



**Vestavia Hills
City Council Minutes
June 15, 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 Councilor Kimberly Cook, Ali Pilcher and Mike Vercher*

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT: Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Umang Patel, City Clerk; Shane Ware, Police Chief; Keith Blanton, Building Safety Director; Marvin Green, Fire Chief; Steven Michael, Captain - Fire Department; Jack Wakefield, Senior City Planner; Patrick Patterson, City Planner; Jessica Thomas, Deputy Finance Director; Jamie Lee**, Director of Parks and Leisure Services

*Arrived at 5:39

**Attended via Zoom

3. Invocation — Don Richards, Vestavia Hills Chaplain

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.

No: None. Abstain: None. Motion passed.

6. Proclamation - Alzheimer's & Brain Awareness Month - June 2026

The Mayor presented a Proclamation designating June 2026 as "Alzheimer's & Brain Awareness Month." Mr. Downes read the Proclamation aloud, and the Mayor presented it to Kinsley Hardeman.

7. Presentation - Alabama Association of Chiefs of Police - "Certificate of Accreditation"

Chief Mark Jones, member of the Alabama Association of Chiefs of Police, presented Chief Ware with the Certificate of Accreditation.

Mayor Curry announced that, under House Joint Resolution 34, the Alabama Crime Clearance Data Task Force has been established to study declining crime clearance rates, and that Governor Kay Ivey has appointed Chief Shane Ware to this prestigious appointment.

8. Announcements, Candidates and Guest Recognition

Mr. Vercher announced that the Parks and Recreation Board will meet, Tuesday, June 16, 2026, at 7:00am, at the Vestavia Hills Civic Center.

Mrs. Cook welcomed Vestavia Hills Library Board of Trustees Member Kathleen Duquette.

Mayor Curry welcomed Vestavia Hills Chamber of Commerce Board Members Brian Fisher and Katherine McRee.

9. City Manager's Report

City Manager Jeff Downes introduced Patrick Patterson, City Planner, as a new employee with the City of Vestavia Hills and noted that Mr. Patterson previously served as a city planner for the Town of Huntersville, North Carolina. Mr. Patterson is a graduate of Vestavia Hills High School and is returning to the community.

Mr. Downes provided an update on the three Fiscal Year 2026 Plan for Growth capital projects. He presented the latest rendering of Fire Station No. 4, explaining that the design reflects prior council input and now includes an extension to the right side of the building to accommodate additional firefighters, an extra apparatus bay for new equipment, and an IT disaster recovery center to create a second secure IT room for enterprise operations. Advertisements for bids will be issued later in the week, with construction anticipated to begin in late September. The construction budget, including the added bay and IT room, remains at approximately \$6.2 million and within the overall budget.

The city has scheduled a final walkthrough of the pool heater installation for Wednesday, June 17, 2026, and the contractor will demobilize upon successful completion. The new heater will allow the City to provide warm water and extend the pool season into the fall. There have been no unexpected construction issues or cost overruns.

The Sicard Hallow Athletic Complex (SHAC) infrastructure project will prepare the site for a future police operations center and maintenance building. The work has been divided into three phases. Phase 1, currently in the competitive bidding process, requires importing and placing approximately 30,000 cubic yards of dirt to level the site. The city has received

preliminary positive feedback from the Mine Reclamation Office on the City's grant application, although no formal award had been announced. Staff remains focused on keeping the project within budget.

10. Councilors' Reports

Mrs. Cook reminded residents of the Republican primary runoff election the following day, from 7:00 a.m. to 7:00 p.m., and encouraged voter participation. She thanked the Council for their support during her four-week absence due to a family emergency.

11. Approval of Minutes - June 1, 2026 Regular Meeting

The Mayor announced that the minutes of June 1, 2026, are presented for approval. He opened the floor for a motion.

MOTION: Approve the minutes of the June 1, 2026, Regular Meeting as presented. Motion By: Rusty Weaver. Seconded By: Ali Pilcher.

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

Old Business (Public Hearing)

12. Public Hearing - Ordinance Number 3335 - Rezoning - 3034, 3036, 3040, 3044 and 3048 Green Valley Rd and 3021, 3033, 3037, 3041 and 3045 Sunview Dr. - Rezone from Vestavia Hills R-8 and R-4 to Vestavia Hills R-9; Sunview Development, LLC, owner(s)

MOTION: Approve Ordinance 3335 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Weaver explained that Ordinance 3335 is to rezone parcels on Green Valley Road and Sunview Drive from R-8 and R-4, to R-9 to allow a 19-lot single-family subdivision. The Planning and Zoning Commission heard the case at its May meeting and unanimously recommends approval without conditions.

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 3336 - Conditional Use Approval - An Ordinance for conditional use approval to allow the operation of a donation drop-off center at 3253 Cahaba Heights Road; Conquest Holdings LLC, owner(s); David Johnson, Vapor Ministries, representing

MOTION: Approve Ordinance 3336 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Weaver explained that Ordinance 3336 was for conditional use approval for a manned donation drop-off location, with no exterior drop boxes and no onsite shopping, and that it

would function only as a staffed drop-off point until items could be transported elsewhere. The Planning and Zoning Commission heard the case at its May meeting and unanimously recommends approval without conditions.

