MEETING OF THE CITY COUNCIL OF

THE CITY OF HOMEWOOD, ALABAMA

June 9, 2025

The City Council of the City of Homewood, Alabama convened in Regular Session on Monday, June 9, 2025 at City Hall at 6:00 p.m.

The invocation was given by Councilor Jennifer Andress, after which the pledge of allegiance was given.

The meeting was called to order by President Jones at 6:04 p.m.

Upon Roll Call, the following were present: Andy Gwaltney, Carlos Alemán, Nick Sims, Jody Brant, Barry Smith, Jalete Nelms, Jennifer Andress, John Hardin, and Walter Jones, constituting a quorum of Council members. Also present were Mike Kendrick, City Attorney; Mayor Alex Wyatt; Glen Adams, City Manager; and Bo Seagrist, City Clerk. Absent: Melanie Geer and Andrew Wolverton.

At this time, Councilor Smith moved to dispense with the reading of the Minutes of the Council Meeting of May 19, 2025 and approve them as presented. Councilor Nelms seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

Councilor Smith then moved to dispense with the reading of the Minutes of the Special Called Council Meeting of May 22, 2025 and approve them as presented. Councilor Gwaltney seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

BOARD VACANCIES AND APPOINTMENTS

President Jones stated that the application period for the Ward 2 Library Board position would be opened until June 23, 2025.

President Jones stated that the application period for the Ward 2 Park Board position would be re-opened until June 18, 2025.

Councilor Smith moved to appoint Allison Litton to the Ward 4 Park Board position. Councilor Brant seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

Councilor Alemán moved to appoint Keya Kraft to the Ward 3 Library Board position. Councilor Sims seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

Councilor Brant moved to appoint Katherine Romanchuk to the Ward 3 Beautification Board position. Councilor Sims seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

President Jones stated that the Ward 2 Beautification Board position would be re-opened until June 23, 2025.

President Jones stated that the application period for the Ward 4 Beautification Board position would be opened until July 28, 2025.

President Jones stated that, as a reminder, the application period for the Ward 4 Abatement Board position was opened until June 23, 2025.

President Jones stated that the application period for the Ward 1 Homewood Environmental Commission position would be opened until June 23, 2025.

APPROVAL OF AGENDA

President Jones then added the following items to the Committee Referral Agenda: Item No. 10.06.25 – Request for consideration for permission to work on the right of way on the sidewalk in front of Track Shack – Jason Bickell, Lewis Communications/ Councilor Barry Smith – Special Issues.

Councilor Gwaltney moved to approve the amended Council Agenda. Councilor Smith seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

CONSENT AGENDA

None.

OLD BUSINESS AGENDA

The first item on the Agenda under Old Business was Item No. 09.04.25 – Public Hearing set for June 9, 2025 at 6:00 p.m. for consideration to rezone 1601 Parkview Lane and 600 & 601 University Park Place (PID # 28-00-19-2-001-003.003 & 28-00-19-2-001-003.004, & 29-00-24-1-007-004.000) from PMUD (Planned Mixed-Use District) to MXD (Mixed Use District) comprising Samford University's proposed Creekside District – West. Applicant: Landmark Development Services Company, LLC / Owner: Samford University & University Park Holdings, LLC to facilitate the development of a new mixed-use and pedestrian oriented community (The Planning Commission had a vote of 9-0 for a favorable recommendation) – Cale Smith, PE.

Councilor Andress stated that the Planning and Development Committee met on May 19, 2025 and voted 5-0 to refer to the full Council without recommendation pending the Public Hearing.

President Jones declared the Public Hearing opened at 6:15 p.m.

President Jones asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item.

Bob Dunn of Landmark Development addressed the Council and stated they would be withdrawing the request.

Jane Reed Ross addressed the Council regarding this item.

Councilor Wolverton entered the Council Chambers at 6:20 p.m.

President Jones declared the Public Hearing closed at 6:26 p.m.

