



**COUNCIL MEETING
CITY OF HOMEWOOD
May 18, 2026
6:00 p.m.**

Resolution No. 26-54

Ordinance No. 2976

Call to Order:

Invocation:

Roll Call:

Reading of the Minutes: Council Meeting of May 11, 2026

Board Vacancies:

Additions to Agenda: *Items from Pre-Council Agenda may be added*

OLD BUSINESS AGENDA

11.04.26 Public Hearing set for June 8, 2026 at 6:00 p.m. for request to rezone 2773 & 2777 BM Montgomery Street from their current zoning designation of C-2, Neighborhood Shopping District to a C-4, Central Business District zoning classification to permit the renovation and reuse of the existing buildings for the development of a health fitness center – **Conrad Garrison / Christine Thornton, Studio Vestige**

08.05.26 Public Hearing set for June 22, 2026 at 6:00 p.m. for request to vacate a portion of the unnamed alley adjacent to 200 Virginia Drive – **Wyatt Pugh, Chief Building Official**

OTHER NEW BUSINESS

01.05.26 Request consideration of approval for a limited private residential fence encroachment onto city-owned property adjacent to 10 Pamona Avenue – **Donna Dowling, owner / Wyatt Pugh, Building Official**

02.05.26 Request consideration of a Resolution in support of Jefferson County's FY26 SS4A application– **Amy Zari, City Engineer**

06.05.26 Request to delegate limited authority to the City Manager regarding budget transfers. –
Cale Smith, City Manager

07.05.26 Request to levy an additional amount to certain residential permits for deposit into the
Alabama Construction Trade Academy Fund. – **Cale Smith, City Manager**

16.05.26 Request for consideration of approval of vouchers for period of May12, 2026
through May 18, 2026 – **J.J. Bischoff, Chief of Staff; Kellie Lee, Accountant;**
Bo Seagrist, City Clerk

Announcements:

Mayor Comments:

AGENDA

ITEM

08.05.26

**NOTICE OF PUBLIC HEARING FOR THE VACATION OF A
PORTION OF AN UNNAMED AND UNOPENED ALLEY
RIGHT-OF-WAY IN THE CITY OF HOMEWOOD,
ALABAMA**

Notice is hereby given that David B. Page and Dana C. Page, husband and wife; Carolyn G. Dunkle, as Trustee under the Carolyn G. Dunkle Management Trust; Justin Bruce Yelverton and Mary Hendon Debray, husband and wife; and Kyle Bradberry and Elaine Bradberry, husband and wife (hereinafter "Petitioners"), as the owners of lands abutting a portion of the unnamed and unopened alley right-of-way described hereinbelow in the City of Homewood, Alabama, have petitioned the City Council of the City of Homewood to vacate and divest out of the public and into Petitioners a portion of the unnamed and unopened alley right-of-way described herein, pursuant to the provisions of Ala. Code § 23-4-20 (1975). The portion of the alley right-of-way to be vacated is more particularly described as follows:

Commencing at the SW corner of Lot 4, Block 1, Croydon Manor, as recorded in Map Book 17, Page 100 in the Probate Office of Jefferson County, Alabama; thence go East along the South line of Lot 4 for 131.35' to the SW corner of Lot 6, Block 1, being the point of curvature of a curve to the right, having a radius of 234.48' a central angle of 04°04'21", and a chord of 16.66'; thence right to chord 114°57'67" and go southwesterly 16.67'; thence right 65°05'20" from chord and go West 124.32'; thence right 90°00'00" E and go North 15.00' to the POINT OF BEGINNING; said described tract containing 1,926 square feet, more or less.


See also Exhibit A, Property Survey.

Petitioners' Petition and Declaration of Vacation will be considered by the Homewood City Council at its regularly scheduled meeting on **June 22, 2026, at 6:00 p.m.**, in the City Council Chambers, on the Second Floor of City Hall, 2850 19th Street South, Homewood, Alabama 35209. A Resolution Consenting to the Vacation of a Portion of an Unnamed and Unopened Alley Right-of-Way in the City of Homewood, Alabama, as described herein, which may be considered at the conclusion of the Public Hearing, is available for viewing at the City Clerk's office of the City of Homewood.

Any citizen to be affected by the requested vacation may submit a written objection to the City Council or may request an opportunity to be heard at the Public

Hearing, at which time and place all persons who desire shall have an opportunity of being heard in opposition to, or in favor of, the proposed vacation and the adoption of a Resolution consenting to the vacation.

