



**Vestavia Hills
City Council Minutes
May 4, 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; Tamara Forbes, Court Director; Michael Keller, Police Captain; Joseph Dease, Police Captain, Shane Ware, Police Chief*; Zachary Clifton, Finance Director; Jessica Thomas, Deputy Finance Director; Marvin Green, Fire Chief; Ethan Fisher, City Engineer

3. Invocation - David Phillips, 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, Mike Vercher.

No: None. Abstain: None. Motion passed.

6. Announcements, Candidates and Guest Recognition

Mayor Curry welcomed Lloyd Peeples, candidate for House District 48, and Case Dixon, candidate for U.S. Congressional District 6.

Mrs. Cook welcomed Library Board of Trustees president April Jackson-MacLennan and Board Member Christopher Gerety.

7. Proclamation — National Police Week (May 10-16, 2026) and Peace Officers Memorial Day (May 15, 2026)

The Mayor presented a Proclamation designating May 10-16, 2026 as "National Police Week" and May 15, 2026 as "Peace Officers Memorial Day. Mr. Downes read the Proclamation aloud, and the Mayor presented it to members of the Vestavia Hills Police Department.

8. City Manager's Report

Mr. Downes announced Tamara Forbes' promotion from interim to permanent Municipal Court Administrator. He reported the City achieved official semi-quincentennial designation for the nation's 250th birthday celebration and received \$2,500 in funding for related activities.

9. Councilors' Reports

Mr. Weaver announced that the Vestavia Hills Planning and Zoning Commission will meet on May 14, 2026, at 6:00 pm, and that the proposed car wash on Rocky Ridge will not be on the agenda. The developer requested that it be removed from the agenda.

Mrs. Pilcher reported that, at a recent Vestavia Hills Board of Education meeting, the Board and Administration thanked community partners, noting that the education foundation distributed more than \$160,000 from its endowment, and PTO organizations awarded more than \$300,000 in grants to teachers.

10. Financial Reports - Zachary Clifton, Finance Director

Finance Director Zachary Clifton presented the March 2026 financial statements.

11. Approval Of Minutes - April 21, 2026. Regular Meeting minutes

The Mayor announced that the minutes of the April 21, 2026, regular meeting are being presented for approval. He opened the floor for a motion.

MOTION: Approve the minutes of the April 21, 2026, regular meeting 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.

Old Business (Public Hearing)

12. Public Hearing - Resolution Number 5626 - A Resolution approving Amendment 772 for Edgar's Old-Style Bakery, Inc., for an incentive agreement for the construction of an Edgar's Bakery

MOTION: Approve Resolution 5626 as presented. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

Mr. Downes explained the incentive agreement with Edgar's Bakery, outlining a \$275,000 investment to generate \$924,000 in new revenues over six years. Attorney Ann Todd explained the agreement structure and timeline requirements. Discussion ensued.

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 3326 - Annexation – 90-Day Final - 2811 Acton Place; Amanda Key, Owner

MOTION: Approve Ordinance 3326 as presented. Motion by: Rusty Weaver. Seconded by: Mike Vercher

Mrs. Cook explained the City's annexation policy and process, including the role of the Annexation Review Committee, contiguity requirements, service capacity review, school impact review, and assessed-value standards.

Mayor Curry explained there would be one public hearing for each property.

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 3327 - Rezoning - 2811 Acton Place; Rezone from JC R-1 to VH R-2, compatible zoning for annexation; Amanda Key, owner

MOTION: Approve Ordinance 3327 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.

15. Public Hearing - Ordinance Number 3328 - Annexation – 90-Day Final - 2941 Old Rocky Ridge Road; Patrick & Suzanne Echol, Owners

MOTION: Approve Ordinance 3328 as presented. Motion By: Kimberly Cook. Seconded By: Rusty Weaver.

Mrs. Cook addressed a resident's concerns about the 2941 Old Rocky Ridge property and stated that, although the home is slightly under the R-1 minimum size, it remains consistent

with neighborhood values and is appropriate for R-1 zoning.

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 3329 - Rezoning – 2941 Old Rocky Ridge Road; Rezone from JC E-2 to VH R-1, compatible zoning for annexation; Suzanne & Patrick Echols, owner

MOTION: Approve Ordinance 3329 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.

17. Public Hearing - Ordinance Number 3330 - Annexation – 90-Day Final - 2656 Alta Vista Drive; Hardie & Katherine Kimbrough, Owners

MOTION: Approve Ordinance 3330 as presented. Motion By: Kimberly Cook. Seconded By: Rusty Weaver.

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.

