
35216

**Applicant**

Rebecca Leavings  
205-978-0184  
rleavings@vhal.org  
1032 Montgomery Hwy, 2nd Floor  
Vestavia Hills, AL 35216

**DECLARATION OF VACATION**

Please fill out each blank in its entirety. Once completed, submit and a document will be created that shows this Declaration. Please review the document for accuracy. Please be ready to upload notarized signatures, map exhibit, legal description of property to be vacated, all releases, and all other required documentation prior to submission.

Street Address of easement to be vacated.

4785 Sicard Hollow Road

Area to be vacated i.e. "portion of easement" "portion of utility easement", etc.\*

50' access easement at north end of property

Subdivision Plat which recorded easement to be vacated\*

Lot 1, Vestavia Sports Park Sector 2

As recorded in Map Book:

231

As recorded on Map Page:\*

66

In the Probate Office of which County? Please put "Jefferson" or "Shelby." Do not put "County."\*

Jefferson County

**Abutting Property Owners**

Owner's Name(s):\*

City of Vestavia Hills

Street Address:\*

1032 Montgomery Hwy Vestavia Hills AL 35216

Legal Description of above described street address:

see attached exhibit

Is there another abutting owner?\*

Yes

Owner's Name(s):

Liberty Park Joint Venture LLP

Street Address

1000 Urban Center Drive Suite 235 Vestavia Hills AL 35242

Legal Description of Above described street address

see attached

Is there another abutting owner?\*

No





Street Address

## Declaration:

All of the undersigned do hereby declare said easement to be vacated and respectfully request the assent of the City Council of the City of Vestavia Hills, Alabama, to said vacation.

Please add all owner's notarized signatures to the "attachments" portion of this application.

## Attachments

	<b>Abutting Owner's Notarized Affidavit(s)</b> LPJV owner affidavit.pdf Uploaded by Rebecca Leavings on Dec 18, 2025 at 11:27 AM 2 Versions	<b>REQUIRED</b>
	<b>Legal Description and Exhibit of easement to be vacated</b> Road access legal desc.pdf Uploaded by Rebecca Leavings on Dec 18, 2025 at 10:11 AM	<b>REQUIRED</b>
	<b>Signed releases from all applicable Utility Companies and Jefferson County Environmental Services</b> Utility letters Sicard Hollow Rd Vacate Easement-CAW.pdf Uploaded by Rebecca Leavings on Dec 18, 2025 at 10:14 AM	<b>REQUIRED</b>
	<b>owners affidavit covh.pdf</b> owners affidavit covh.pdf Uploaded by Rebecca Leavings on Dec 19, 2025 at 8:17 AM	


## Record Activity

Rebecca Leavings started a draft Record	12/18/2025 at 10:04 am
Rebecca Leavings added file Road access legal desc.pdf	12/18/2025 at 10:11 am
Rebecca Leavings added file Utility letters Sicard Hollow Rd Vacate Easement-CAW.pdf	12/18/2025 at 10:14 am
Rebecca Leavings added file Road access legal desc.pdf	12/18/2025 at 10:14 am
Rebecca Leavings submitted Record VEAS-25-5	12/18/2025 at 10:15 am
OpenGov system completed document step Petition for Vacation Of Easement on Record VEAS-25-5	12/18/2025 at 10:15 am
OpenGov system altered approval step City Clerk Receipt, changed status from Inactive to Active on Record VEAS-25-5	12/18/2025 at 10:15 am
OpenGov system assigned approval step City Clerk Receipt to Rebecca Leavings on Record VEAS-25-5	12/18/2025 at 10:15 am
Rebecca Leavings added file LPJV owner affidavit.pdf to Record VEAS-25-5	12/18/2025 at 11:27 am
Rebecca Leavings approved approval step City Clerk Receipt on Record VEAS-25-5	12/18/2025 at 11:29 am
OpenGov system altered approval step Public Works Director Review, changed status from Inactive to Active on Record VEAS-25-5	12/18/2025 at 11:29 am
OpenGov system altered approval step Engineering Approval, changed status from Inactive to Active on Record VEAS-25-5	12/18/2025 at 11:29 am
OpenGov system assigned approval step Engineering Approval to Ethan Fisher on Record VEAS-25-5	12/18/2025 at 11:29 am