Witness my hand this the 11 day of May, 2026.



City Clerk, City of Homewood

This notice posted: May 12, 2026

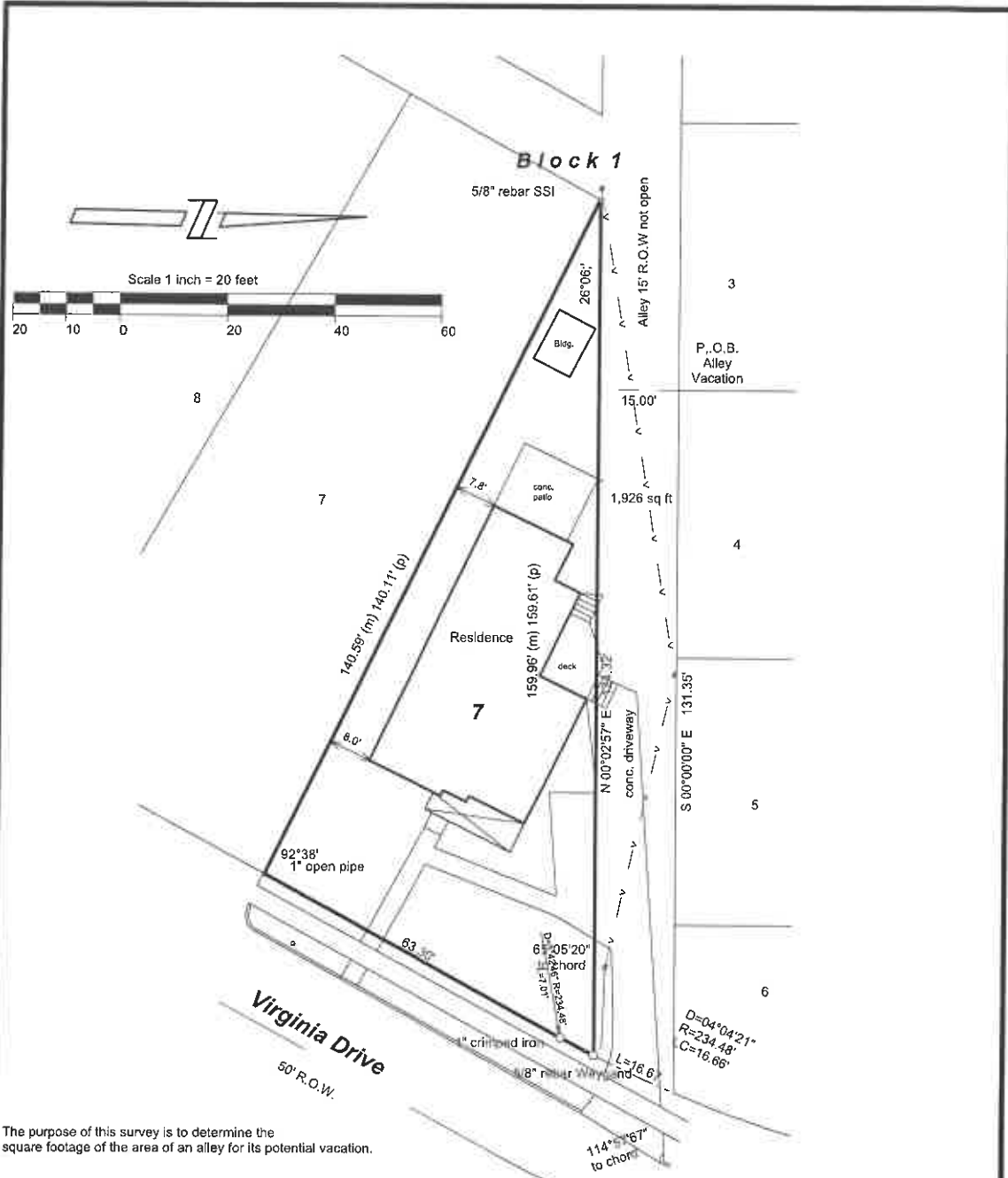
At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at the Jefferson County Courthouse

And at www.cityofhomewood.com

Published in the Alabama Messenger on May 20, May 27, June 3, and June 10, 2026

EXHIBIT A



The purpose of this survey is to determine the square footage of the area of an alley for its potential vacation.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Steven H. Gilbert, a Professional Land Surveyor in the State of Alabama, hereby certify to the parties listed below that the following is a true and correct copy of a map or plat of a survey made by me of the following described property:

Lot 7, Block 1, Croydon Manor, as recorded in Map Book 17, Page 100, in the Probate Office of Jefferson County, Alabama.

