MEETING OF THE CITY COUNCIL OF

THE CITY OF HOMEWOOD, ALABAMA

June 22, 2026

The City Council of the City of Homewood, Alabama convened in Regular Session on Monday, June 22, 2026 at City Hall at 6:00 p.m.

The meeting was called to order by President Pro-Tempore Nick Sims at 6:00 p.m.

The invocation was given by Councilor Paul Simmoms, after which the pledge of allegiance was given.

Upon Roll Call, the following were present: Paul Simmons, Nick Sims, and Chris Lane, constituting a quorum of Council members. Also present were: Cale Smith, City Manager, J.J. Bischoff, Chief of Staff; Bo Seagrist, City Clerk; and Keith Jackson and Jay Murrill, City Attorneys. Absent: Winslow Armstead and Jennifer Andress.

At this time, Councilor Simmons moved to dispense with the reading of the Minutes of the Council Meeting of June 8, 2026, and approve them as presented. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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

Councilor Simmons moved to appoint Morgan Miciak to the Ward 2 position of the Environmental Commission. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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 Pro-Tempore Sims stated that the application period would be opened for the Ward 1, 2, and 3 as well as two supernumerary positions of the Abatement Board until July 27, 2026.

APPROVAL OF AGENDA

At this time, President Pro-Tempore Sims amended the published Council Agenda to add the following items to Other New Business: 16.06.26 Request to set a Public Hearing for consideration of declaring the property at 405 Woodvale Lane a public nuisance – Scott Cook, Code Enforcement; 18.06.26 Request for consideration of US 31 ATRIP II Concurrence and Funding – Amy Zari, City Engineer.

Councilor Simmons moved to approve the amended Council Agenda. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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.

OLD BUSINESS AGENDA

The first item on the Agenda under Old Business was Item No. 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.

President Pro-Tempore Sims stated that, as a reminder, the Public Hearing and first reading were held at the June 8, 2026 Council Meeting.

At this time, the proposed Ordinance was presented for the Council's consideration.

Ordinance No. 2978

(An Ordinance 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)

Councilor Simmons moved for approval. Councilor Lane seconded the motion.

President Pro-Tempore Sims asked if the Council had any questions or comments regarding the motion. There was no response from the Council.

The motion carried without dissent.

The next item on the Agenda under Old Business was Item No. 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.

President Pro-Tempore Sims called the Public Hearing to Order at 6:07 p.m.

Wyatt Pugh addressed the Council regarding this item.

President Pro-Tempore Sims then opened the Public Hearing for Public Comment. The following residents addressed the Council regarding this item: David Page, homeowner, Scott Fredrick, Phil Amthor, Susan Sutton, Brandon Bass, Mary Hendon Yelverton, Carolyn Dunkle.

President Pro-Tempore Sims then closed the Public Hearing at 6:20 p.m.

The Council then held discussion.

President Pro-Tempore Sims stated that this item would be carried over for consideration at the July 13, 2026 Council Meeting.

The next item on the Agenda under Old Business was Item No. 17.05.26 – Public Hearing set for June 22, 2026 at 6:00 p.m. for consideration to vacate a portion of public right-of-way consisting of a 20-foot alley located between 115 Morris Boulevard and 117 Morris Boulevard – Wyatt Pugh, Chief Building Official.

President Pro-Tempore Sims called the Public Hearing to Order at 6:25 p.m.

Wyatt Pugh addressed the Council regarding this item.

President Pro-Tempore Sims then opened the Public Hearing for Public Comment. The following residents addressed the Council regarding this item: Trip Galloway.

President Pro-Tempore Sims then closed the Public Hearing at 6:35 p.m.

President Pro-Tempore Sims stated that this item would be carried over for consideration at the July 13, 2026 Council Meeting.

OTHER NEW BUSINESS

The next item on the Agenda under Other New Business was Item No. 02.06.26 – Request for consideration of Ordinance to repeal Chapter 2, Article II, Section 2-29 of the Code of Ordinances relating to the lying over of money measures – Keith Jackson, City Attorney.

At this time, the first reading of the proposed Ordinance was presented for consideration at 6:36 p.m.:

Ordinance No.