**OWNER'S SIGNATURE AFFIDAVIT  
VACATION OF EASEMENT PETITION**

IN WITNESS THEREOF, the undersigned have hereunto set my hand and seal on this the 19<sup>th</sup> day of December, 2025.

**SIGNATURE OF ABUTTING PROPERTY OWNER:**

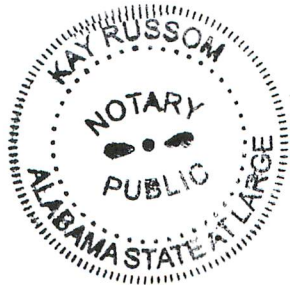
Signed:  (notary below)  
Printed name of signer: Jeff Downes, City Manager  
City of Vestavia Hills

**STATE OF ALABAMA  
JEFFERSON COUNTY**

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jeff Downes and \_\_\_\_\_, whose names are signed to the foregoing Declaration of Vacation, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19<sup>th</sup> day of December, 2025




Kay Russom  
Notary Public  
12-31-2028

VEAS Number: \_\_\_\_\_ (administrative use only).

**OWNER'S SIGNATURE AFFIDAVIT  
VACATION OF EASEMENT PETITION**

IN WITNESS THEREOF, the undersigned have hereunto set my hand and seal on this the 18<sup>th</sup> day of December, 20 25.

**SIGNATURE OF ABUTTING PROPERTY OWNER:**

Signed:  (notary below)  
Printed name of signer: James Parsons

**STATE OF ALABAMA  
JEFFERSON COUNTY**

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James Parsons and \_\_\_\_\_, whose names are signed to the foregoing Declaration of Vacation, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18<sup>th</sup> day of December, 20 25.