I further certify that the building(s) now erected on said property are within the boundaries of same except as may be shown; that there are no encroachments from adjacent property except as shown; that there are no Rights-of-way, Easements, or joint driveways over or across said land visible on the surface, except as shown; that there are no utility poles, guy wires, lines, structures, or supports therefor (excepting those that serve the premises only), except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary maps and found this property IS NOT located in a Flood Hazard Area (as determined by graphic plotting); and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

FIRM Map No. 01073 C 0556 J, effective on September 24, 2021

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 vertical and NAD 83 horizontal datum. Bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALDOT CORS network.

This survey is invalid unless sealed in red ink.

Legend

○ iron boundary mark	utility pole
⊙ open pipe end	⊕ fire hyd.
□ power box	⊗ tree
⊖ capped pipe end	⊙ TV/tel. box
⊕ water valve	⊖ offset cross
⊙ u anchor	⊗ commencing point
⊖ 5/8" rebar set 17507	⊕ gas valve
⊖ Chain Markers	⊖ Sanitary manhole
⊖ Tel. Manhole	⊖ Sign
⊖ measured dim.	⊖ platted dim.
⊖ waler meter	⊖ gas meter
⊖ power meter	⊖ Sign
⊖ chain link fence	
⊖ gas line	
⊖ W wire line	
⊖ overhead utility line	
⊖ wire fence	
⊖ wood fence	
⊖ center line	

Project No. 20251009
David Page
As built Survey
200 Virginia Drive
Homewood, Alabama
October 18, 2025



Scale 1" = 20 feet
SOUTHEASTERN SURVEYORS, INC.
Steven H. Gilbert, P.L.S.
Alabama Reg. Land Surveyor No. 17507
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 613-0375

AGENDA

ITEM

01.05.26

Agenda Item Request Form

Directorate/Presenter

Wyatt Pugh

Issue

Request consideration of approval for a limited private residential fence encroachment onto city-owned property adjacent to 10 Pamona Avenue. Donna Dowling, owner.
ddowling@kpsgroup.com

Discussion

The owner of 10 Pamona Avenue, Donna Dowling, is requesting City Council approval to allow a portion of a proposed private residential fence to extend slightly onto the adjacent city-owned parcel.

The attached survey identifies the property line between the private lot and the adjoining city-owned property. The proposed fence location is shown by the green highlight.

The requested encroachment is limited to a small triangular area along the shared property line. At its widest point, the fence would extend approximately 10 feet onto city-owned property, tapering back to 0 feet where the fence alignment returns to the owner's property line. The owner has indicated that this alignment is needed to allow installation of a gate providing access to the rear yard for maintenance and service of existing utilities.

The proposed fence section would tie into the rear corner of the existing house. According to the owner, access along the opposite side of the house is impractical because of an existing brick retaining wall, a narrow walkway, and the neighboring property line. The requested fence location does not affect the front setback area or the street right-of-way.

The owner proposes to construct a custom wood fence with a painted or stained finish to coordinate with the existing woodwork on the house.

Recommendation

If approved, staff recommends that the approval be conditioned on execution of an appropriate indemnification agreement, in a form acceptable to the City Attorney, making clear that the fence remains privately owned and maintained, may not interfere with any public use or utility access, and may be required to be removed at the owner's expense if determined necessary by the City in the future.

Attachments



EXHIBIT - PROPOSED FENCE IN ROW -pdf

Today's Date

Wednesday, April 29, 2026

RESOLUTION NO. 26-_____

WHEREAS, Donna Dowling, owner of the property located at 10 Pamona Avenue in the City, has requested the City of Homewood (the “City”) to permit certain improvements in the right-of-way located on 10 Pamona Avenue as reflected on Exhibit A; and

WHEREAS, the City Council has discussed the same and has determined that it would be in the public interest and serve a public purpose to authorize the execution of a Municipal Right-of-Way Improvement Permit and Indemnification Agreement (the “Agreement”).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Homewood, Alabama, at a regular meeting, duly assembled, a quorum being present, as follows:

1. That the City Manager and City Clerk are hereby authorized and directed to execute, on behalf of the City, the Municipal Right-of-Way Improvement Permit and Indemnification Agreement attached hereto as Exhibit B (the “Agreement”) with Donna Dowling, owner of the property located at 10 Pamona Drive in the City.