Councilor Gwaltney moved to drop this item. Councilor Alemán seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 10.04.25 – Public Hearing set for June 9, 2025 at 6:00 p.m. for consideration of a Final Development Plan for property at 1601 Parkview Lane and 600 & 601 University Park Place (PID # 28-00-19-2-001-003.003 & 28-00-19-2-001-003.004, & 29-00-24-1-007-004.000) to include a diverse mix of commercial, retail, dining and entertainment uses, hospitality and conferencing facilities, some residential housing that would be limited to Samford University affiliated users, as well as surface and structured parking, landscaping, and other site improvements. Applicant: Landmark Development Services Company, LLC / Owner: Samford University & University Park Holdings, LLC (The Planning Commission had a vote of 6-3 for a favorable recommendation) – Cale Smith, PE.

President Jones declared the Public Hearing opened at 6:27 p.m.

President Jones asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item. There was no response from the audience.

President Jones declared the Public Hearing closed at 6:28 p.m.

Councilor Gwaltney moved to drop this item. Councilor Wolverton seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 11.04.25 - Public Hearing set for June 9, 2025 at 6:00 p.m. for consideration to rezone 1891, 1919, & 1921 South Lakeshore Drive and 1100 University Park Place (PID # 28-00-18-4-000-002.000, 28-00-18-3-001-009.001, 28-00-19-2-001-003.001, & (28-00-19-2-001-003.002) from PMUD (Planned Mixed-Use District) to 1-3 (Institutional District) comprising Samford University's proposed Creekside District – East. Applicant: Landmark Development Services Company, LLC / Owner: Samford University to facilitate the construction of new athletic fields, supporting infrastructure, and open spaces for the shared use of Samford University and Homewood High Schoo (The Planning Commission had a vote of 7-2 for a favorable recommendation) – Cale Smith, PE.

President Jones declared the Public Hearing opened at 6:28 p.m.

President Jones asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item. There was no response from the audience.

President Jones declared the Public Hearing closed at 6:29 p.m.

Councilor Wolverton moved to drop this item. Councilor Gwaltney seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 12.04.25 – Public Hearing set for June 9, 2025 at 6:00 p.m. for consideration of a Final Development Plan for property at 1891, 1919, & 1921South Lakeshore Drive and 1100 University Park Place (PID # 28-00-18-4-000-002.000, 28-00-18-3-001-009.001, 28-00-19-2-001-003.001, & 28-00-19-2-001-003.002) to include a mixture of recreational facilities including: a regulation size track and field stadium, a regulation soccer field, intramural / community recreation fields / courts, baseball diamond (existing), as well as surface parking to support the development. Applicant: Landmark Development Services Company, LLC / Owner: Samford University (The Planning Commission had a vote of 5-4 for a favorable recommendation) – Cale Smith, PE.

President Jones declared the Public Hearing opened at 6:29 p.m.

President Jones asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item. There was no response from the audience.

President Jones declared the Public Hearing closed at 6:29 p.m.

Councilor Wolverton moved to drop this item. Councilor Gwaltney seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 16.05.25 – Request permission for City Manager to sign a contract with MBA Engineers, Inc. for concrete slab design at Fire Station #1 – Cale Smith, PE / Chief Brandon Broadhead.

Councilor Gwaltney stated that the Finance Committee met on June 2, 2025 and voted 3-0 to recommend approval.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-91

(A Resolution to authorize City Manager to sign a contract with MBA Engineers, Inc. for concrete slab design at Fire Station #1)

President Jones asked if the Council had any questions or comments regarding the motion from the Finance Committee. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 17.05.25 – Request permission for City Manager to execute contract to provide engineering design services at 185 Oxmoor Road – Cale Smith, PE.

Councilor Gwaltney stated that the Finance Committee met on June 2, 2025 and voted 3-0 to recommend approval of contract and to transfer funds.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-92

(A Resolution to authorize City Manager to execute contract to provide engineering design services at 185 Oxmoor Road 1)

President Jones asked if the Council had any questions or comments regarding the motion from the Finance Committee. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 18.05.25 – Request to set bid date for US 31 Tunnel Improvements – Cale Smith, PE.

Councilor Gwaltney stated that the Finance Committee met on June 2, 2025 and voted 3-0 to recommend approval to set Bid Date for July 8, 2025 at 3:00 p.m.

President Jones stated that the Bid Date would be set for July 8, 2025 at 3:00 p.m.

The next item on the Agenda under Old Business was Item No. 19.05.25 – Request for consideration to fill Plans Examiner position – Wyatt Pugh, Building Official / Glen Adams, City Manager.