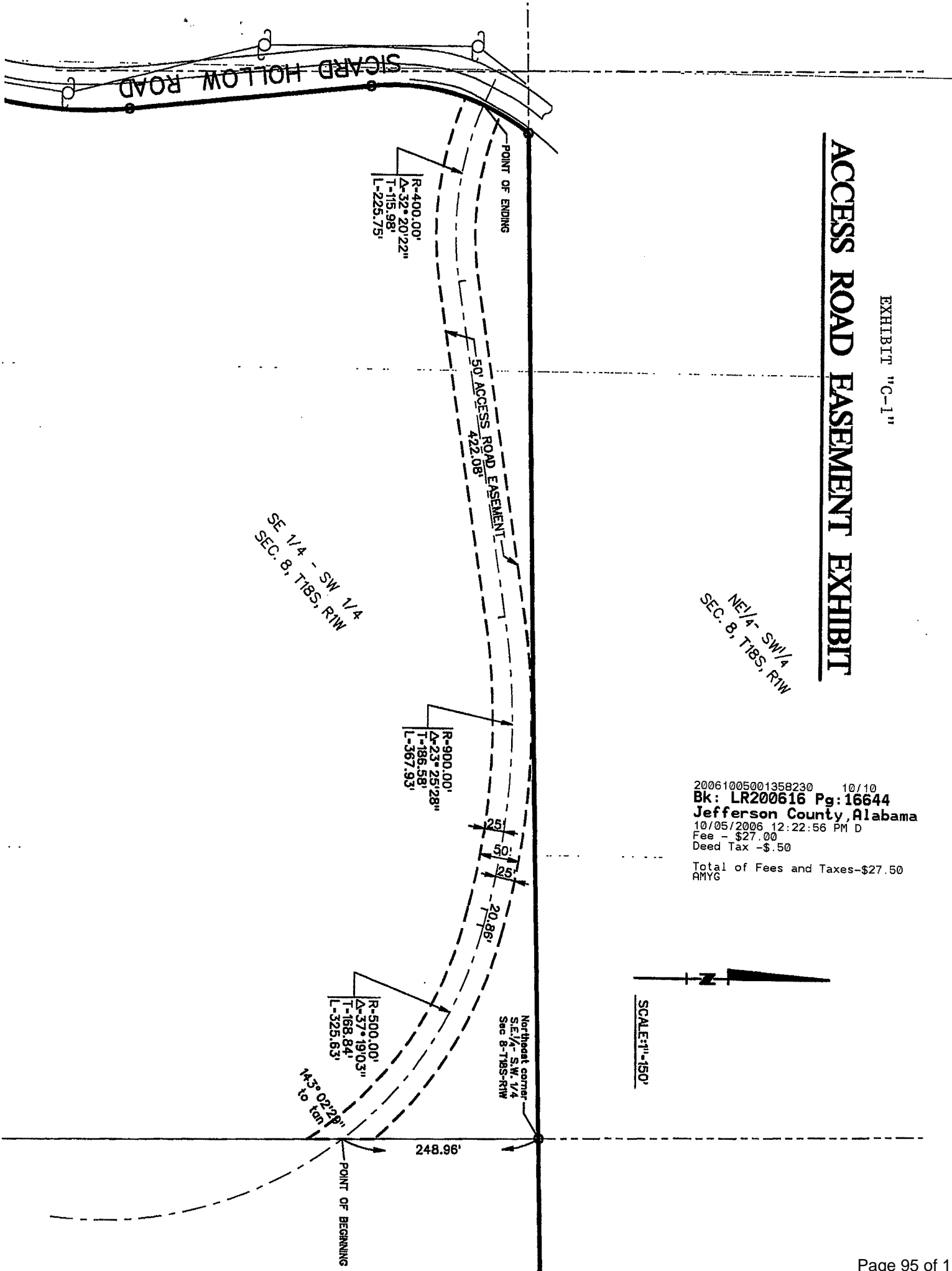
  
Notary Public

VEAS Number: \_\_\_\_\_ (administrative use only).



# ACCESS ROAD EASEMENT EXHIBIT

EXHIBIT "C-1"



SE 1/4 - SW 1/4  
SEC. 8, T18S, R1W

NE 1/4 - SW 1/4  
SEC. 8, T18S, R1W

20061005001358230 10/10  
Bk: LR200616 Pg:16644  
Jefferson County, Alabama  
10/05/2006 12:22:56 PM D  
Fee - \$27.00  
Deed Tax - \$.50  
Total of Fees and Taxes-\$27.50  
AMYG



SCALE: 1"=150'

**EXHIBIT "C"**  
**EASEMENT PROPERTY**

An easement lying across the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama being 50 feet in width, 25 feet on each side of the following described centerline:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West and run in a Southerly direction along the Easterly line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section a distance of 248.96 feet to the POINT OF BEGINNING, said point lying on a curve to the left having a radius of 500.00 feet and a central angle of 37°19'03"; thence 143°02'29" to the right (angle measured to tangent) in a Northwesterly direction along the arc of said curve a distance of 325.63 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction a distance of 20.86 feet to the P.C. (point of curve) of a curve to the left having a radius of 900.00 feet and a central angle of 23°25'28"; thence in a Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 367.93 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction a distance of 422.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 400.00 feet and a central angle of 32°20'22"; thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve a distance of 225.75 feet to the Southeasterly right-of-way line Sicard Hollow Road and the POINT OF ENDING, which easement is depicted in Exhibit "C-1" attached hereto.

Containing 68,121.73 square feet, more or less.