18. Public Hearing - Ordinance Number 3331 - Rezoning - 2656 Alta Vista Drive; Rezone from JC-A to VH-A, compatible zoning for annexation; Hardie & Katherine Kimbrough, owners

MOTION: Approve Ordinance 3331 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.

19. Public Hearing - Ordinance Number 3332 - Rezoning - 3119 Timberlake Road; Rezone from Vestavia Hills R-1 to Vestavia Hills O-1 for the construction of an office building; Bryant B. Steven, owner

MOTION: Approve Ordinance 3332 as presented. Motion By: Rusty Weaver. Seconded By: Ali Pilcher.

Mr. Weaver stated that the area is transitioning from residential to commercial use, and that the proposed building design aligns with nearby projects. He reported that the rezoning is accompanied by Planning and Zoning's unanimous recommendation for approval.

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.

20. Public Hearing - Ordinance Number 3333 - An Ordinance authorizing the Mayor and City Manager to execute and deliver any and all renewal agreements with Neumo Group, LLC

MOTION: Approve Ordinance 3333 as presented. Motion By: Rusty Weaver. Seconded By: Ali Pilcher.

Mr. Downes presented an ordinance to authorize renewal of the City's revenue collection agreement with Neumo Group Limited, formerly known as Avenue. He stated the renewal maintains current terms while updating the vendor's name.

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.

New Business

21. Public Hearing - Resolution Number 5631 - A Resolution approving an alcohol license For Aadhya Inc. D/B/A Grab N Go 3; Parath Patel, Tithiben Patel, and Akshay Patel; Executives

MOTION: Approve Resolution 5631 as presented. Motion By: Rusty Weaver. Seconded By: Ali Pilcher.

Parath Patel, the owner, described employee training and ID-check procedures and stated that staff follow a "We Card" approach, verifying identification for customers who appear under the age threshold, with ongoing oversight and training.

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.

22. Resolution Number 5632 - A Resolution declaring certain personal property as surplus and authorizing the City Manager to sell/dispose of said surplus property

MOTION: Approve Resolution 5632 as presented. Motion By: Rusty Weaver. Seconded By: Ali Pilcher.

Mr. Downes stated that the resolution is to declare certain police vehicles surplus due to fleet

replacements.

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

No: None. Abstain: None. Motion passed.

23. Resolution Number 5633 - A Resolution endorsing the implementation of an artificial intelligence policy for the City of Vestavia Hills

MOTION: Approve Resolution 5633 as presented. Motion By: Rusty Weaver. Seconded By: Kimberly Cook.

Mr. Downes presented a citywide Artificial Intelligence (AI) policy establishing principles for the use of AI tools by city staff. He stated that the policy aims to protect sensitive data, promote responsible use, and improve public trust.

Mrs. Cook emphasized the requirement for human oversight of AI outputs, especially where results may affect individuals, and urged employees to verify AI-generated information. Mr. Vercher asked that the policy align with the City's cyber insurance coverage in cases of inadvertent disclosure, and Mr. Downes confirmed that the City maintains robust cyber insurance and intends the policy to complement it.

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)

24. Public Hearing - Resolution Number 5628- A Resolution authorizing the installation of a new support structure for a small cell facility to be located in the right-of-way at 3134 Cahaba Heights Road; Smartlink, obo Verizon Wireless owners, Erin Garrad, Representative; Technical Controls, Inc, contractors

25. Public Hearing - Resolution Number 5630 - A Resolution vacating a lot line easement – 2355 Lime Rock Road; Lot 31 Vesthaven Sixth Sector Sixth Addition; Luke Burton, Owner

26. Citizens Comments

Donald Harwell, 1357 Willoughby Road, reported frustration with the fiber installation in his neighborhood

David Harwell, 1803 Catala Road, appreciated the progress on the City Center lighting project and also expressed frustration with fiber installations.

27. Executive Session - Matters of Commerce or Trade

The Mayor indicated that an Executive Session is needed for matters of commerce or trade. He stated that the Executive Session is expected to last 30 minutes and that no additional business would be discussed after it. He opened the floor for a motion.

MOTION: Enter into executive session. Motion By: Rusty Weaver. Seconded By: Mike Vercher.

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

No: None. Abstain: None. Motion passed.

At 6:26 the Council exited the Chamber and moved into Executive Session. At 6:58 the Council re-entered the Chamber and the Mayor called the meeting/work session back to order.

28. Time Of Adjournment

There being no further business, Mrs. Cook made a motion to adjourn. The Mayor adjourned the meeting at 6:58.


Ashley C. Curry, Mayor

ATTESTED BY:


Umang Patel, City Clerk