2. That the City Manager and City Clerk are hereby authorized to take any other actions necessary in order to consummate the Agreement referred to hereinabove.

3. That this Resolution shall become effective immediately upon its adoption by the City Council.

ADOPTED and APPROVED by the City Council of the City of Homewood, Alabama this the _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT B

STATE OF ALABAMA)
JEFFERSON COUNTY) **MUNICIPAL RIGHT-OF-WAY IMPROVEMENT PERMIT**
CITY OF HOMEWOOD) **AND INDEMNIFICATION AGREEMENT**

This Agreement is made the ____ day of _____, 2026, between the CITY of Homewood, a municipal corporation, hereinafter referred to as “CITY” or “GRANTOR,” and Donna Dowling, owner of the property located at 10 Pamona Avenue, Homewood, Alabama, being the legal owner of land whose boundary is the right-of-way line for that portion of the CITY’s right-of-way for which this permission is granted, hereinafter referred to as “GRANTEE.”

The CITY hereby grants permission to GRANTEE to use the CITY’s right-of-way for the following purposes:

To install a private residential fence, a portion of which would extend slightly onto the City’s right-of-way, as described in Exhibit 1 attached hereto, pursuant to a permit issued by the Building Inspection Department,

hereinafter referred to as “IMPROVEMENTS.”

The permissions granted pursuant to this Agreement shall be limited solely to the specific location and specific purposes as described hereinabove and shall not be construed as a franchise agreement to utilize the public right of way for commercial or business purposes, or for purposes that violate federal, state or local laws, regulations or ordinances.

1. Term. The permissions granted herein shall be possessed and enjoyed by GRANTEE for only so long as the conditions of this permit are complied with, unless otherwise terminated sooner as provided for herein.

2. Rights of City. The CITY retains full title and ownership for the right-of-way. The CITY further reserves the right to use and enjoy the right-of-way to the fullest possible extent, including the right to exercise police powers, traffic control and parking regulations and ordinances over the right-of-way subject to this permit. This Permit does not give the right to GRANTEE to exclude the public from the right-of-way nor prohibit the CITY from regulating parking thereon. It is understood by and between the CITY and GRANTEE that this is a non-exclusive Permit and the CITY reserves the right to convey similar or other permits to public utilities or private parties. This Permit is a mere license and as such confers no property rights upon GRANTEE.

3. Maintenance. GRANTEE shall be solely responsible for and shall bear all cost of upkeep and maintenance of the IMPROVEMENTS. In the event said IMPROVEMENTS fall into a state of disrepair or become unsightly or unsafe, the CITY shall have the right, upon ten (10) days’ written notice to the GRANTEE, to remove said IMPROVEMENTS, and the GRANTEE shall reimburse the CITY for the cost of said removal.

4. City Guidelines. During the construction of the IMPROVEMENTS, GRANTEE will coordinate any temporary, pedestrian or motor vehicle traffic rerouting with the CITY’s

Engineering Department. GRANTEE shall follow all applicable CITY Ordinances, Building Codes and Engineering Department Guidelines for the work.

5. Termination/Removal. The CITY shall have the absolute right to terminate this Permit upon ten (10) days' written notice to GRANTEE and to require removal in whole or in part by GRANTEE of said IMPROVEMENTS for any reason whatsoever. Upon receipt of such notice and as may be specified by the CITY, the GRANTEE, at the GRANTEE's expense, shall be responsible for removing any specified objects from the Improvement and returning the area to its original condition or an acceptable substituted condition. In the event the CITY exercises any of its rights pursuant to this Permit, GRANTEE does hereby waive and release any and all claims against the CITY, including but not limited to claims pursuant to Section 235 of the Alabama Constitution.

6. Utilities. The CITY gives its permission subject to the rights of any utility companies or franchises, including the CITY itself, which may now or in the future utilize the CITY's right-of-way. Furthermore, GRANTEE accepts responsibility for any costs incurred in connection with the repair, maintenance or replacement of any utilities affected by the issuance of this Permit. Furthermore, GRANTEE shall, and fully agrees to, indemnify and hold harmless the CITY, its agents, officers, servants and employees from any and all lawsuits, actions or claims of any nature brought forth due to injuries or damage received/sustained by any person, persons or property arising from the construction, maintenance and/or presence of the IMPROVEMENTS located as described herein.