December 15, 2025

Kris Reek  
Daniel Communities  
1000 Urban Center Drive  
Vestavia Hills, AL 35242

**Re: Vacation of Roadway  
Public Access Road off of Sicard Hollow Road**

Mr. Reek:

Reference is made to your emails of December 2025 (copy enclosed) providing notice to Alabama Power Company for the vacation of a portion of the above referenced area, as more particularly described in such letter and as shown on the attachments to said letter.

Pursuant to Code of Alabama, Title 23-4-2, Alabama Power Company (the "Company") hereby consents to the requested vacation provided that the resolution and any conveyance, release or vacation documents shall reserve unto said Company the right to continue to maintain, extend and enlarge its lines, equipment and facilities to the same extent as if the vacation had not occurred and all other rights, title and interests held by the Company with respect to the area to be vacated under any statute or other law or under any other conveyance or agreement, whether recorded or unrecorded, including without limitation all the rights and privileges necessary or convenient for the full enjoyment and use of its lines, equipment and facilities now or hereafter located within or adjacent to the area to be vacated; and the right of ingress and egress to and from said lines, equipment and facilities; and the right to cut and/or trim trees or limbs which, in the sole opinion of said Company, would interfere with said lines, equipment and facilities; and the right to prohibit use of the area vacated in a manner which violates the National Electric Safety Code.

Please advise if further assistance is required.

Sincerely,

A handwritten signature in black ink, appearing to read "P. David Gray", written over a circular stamp or mark.

P. David Gray  
Corporate Real Estate  
Land Acquisition-Legal

/Enclosure



December 17, 2025

Kris Reek, CMCA, AMS  
Project Manager- Liberty Park  
Daniel Communities  
Liberty Park Joint Venture  
1000 Urban Center Drive, Suite 235  
Vestavia Hills, AL 35242

Central Alabama Water does not have any infrastructure located nor have plans to install any improvements within the attached and depicted 50 feet wide Non-Exclusive Public Easement for Ingress and Egress and Utilities.

We release any rights we possess and take no exception to the City of Vestavia Hills in the vacation of that Access Road Easement, Exhibit "C-1", and Easement Property, Exhibit "C", as recorded in Book LR200616 Page 16644 in the Office of Judge of Probate, Jefferson County, Alabama.

A handwritten signature in black ink, appearing to read "Jeffrey F. Thompson", is written over a horizontal line.

Jeffrey F. Thompson  
Central Alabama Water  
Chief Executive Officer



Spire Alabama Inc.  
605 Richard Arrington Jr. Blvd. North  
Birmingham, AL 35203

11/21/2025  
Kris Reek  
1000 Urban Center Dr., Suite 235  
Vestavia Hills, AL

Re: Proposed Release of Platted Easement(s)

Dear Kris Reek,

Spire Alabama Inc. has no objection to the release of easement(s) being platted Exhibit "C" as shown hachured on the attached drawing(s). Spire Alabama Inc. does not have facilities on such hachured property at this time.

If the property owner wishes to officially release the designated platted easement(s), a letter of request accompanied with a legible exhibit is required by Spire Alabama Inc.

If a property owner places any structures, decks (attached or free standing), fences, buildings, retaining walls or other personal property within easements that do contain installed natural gas mains or other natural gas facilities, they do so at their own risk and they must comply with applicable law, including the Alabama Underground Damage Prevention Act, set forth in the Alabama Code Title §37, Chapter 15, Sections 1-11, and contact Alabama 811.

In the event that Spire Alabama Inc. or its successors and assigns, requires the utilization of the easement referenced above for the installation or maintenance of facilities in said easement, we can make no promises that any structures, decks (attached or free standing), fences, buildings, retaining walls or other personal property will not be disturbed. Furthermore, the property owner will be responsible for all costs associated with the removal of such personal property and Spire Alabama Inc. shall have no obligation to repair or replace such personal property.