Councilor Gwaltney stated that the Finance Committee met on June 2, 2025 and voted 3-0 to recommend approval.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-93

(A Resolution to fill Plans Examiner position)

President Jones asked if the Council had any questions or comments regarding the motion from the Finance Committee. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 21.05.25 – Request permission for resolution supporting safe streets for all implementations grant to be submitted by Jefferson County – Cale Smith, PE.

Councilor Gwaltney stated that the Finance Committee met on June 2, 2025 and voted 3-0 to recommend approval.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-94

(A Resolution supporting safe streets for all implementations grant to be submitted by Jefferson County)

President Jones asked if the Council had any questions or comments regarding the motion from the Finance Committee. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 22.05.25 – Request for funding a survey for a right turn lane on Cobb street – Councilor Wolverton / Randy Hambley, Traffic Maintenance Superintendent / Glen Adams, City Manager.

Councilor Gwaltney stated that the Finance Committee met on June 2, 2025 and voted 3-0 to recommend approval.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-95

(A Resolution funding a survey for a right turn lane on Cobb street)

President Jones asked if the Council had any questions or comments regarding the motion from the Finance Committee. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 13.04.25 – Public Hearing set for June 9, 2025 at 6:00 p.m. to amend Article IV of the Zoning Ordinance of the City of Homewood to revise and update Section Z and Section GG relating to permitted uses in a PMUD, Planned Mixed Use District to include Food and Beverage (drive-thru) with restrictions (The Planning Commission had a vote of 9-0 for a favorable recommendation) – Cale Smith, PE.

Councilor Andress stated that the Planning and Development Committee met on April 21, 2025 and voted 5-0 to refer to the full Council without recommendation pending the Public Hearing.

President Jones declared the Public Hearing opened at 6:35 p.m.

President Jones asked if there was anyone in the audience who wished to speak in favor of, or in opposition to, this item. There was no response from the audience.

President Jones declared the Public Hearing closed at 6:36 p.m.

At this time, Mr. Kendrick presented the first reading of the proposed Ordinance for the Council's consideration at 6:36 p.m.:

Ordinance No.

(An Ordinance to amend Article IV of the Zoning Ordinance of the City of Homewood to revise and update Section Z and Section GG relating to permitted uses in a PMUD, Planned Mixed Use District to include Food and Beverage (drive-thru) with restrictions)

Councilor Sims moved for the unanimous consent of the proposed Ordinance as read. Councilor Alemán seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a roll call vote, the votes were: Yeas: Councilors Gwaltney, Alemán, Wolverton, Sims, Brant, Smith, Nelms, Andress, Hardin, and Jones.

The motion for unanimous consent carried.

At this time, Mr. Kendrick presented the following Ordinance for the Council's consideration:

Ordinance No. 2941

(An Ordinance to amend Article IV of the Zoning Ordinance of the City of Homewood to revise and update Section Z and Section GG relating to permitted uses in a PMUD, Planned Mixed Use District to include Food and Beverage (drive-thru) with restrictions)

Councilor Sims moved for approval of the proposed Ordinance as read. Councilor Gwaltney seconded the motion.

On a roll call vote, the votes were: Yeas: Councilors Gwaltney, Alemán, Wolverton, Sims, Brant, Smith, Nelms, Andress, Hardin, and Jones.

The motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 01.05.25 – Bid Date set for June 10, 2025 at 3:00 p.m. for the Homewood Library Interior Finishes Phase 3 – Cale Smith, PE / Judith Wright.

President Jones stated that this item would be carried over for the Bid Date set for June 10, 2025 at 3:00 p.m.

The next item on the Agenda under Old Business was Item No. 35.04.25 – Public Hearing set for July 14, 2025 at 6:00 p.m. to consider installation of traffic calming system on the western end of Oxmoor Road near Northmoor Drive and Oakmoor Drive – Councilors Wolverton and Alemán.

President Jones stated that this item would be carried over for the Public Hearing set for July 14, 2025 at 6:00 p.m.

The next item on the Agenda under Old Business was Item No. 37.04.25 – Request permission to allow planted trees to remain in the ROW at 214 Edgewood Boulevard – Cale Smith, PE / Britton Garrett.