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 3337 - Conditional Use Approval - An Ordinance for conditional use approval to allow the operation of a dog grooming business at 3155 Green Valley Road, Suite 6; Jack Datnoff, owner; Tom Dekle, Scenthound, representing

MOTION: Approve Ordinance 3337 as presented. Motion by: Rusty Weaver. Seconded by: Mike Vercher.

Mr. Weaver explained that Ordinance 3337 was a conditional use request for a dog grooming business on Green Valley Road in Cahaba Heights, with no boarding proposed. He noted that the applicant already owned four other grooming locations and was seeking to open this additional site. He stated that the Planning and Zoning Commission heard the case at its May meeting and unanimously recommended approval without conditions.

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.

15. Public Hearing - Ordinance Number 3340 - An Ordinance Granting a Cable Television Franchise Agreement to Spectrum Southeast, LLC

MOTION: Approve Ordinance 3340 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Downes explained that the ordinance renews a 10-year franchise agreement for cable television services with Charter/Spectrum and that the agreement has been updated, in coordination with City Attorney Pat Boone, to reflect the City's modern franchise form, including provisions for recourse in the event of construction issues.

Mrs. Cook asked City Attorney Boone to comment regarding the performance bond. He explained that a performance bond is a protection for the City in the event the contractor or franchisee fails to perform, and noted that such bonds are required by public works law on construction projects, and stated that, although not legally required in this franchise context, Charter/Spectrum had agreed to provide one. Mr. Downes added that this approach parallels other recent franchise agreements in which the City sought similar protections.

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.

16. Public Hearing - Ordinance Number 3341 - An Ordinance authorizing the Mayor and City Manager to execute any and all documents related to securing current manufacturer incentives for the future purchase of Motorola radios

MOTION: Approve Ordinance 3341 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Downes explained that Ordinance 3341 authorizes the Mayor and City Manager to execute documents to secure purchase incentives for the replacement of police and fire department Motorola radios originally acquired in 2017. He stated that the total planned radio replacement represents an investment of approximately \$1.7 million and will be funded from the City's dedicated 911 Revenue Fund, rather than the General Fund. The Ordinance allows the City to lock in current incentives now and then proceed with budgeting the full project cost in a future fiscal year.

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.

17. Public Hearing - Resolution Number 5640 - A Resolution approving an economic development incentive agreement for Walmart, Inc., for the construction of a Walmart Neighborhood Market

MOTION: Approve Resolution 5640 as presented. Motion by: Rusty Weaver. Seconded by: Mike Vercher.

Mr. Downes explained that Resolution 5640 is an economic development incentive agreement to support redevelopment of the former Winn-Dixie site in Cahaba Heights as a Walmart Neighborhood Market. Closure of Winn-Dixie left Cahaba Heights without a grocery store and increased sales tax leakage to other jurisdictions. Analysis identified a \$3 million feasibility gap due to obsolete vertical structures and insufficient stormwater infrastructure on the site. The agreement provides for a 10-year term and a tax rebate of just under 50 percent of new sales tax generated at the store, to be paid at the end of each performance year until the feasibility gap is satisfied or the term expires. Projected total new revenue to the City, over 10 years, is approximately \$11.1 million, yielding an estimated net benefit of about \$8.1 million after incentives.

Mr. Weaver commented that he has received calls regarding the size of the rebate and concerns about precedent, and stated that each incentive under Resolution or Ordinance is evaluated individually, based on feasibility gap, projected revenues, and current site conditions. There are no precedents.

Mrs. Cook commented that redevelopment will replace an obsolete building with a modern facility that complements recent City investments in sidewalks, road widening, and traffic improvements in the Cahaba Heights business district. This will be a welcome addition to the Cahaba Heights business community.

The Mayor opened the floor for a public hearing.

Donald Harwell, 1537 Willoughby Road, questioned providing a \$3 million rebate to a large corporation and suggested that the \$3 million rebate should, instead, be given to to shoppers.

There being no one else 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.

New Business

18. Public Hearing - Resolution Number 5641 - A Resolution approving an alcohol license for Hilltop Liquor 1 Inc D/B/A Hilltop Liquor; Piyush Mayani; Executive

MOTION: Approve Resolution 5641 as presented. Motion by: Rusty Weaver. Seconded by: Ali Pilcher.

The Mayor asked what policy and procedures does the applicant have in place to ensure alcohol is not served to minors. The applicant stated that they require ID checks on all sales, and utilize point-of-sale software safeguards to prevent sales to minors.

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

No: None. Abstain: None. Motion passed.

19. Resolution Number 5642 - A Resolution extending the deadline for the demolition of a building or structure located at 2750 Smyer Road

MOTION: Approve Resolution 5642 as presented. Motion By: Kimberly Cook. Seconded By: Rusty Weaver.

Mr. Downes explained that Resolution 5642 extends the deadline for demolition of a structure at 2750 Smyer Road that the City Council had previously declared a public nuisance. Outside legal counsel has advised the City that additional time is required to clear debris, complete asbestos abatement, and prepare the structure so the City can safely proceed with demolition in compliance with applicable regulations. He noted that, following demolition, the City will place a lien on the property to recover its costs. Discussion ensued.

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

None

21. Time Of Adjournment

There being no further business, Mrs. Cook made a motion to adjourn. The Mayor adjourned the meeting at 6:19pm.



Ashley C. Curry, Mayor

ATTESTED BY:



Umang Patel, City Clerk