Sincerely,

*Daniel Logan*

Daniel Logan  
Right of Way Representative  
205.842.3972  
daniel.logan@spireenergy.com

**ENVIRO SERVICES, LLC  
1000 URBAN CENTER DRIVE, SUITE 235  
VESTAVIA HILLS, ALABAMA 35242**

November 11, 2025

Office of the City Clerk  
City of Vestavia Hills  
1032 Montgomery Highway  
Vestavia Hills, AL 35216

***Re: Vacation of Non-Exclusive Public Easement – Bk: LR200616 Pg: 16644***

To Whom it May Concern:

Enviro Services has no objection to the vacation of the 50' non-exclusive public easement described in Exhibit "C" of the Non-Exclusive Public Easement for Ingress and Egress and Utilities, recorded in Bk: LR200616 Pg: 16644, in the Probate Office of Jefferson County, Alabama (see attached). Please contact us with any questions or concerns.

Sincerely,



James Parsons  
President



12/2/2025

Kris Reek  
Project Manager – Liberty Park  
Daniel Communities  
Liberty Park Joint Venture  
1000 Urban Center Drive, Suite 235  
Vestavia Hills, AL 35242

RE: Vacation of Easement

Dear Ms. Reek,

We are in receipt of your request regarding the Subject Access Road Easement that is described as:

An easement lying across the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama being 50 feet in width, 25 feet on each side of the following described centerline:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West and run in a Southerly direction along the Easterly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 248.96 feet to the POINT OF BEGINNING, said point lying on a curve to the left having a radius of 500.00 feet and a central angle of  $37^{\circ}19'03''$ ; thence  $143^{\circ}02'29''$  to the right (angle measured to tangent) in a Northwesterly direction along the arc of said curve a distance 325.63 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction a distance of 20.86 feet to the P.C. (point of curve) of a curve to the left having a radius of 900.00 feet and a central angle of  $23^{\circ}25'28''$ ; thence in a Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 367.93 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction a distance of 422.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 400.00 feet and a central angle of  $32^{\circ}20'22''$ ; thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve a distance of 225.75 feet to the Southeasterly right-of-way line Sicard Hollow Road and the POINT OF ENDING, which easement is depicted in Exhibit "C-1" attached hereto.

Containing 68,121.73 square feet, more or less.

This letter is to confirm that there is no conflict with our facilities related to the vacation of the Access Road Easement described above.

Please let me know if anything else is needed.

Sincerely,

Lee Walden  
Construction Supervisor  
Lee.Walden@charter.com  
Office: 205-573-6815  
Cell: 205-490-3098



November 13, 2025

Kris Reek  
1000 Urban Center Dr, Suite 235  
Vestavia Hills, AL 35242  
205-945-6560  
[Faireclothfive@gmail.com](mailto:Faireclothfive@gmail.com)

Re: utility easement

Bellsouth Telecommunications, LLC d/b/a AT&T Alabama has no objections to vacating the existing 50-foot wide non-exclusive easement lying across the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama. We have no facilities located within this utility easement.

Sincerely,

*Nick Cockrum*

Nick Cockrum  
810 Kentucky Ave Paducah KY 42003  
AT&T East Wireline PMO  
SR Specialist-OSP Design Engineer  
270-977-1811  
nc1003@att.com

attachment

cc: Scott Fetzer, AT&T East



**CITY OF VESTAVIA HILLS  
FIRE DEPARTMENT  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Jeff Downes, City Manager

**From:** Steven Michael, Captain

**Cc:** Marvin Green, Fire Chief

**RE:** Resolution Number 5618 - A Resolution declaring certain personal property as surplus and authorizing the City Manager to sell/dispose of said vehicles.

---

**Background:**

Due to the arrival of several new vehicles, the 2006 Ford F350 VIN 1FTWW32P86EB81851 (mileage 50,660) is no longer needed by the Fire Department.

**Recommendation:**

It is my recommendation that the vehicle be declared surplus and sold or disposed of accordingly.