7. Laws and Regulations. GRANTEE agrees to, and shall at all times comply with, all applicable federal, state and local laws and regulations.

8. Indemnity. GRANTEE agrees to indemnify and forever hold harmless the CITY, its officers, agents, employees and contractors from any and all damages or claims for damages which might arise in connection with the use of the CITY's right-of-way pursuant to the issuance of this Permit to GRANTEE.

9. Third-Party Beneficiaries. This Permit confers no property rights or interest upon GRANTEE. There shall be no third-party beneficiaries to this Permit.

10. Non-Assignable. This Permit is non-renewable, non-transferable, non-assignable and issued to the GRANTEE solely for the purpose(s) stated herein.

IN WITNESS WHEREOF, the parties hereto have executed this Permit, individually or through their authorized officers, agents or attorneys-in-fact as the case may be, causing their respective seals to be affixed hereto the day and year first above written.

Executed on this the _____ day of _____, 2026.

ATTEST:

GRANTEE, Donna Dowling

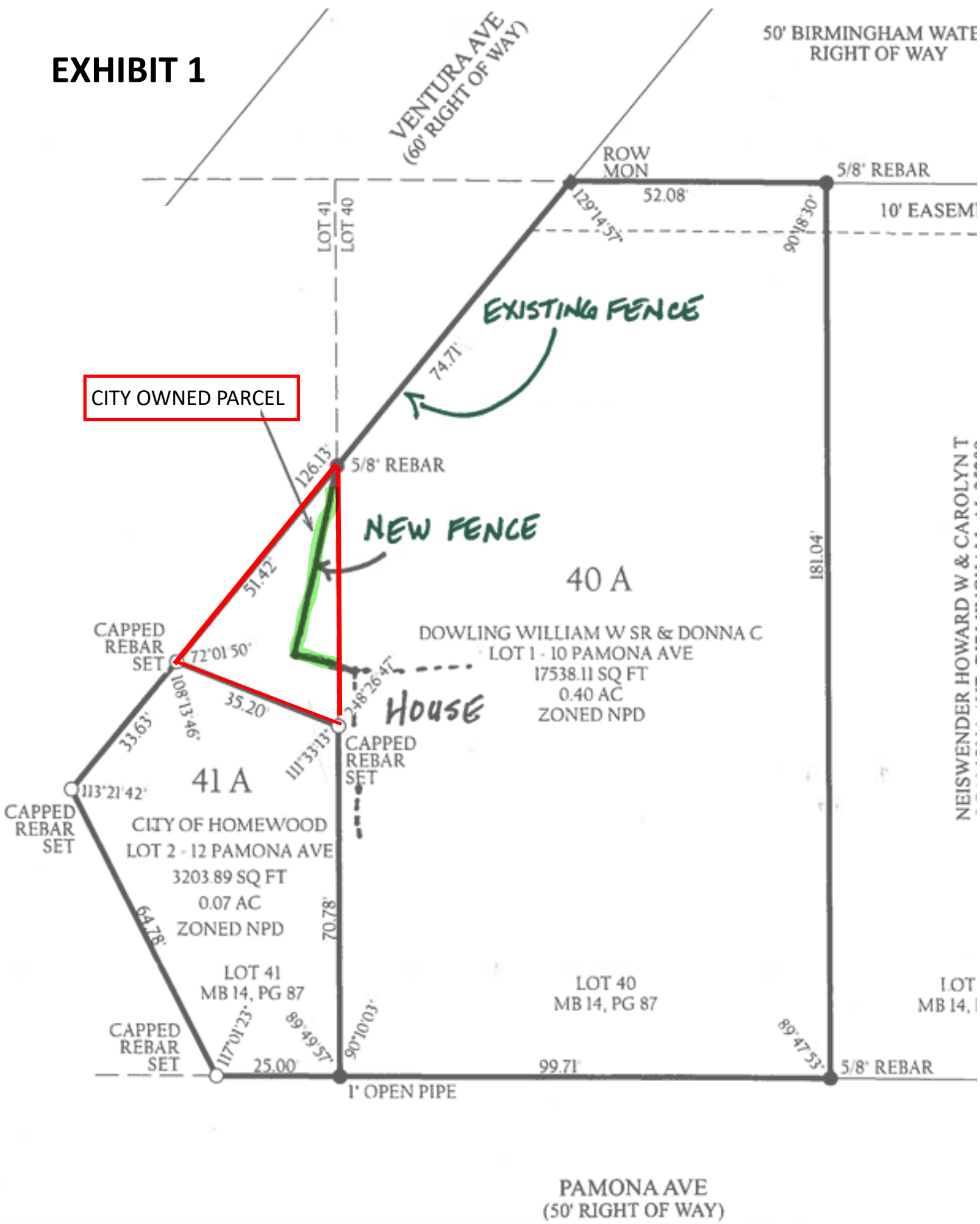
ATTEST:

GRANTOR, City of Homewood

By: Cale Smith

Its: City Manager

EXHIBIT 1



AGENDA

ITEM

02.05.26

RESOLUTION NO. 26-_____

WHEREAS, the City Council is interested in serving as a partner applicant in Jefferson County’s application for the USDOT FY2026 Safe Streets and Roads for All (SS4A) grant program aiming to improve the safety of roads throughout Jefferson County (the “Joint Application”);

WHEREAS, as a partner applicant, the City would commit to the Oxmoor Road project component of the Joint Application led by Jefferson County, and would provide the required 10% match funding for the Oxmoor Road project should Jefferson County be awarded the SS4A grant funding; and

WHEREAS, the City Council has determined that it would be in the public interest and serve a public purpose to serve as a partner applicant in Jefferson County’s application for the USDOT FY2026 Safe Streets and Roads for All (SS4A) grant program as set forth above;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Homewood, Alabama, at a regular meeting, duly assembled, a quorum being present, as follows:

1. That the City Council does by the adoption of this Resolution authorize Jefferson County to include the City of Homewood as a partner applicant in its application to be submitted to the USDOT for the FY2026 Safe Streets and Roads for All (SS4A) grant program (the “Joint Application”), and does authorize the City Manager to execute the Joint Application and any other documents required for the Joint Application.

2. That the City Council does further by the adoption of this Resolution commit to provide the required 10% match funding for the Oxmoor Road project component of the Joint Application, should Jefferson County be awarded the SS4A grant funding.

3. That this Resolution shall become effective immediately upon its adoption by the City Council.

ADOPTED and APPROVED by the City Council of the City of Homewood, Alabama this the _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

AGENDA

ITEM

06.05.26

RESOLUTION NO. 25-_____

WHEREAS, the City Council adopts an annual budget establishing appropriations by Department and Fund; and

WHEREAS, the City Council recognizes the need for administrative flexibility to address operational needs that arise during the fiscal year; and

WHEREAS, addressing operational needs that arise during the fiscal year can require periodic budget amendments;

WHEREAS, the City Council has considered the budget amendment process and has determined that it would be in the public interest and serve a public purpose to delegate limited authority to the City Manager to facilitate efficient budget administration while maintaining appropriate fiscal oversight;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Homewood, Alabama, at a regular meeting, duly assembled, a quorum being present, as follows:

1. The City Manager is hereby authorized to permit Department Directors, within their respective departmental appropriations, to transfer budgeted amounts internally within their Department's General Fund Budget provided that no single transfer shall exceed Ten Thousand Dollars (\$10,000.00) and such transfers shall not result in an increase to the total departmental budget.

2. The City Manager is hereby authorized to approve the transfer of budgeted funds between Departments within the same Fund, provided that no single transfer shall exceed Fifty Thousand Dollars (\$50,000.00) and such transfers shall not increase the total appropriations of the Fund.

3. The City Manager is hereby authorized to approve the transfer of budgeted funds within respective departmental appropriations of the same Fund provided that no single transfer shall exceed Fifty Thousand Dollars (\$50,000.00) and such transfers shall not increase the total appropriations of the Fund.

4. The authority granted herein shall not include transfers to or from Fund Balance. Any budget amendment involving a transfer to or from Fund Balance shall require the approval of the City Council.

5. All transfers authorized under this Resolution shall comply with applicable state law and established financial policies of the City.

6. The City Manager shall provide reports to the City Council on a quarterly basis summarizing all transfers made pursuant to this Resolution.

7. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

8. That this Resolution shall become effective immediately upon its adoption by the City Council.

ADOPTED and APPROVED by the City Council of the City of Homewood, Alabama this the _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

AGENDA

ITEM

07.05.26

ORDINANCE NO. _____

AN ORDINANCE LEVYING AN ADDITIONAL TWENTY DOLLARS (\$20.00) ON EACH RESIDENTIAL BUILDING PERMIT ISSUED FOR THE CONSTRUCTION OF A NEW DETACHED SINGLE-FAMILY DWELLING IN THE CITY OF HOMEWOOD TO FUND THE ALABAMA CONSTRUCTION TRADE ACADEMY FUND

WHEREAS, the Alabama Legislature adopted Act 2025-398 authorizing counties and municipalities that operate residential permitting and inspection programs to add up to twenty dollars (\$20.00) to certain residential permits for deposit into the Alabama Construction Trade Academy Fund; and

WHEREAS, the City Council of the City of Homewood, Alabama, finds that workforce shortages in the residential construction trades affect the availability and cost of housing and desires to participate in the funding mechanism authorized by law; and

WHEREAS, the City Council further finds that levying an additional amount to certain residential permits for deposit into the Alabama Construction Trade Academy Fund would be in the public interest and serve a public purpose;

WHEREAS, the City Council further finds that any such levy should include reasonable reporting, accountability, and termination provisions;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Homewood, Alabama, as follows:

Section 1. That pursuant to Ala. Act No. 2025-398, there is hereby imposed an additional fee of twenty dollars (\$20.00), in addition to any other amount authorized by law, for each residential building permit issued for the construction of a new detached single-family dwelling within the permitting jurisdiction of the City of Homewood, Alabama. Said fee shall be paid prior to issuance of the permit.

Section 2. That for purposes of this Ordinance, the fee shall only apply to the principal building permit issued for the construction of a new detached single-family dwelling. The fee shall not apply to trade permits, combination permits, permits for additions, alterations, repairs, accessory structures, or permits for multifamily construction unless otherwise authorized by the City Council.

Section 3. That all fees collected by the City pursuant to this Ordinance shall be remitted to the Alabama Construction Trade Academy Fund, subject to the requirements and conditions stated in this Ordinance and as otherwise required by applicable law.

Section 4. That as a condition of continued remittance under this Ordinance, the Fund Administrator for the Alabama Construction Trade Academy Fund, or any successor entity receiving or administering funds generated under this Ordinance, shall provide to the City Council, no later than June 1 of each year, the following: (a) an annual program report describing the use

of funds remitted pursuant to this Ordinance; and (b) an audited financial statement prepared by an independent certified public accountant. The annual program report shall include, at a minimum: (a) the percentage of students who complete the applicable program and transition into full-time employment or advanced certification; and (b) data tracking the number of program graduates who remain employed in a construction-related trade at the six-month and twelve-month marks following graduation. The City may request additional reasonable information concerning program performance, geographic reach, and the use of funds attributable to permit fees collected by the City.

Section 5. That the collection of the fee authorized by this Ordinance shall cease automatically, without further action of the City Council, within thirty (30) days if the Fund Administrator for the Alabama Construction Trade Academy Fund, any successor entity receiving or administering funds generated under this Ordinance, the Alabama Construction Trade Academy, or any related statewide academy network through which the program operates ceases to operate or ceases to accept funding under the authority of Ala. Act No. 2025-398.

Section 6. That City reserves the right to discontinue the levy or the remittance of the fee authorized by this Ordinance upon ninety (90) days' written notice, following a majority vote of the City Council.

Section 7. That the City Manager may designate appropriate City staff to authorize and implement administrative procedures necessary to collect, account for, and remit the fee established by this Ordinance.

Section 8. That this Ordinance shall become effective as of that date upon its adoption by the City Council, or as otherwise becoming law.

Section 9. That if any part, provision, or section of this Ordinance is declared to be unconstitutional or invalid by any court of competent jurisdiction, all other parts, provisions or sections of this Ordinance not thereby affected shall remain in full force and effect.

APPROVED:

Mayor

ATTEST:

City Clerk

This notice posted: _____, 2026

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at www.cityofhomewood.com

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned City Clerk of the City of Homewood, do hereby certify that the foregoing Ordinance No. _____ is a true and correct copy of an ordinance passed by the City Council of said City at a regular meeting held on _____, 2026, a quorum being present, and as same appears of record in Minute Book No. _____.

City Clerk, City of Homewood