Councilor Wolverton stated that the Public Works Committee met on June 2, 2025 and voted 4-0 to recommend approval pending agreement signed by Mayor, City Manager, and City Attorney.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-96

(A Resolution to allow planted trees to remain in the ROW at 214 Edgewood Boulevard)

President Jones asked if the Council had any questions or comments regarding the motion from the Public Works Committee. There was no response from the Council.

On a voice vote, the motion carried on a vote of 9-1. Councilor Smith voted no.

The next item on the Agenda under Old Business was Item No. 10.05.25 –Public Hearing set for June 23, 2025 at 6:00 p.m. for consideration of an Amended Development Plan for property at 800 Lakeshore Drive (PID #28-00-19-2-002-001.000, 28-00-19-2-002-002.000, 28-00-19-2-002-003.000 thru 28-00-19-2-002-007.000, 29-00-18-3-001-009.003, 29-00-24-1-001-006.000, 29-00-24-1-001-015.000 thru 29-00-24-1-001-018.000) n for Samford University's proposed Bulldog District to permit the construction of two separate residential "villages" that together would provide three new student residence halls, as well as associated on-campus parking facilities, courtyards, landscaping, and other site improvements; said development projects designed to address the University's continued growth in on-campus student enrollment. Applicant: Landmark Development Services Company, LLC / Owner: Samford University (The Planning Commission had a vote of 6-0 for a favorable recommendation) – Cale Smith, PE.

President Jones stated that this item would be carried over for the Public Hearing set for June 23, 2025 at 6:00 p.m.

COMMITTEE REFERRAL AGENDA

01.06.25 Request to approve demolition contract for city-owned structure at 185 Oxmoor Road **– Wyatt Pugh, Building Official – Finance Committee**

02.06.25 Request for City Manager to sign contract with Alabama Power to install 3 flock cameras at Park locations **– John Self, Police Dept / J.J. Bischoff, Chief of Staff – Finance Committee**

03.06.25 Request permission for City Manager to sign a contract with the RPCGB to provide HUD Grant Management services **– Cale Smith, PE – Finance Committee**

04.06.25 Request to accept Library Services and Technology Act Grant **– Judith Wright, Library Director – Finance Committee**

05.06.25 Request permission to install a storm water diversion device at the round-a-about at East Hawthorne and Linwood **– Cale Smith, PE / Glen Adams – Public Works Committee**

06.06.25 Request permission to make improvements to the City's right-of-way in the alley behind 306 Devon **– Twin Construction / Cale Smith, PE – Public Works Committee**

07.06.25 Request permission to work in the City's right-of-way behind 1520 and 1522 Roseland to install a sump pump outlet line to Griffin Brook Creek **– Roger White / Cale Smith, PE – Public Works Committee**

10.06.25 Request for consideration for permission to work on the right of way on the sidewalk in front of Track Shack **– Jason Bickell, Lewis Communications/ Councilor Barry Smith – Special Issues Committee**

Councilor Gwaltney moved to approve the amended Committee Referral Agenda. Councilor Wolverton seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

OTHER NEW BUSINESS

The next item on the Agenda under Other New Business was Item 08.06.25 – Request for consideration of approval of vouchers for period of May 20, 2025, through June 9, 2025 – J.J. Bischoff, Chief of Staff.

At this time, Mr. Kendrick presented the following Resolution for the Council's consideration.

Resolution No. 25-97

(A Resolution for approval of vouchers for period of May 20, 2025, through June 9, 2025)

Councilor Gwaltney moved for the adoption and enrollment of Resolution No. 25-97. Councilor Smith seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

The next item on the Agenda under Other New Business was Item 09.06.25 – Request to establish ad hoc committee for the 2026 Homewood Centennial Celebration – President Jones.

Councilor Smith moved for approval. Councilor Wolverton seconded the motion.

President Jones asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

On a voice vote, the motion carried without dissent.

ANNOUNCEMENTS

President Jones stated that the Committees would meet on June 16, 2025 starting with the Finance Committee at 5:00 p.m. with Public Works, Special Issues, and Planning and Development immediately following the previous meeting. The Public Safety Committee did not schedule a meeting for June 16, 2025.

There being no further business to come before the Council, the meeting was, on a motion, duly made, adjourned at 7:00 p.m.