**Fiscal Impact:**

**Attachments:**

1. 5618



**RESOLUTION NUMBER 5618**

**A RESOLUTION DETERMINING THAT CERTAIN PERSONAL PROPERTY IS NOT NEEDED FOR PUBLIC OR MUNICIPAL PURPOSES AND DIRECTING THE SALE/DISPOSAL OF SAID SURPLUS PROPERTY**

**WITNESSETH THESE RECITALS**

**WHEREAS**, the City of Vestavia Hills, Alabama, is the owner of personal property detailed in the attached “Exhibit A”; and

**WHEREAS**, the City has determined that it would be in the best public interest to sell or dispose of said property.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:**

1. The City Manager is hereby authorized to sell or dispose of the above-referenced surplus personal property; and
2. This Resolution Number 5618 shall become effective immediately upon adoption and approval.

**DONE, ORDERED, APPROVED and ADOPTED** on this the 21st day of January, 2026.

Rusty Weaver  
Mayor – Pro Tem

ATTESTED BY:

Umang Patel  
City Clerk

**From:** [Marvin D. Green](#)  
**To:** [Steven R. Michael](#)  
**Cc:** [Jeff Downes](#); [Rebecca Leavings](#); [Umang Patel](#)  
**Subject:** Re: Fire Department Surplus Item  
**Date:** Monday, January 12, 2026 7:43:49 AM  
**Attachments:** [image001.png](#)

---

Approve

**Marvin Dwane Green**  
**Fire Chief**  
**P [205 978 0221](tel:2059780221) | [MGreen@vhal.org](mailto:MGreen@vhal.org)**  
**F [205 978 0205](tel:2059780205)**  
**City of Vestavia Hills**

On Jan 12, 2026, at 7:39 AM, Steven R. Michael <[smichael@vhal.org](mailto:smichael@vhal.org)> wrote:

Good Morning

Due to the arrival of new pickups, it is my recommendation that we move ahead with the surplus of the 2006 Ford F350 VIN 1FTWW32P86EB81851. I have initiated the process in Civicplus

Thanks  
Steven

<[image001.png](#)>

**STEVEN R. MICHAEL**  
Logistics Officer | City of Vestavia Hills  
205.978.0105 | Fax 205.978.0205  
[vhal.org](http://vhal.org)



**CITY OF VESTAVIA HILLS  
OFFICE OF THE CITY MANAGER  
INTER-DEPARTMENT MEMO**

**January 21, 2026**

**To:** Mayor and City Council

**From:** Jeff Downes, City Manager

**Cc:** Zach Clifton, Finance Director

**RE:** Resolution Number 5622 - A Resolution to initiate preliminary actions associated with the public financing of FY 27 capital projects and authorize the reimbursement of various expenses associated with the capital projects utilizing potential bond proceeds

---

**Background:**

The City Council of the City of Vestavia Hills has identified and prioritized a series of capital projects to support service demands in the City's high-growth areas. These projects have been organized according to their anticipated year of commencement, with FY 2027 projects projected to total approximately \$34.5 million.

Although the projects remain in the design and feasibility/planning phases, bond counsel and the City's financial advisors recommend adoption of a resolution authorizing preliminary actions related to a potential bond issuance. This resolution would preserve the City's ability to use future bond proceeds to reimburse eligible pre-issuance and project-related costs. In

addition, the resolution would formally designate the professional service providers who will assist in the preliminary planning and structuring necessary to pursue the bond financing.

**Recommendation:**

It is recommended to approve the resolution.

**Fiscal Impact:**

**Attachments:**

1. Vestavia GO 2026\_ Structure \_Reimburse Proceedings(202832291.1)

**CERTIFICATE OF CITY CLERK**

---

I, the undersigned, do hereby certify that (1) I am the duly elected, qualified and acting City Clerk of the City of Vestavia Hills, Alabama (the "Municipality"); (2) as Clerk of the Municipality I have access to all original records of the Municipality and I am duly authorized to make certified copies of its records on its behalf; (3) the attached pages constitute a complete, verbatim and compared copy of excerpts from the minutes of a regular meeting of the City Council of the Municipality duly held on January 21, 2026, the original of which is on file and of record in the minute book of the City Council in my custody; (4) the minutes of the meeting of the City Council of the Municipality held on January 21, 2026 show that (a) notice of such meeting had been given as provided by law, and (b) a quorum of the members of the City Council was present and acting for the entire duration of such meeting; (5) the resolution set forth in such excerpts is a complete, verbatim and compared copy of such resolution as introduced and adopted by the City Council on such date; and (6) said resolution is in full force and effect and has not been repealed, amended or changed.

IN WITNESS WHEREOF, I have hereunto set my hand as Clerk of the Municipality and have affixed the official seal of the Municipality, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk of the City of Vestavia Hills, Alabama

SEAL

**EXCERPTS FROM THE MINUTES OF A REGULAR MEETING OF  
THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA**

---

**Preliminary Resolution  
For  
General Obligation Warrants  
Series 2026**

---

The City Council of the City of Vestavia Hills, Alabama met in regular public session at City Hall in the City of Vestavia Hills, Alabama, at 5:30 p.m. on January 21, 2026.

The meeting was called to order by the Mayor, and the roll was called with the following results:

Present: Ashley C. Curry, Mayor  
Rusty Weaver  
Kimberly Cook  
Ali Pilcher  
Michael Vercher

Absent: \_\_\_\_\_

\* \* \*

The Mayor stated that due notice of the date, time, place and purpose of this meeting had been given in the manner provided by law and delivered to all members of the City Council.

The Mayor stated that a quorum was present and that the meeting was open for the transaction of business.

\* \* \*

Thereupon, the following resolution was presented at length by the Mayor in writing, and considered by the City Council:

**RESOLUTION NUMBER 5622**

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**A RESOLUTION AUTHORIZING PRELIMINARY ACTION FOR,  
AND REMIBURSEMENT OF QUALIFIED EXPENDITURES FROM:**

**GENERAL OBLIGATION WARRANTS**

**SERIES 2026**

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**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:**

**Section 1. Definitions**

For purposes hereof:

**City** means the City of Vestavia Hills, Alabama.

**Council** means the governing body of the City.

**Proposed Capital Improvements** means collectively the capital improvements set forth on Appendix A.

**Proposed Warrants** means the General Obligation Warrants, Series 2026, proposed to be issued by the City for the Proposed Capital Improvements.

**Section 2. Representations**

The Council has found and determined, and does hereby find, determine and declare:

- (a) It is necessary and desirable and in the public interest of the City to provide for the acquisition and construction of the Proposed Capital Improvements.
- (b) For the foregoing purposes, it is necessary and desirable for the City to authorize the development of proposed terms for the Proposed Warrants to be issued by the City in a primary offering by an underwriter on behalf of the City.
- (c) It is necessary and desirable for the City to engage a financial advisor and bond counsel for the Proposed Warrants.

### **Section 3. Authorization of Engagement of Professional Services Regarding Proposed Warrants**

The City approves, authorizes, and directs:

- (a) the engagement of Rice Advisory LLC to act as financial advisor to the City to determine, for review and approval by the City, the proposed structure and terms of the Proposed Warrants; and
- (b) the engagement of Maynard Nexsen PC to act as Bond Counsel to the City, and to prepare, for review and approval by the City, the financing documents, a preliminary official statement, and a final official statement, with respect to the Proposed Warrants.

### **Section 4. Authorization of Parameters and Structure of Proposed Warrants**

(a) The City adopts, approves, authorizes, and directs, subject to Section 3(b) hereof, the structure for the primary offering and sale, of the Proposed Warrants on the following terms:

- (1) the Proposed Warrants shall be general obligation warrants without a pledge of a particular source of revenue for the benefit thereof; and
- (2) the Proposed Warrants shall be issued as “tax-exempt bonds” within the meaning of Section 150(a)(6) of the Internal Revenue Code of 1986, as amended.

(b) Anything in this Resolution to the contrary notwithstanding, the Proposed Warrants shall be issued only upon:

- (1) the final approval and authorization of the Proposed Warrants by the City, including without limitation the aggregate principal amount, terms of maturity and payment dates, interest rates, offering prices, redemption prices and terms, costs of issuance and credit enhancement (if any), and uses of proceeds; and
- (2) the approving legal opinion of Bond Counsel to the City.

## **Section 5. Authorization of Officers of the City**

(a) The City authorizes and directs the officers of the City to take such action as shall be necessary or desirable:

(1) to cause the City to be in compliance with all written agreements and undertakings of the City in effect under 17 CFR Section 240.15c2-12; and

(2) to cause to be prepared, for review on behalf of the City, a preliminary official statement of the City with respect to the Proposed Warrants.

(b) The City authorizes and directs the officers of the City to take all such actions, and execute and deliver such agreements, documents, instruments and notices, as shall be necessary or desirable to effect the purposes and transactions approved by this Resolution.

## **Section 6. Authorization of Reimbursement**

In accordance with Treas. Reg. Section 1.150-2, the City declares its official intent that:

(a) proceeds of the Proposed Warrants may be used to reimburse the City for capital expenditures made with respect to the Proposed Capital Improvements, prior to the issuance of the Proposed Warrants, in amounts not exceeding the lesser of (i) the amounts spent therefor which are eligible for reimbursement under Treas. Reg. Section 1.150-2 or (ii) the total cost of the Proposed Capital Improvements or (iii) the amount of \$34,500,000; and

(b) any such reimbursement be made in accordance with Treas. Reg. Section 1-150-2.

## **Section 7. Ratification of Actions**

The City adopts, approves, authorizes, confirms, directs, and ratifies all actions taken, and all agreements, documents, instruments, and notices made or delivered, by any officer of the City in connection with the purposes and transactions approved by this Resolution.

## **Section 8. General**

(a) All resolutions or parts thereof in conflict or inconsistent with this Resolution are hereby, to the extent of such conflict or inconsistency, repealed.

(b) This Resolution shall take effect immediately.

## Appendix A

### **Proposed Capital Improvements**

The Proposed Capital Improvements consist of:

- (1) Police Department Operations Center
- (2) Maintenance Facility
- (3) Roadway and Infrastructure Improvements at the Sicard Hollow Athletic Complex and Liberty Park Athletic Complex
- (4) Library and/or Community Center
- (5) Ballfield Improvements
- (6) Other civic and infrastructure capital investments supportive of the City's Plan for Growth

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Duly Passed and Adopted on January 21, 2026.

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Mayor

S E A L

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City Clerk

After said resolution had been discussed and considered in full by the Council, it was moved by Councilmember \_\_\_\_\_ that said resolution be now placed upon its final passage and adopted. The motion was seconded by Councilmember \_\_\_\_\_. The question being put as to the adoption of said motion and the final passage and adoption of said resolution, the roll was called with the following results:

Ayes: Ashley C. Curry, Mayor  
Rusty Weaver  
Kimberly Cook  
Ali Pilcher  
Michael Vercher

Nays: None

The Mayor thereupon declared said motion carried and the resolution passed and adopted as introduced and read.

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There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

**Approval of Minutes:**

Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purpose of the meeting of the City Council of Vestavia Hills recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolution therein.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Member of Council

\_\_\_\_\_  
Member of Council

\_\_\_\_\_  
Member of Council

\_\_\_\_\_  
Member of Council

SEAL

Attest: \_\_\_\_\_  
City Clerk