(An Ordinance to repeal Chapter 2, Article II, Section 2-29 of the Code of Ordinances relating to the lying over of money measures)

President Pro-Tempore Sims stated that, without objection, this item would be carried over to the July 13, 2026 Council Meeting for consideration.

The next item on the Agenda under Other New Business was Item No. 01.06.26 – Request for consideration of Ordinance relating to municipal budget changes, establishing requirements for the adoption of Ordinances approving any change to the Annual Budget – Keith Jackson, City Attorney.

At this time, the first reading of the proposed Ordinance was presented for consideration at 6:38 p.m.:

Ordinance No.

(An Ordinance relating to municipal budget changes, establishing requirements for the adoption of Ordinances approving any change to the Annual Budget)

President Pro-Tempore Sims stated that, without objection, this item would be carried over to the July 13, 2026 Council Meeting for consideration.

The next item on the Agenda under Other New Business was Item No. 03.06.26 – Request for consideration of revisions to the Historic Preservation Commission Ordinance – Wyatt Pugh, Chief Building Official.

At this time, the first reading of the proposed Ordinance was presented for consideration at 6:40 p.m.:

Ordinance No.

(An Ordinance for revisions to the Historic Preservation Commission Ordinance)

President Pro-Tempore Sims stated that, without objection, this item would be carried over to the July 13, 2026 Council Meeting for consideration.

The next item on the Agenda under Other New Business was Item No. 04.06.26 – Request to execute Indemnification Agreement to allow property owners to plant trees in the right-of-way in the landscape strip at 101, 102, 103, and 105 Ventura Ave – Amy Zari, City Engineer.

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

Resolution No. 26-65

(A Resolution Request to execute Indemnification Agreement to allow property owners to plant trees in the right-of-way in the landscape strip at 101, 102, 103, and 105 Ventura Ave)

Councilor Simmons moved for the adoption and enrollment of Resolution No. 26-65. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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 No. 15.06.26 – Request for consideration of Ordinance on moratoriums related to data centers – President Pro-Tempore Sims, Councilor Nick Sims.

At this time, President Pro-Tempore, Nick Sims, addressed the Council, and stated the following:

"Before consideration of the next item, I would like the record to reflect the purpose of the proposed ordinance.

The ordinance before the Council would establish a temporary moratorium on certain Data Center development approvals while the City evaluates whether amendments to its zoning and development regulations are appropriate. The City currently has no pending application for the development or expansion of a Data Center.

The Council recognizes that Data Centers represent an emerging and potentially high-intensity land use that may involve significant considerations relating to electrical infrastructure, water resources, land-use compatibility, noise, emergency services, and other matters affecting the public health, safety, and welfare. The Council further recognizes that the City's zoning regulations do not presently contain use-specific standards governing such facilities.

The City is presently engaged in an active review of its Comprehensive Plan and related long-range planning objectives. The purpose of this ordinance is to preserve the status quo while the City, through its staff, Planning Commission, and public process, evaluates whether regulations governing Data Centers should be adopted and, if so, what those regulations should be.

This ordinance is intended to facilitate study, planning, and public participation. It is not intended to constitute a permanent prohibition on Data Centers, but rather to provide the City adequate time to evaluate potential impacts and develop appropriate regulations through a deliberate and transparent process.

With that statement for the record, will the city attorney read the ordinance that is agenda item 15.06.26."

At this time, the first reading of the proposed Ordinance was presented for consideration at 6:46 p.m.:

Ordinance No.

(An Ordinance for moratoriums related to data centers)

Councilor Simmons moved for the unanimous consent of the proposed Ordinance as read. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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: Paul Simmons, Nick Sims, and Chris Lane.

The motion for unanimous consent carried.

At this time, the following Ordinance was presented for the Council's consideration:

Ordinance No. 2979

(An Ordinance for moratoriums related to data centers)

Councilor Simmons moved to approve the proposed Ordinance as read. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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: Paul Simmons, Nick Sims, and Chris Lane.

The motion carried without dissent.

The next item on the Agenda under Other New Business was Item No. 20.06.26 – Request for consideration of approval of vouchers for period of June 9, 2026 through June 22, 2026 – J.J. Bischoff, Chief of Staff; Kellie Lee, Accountant; Bo Seagrist, City Clerk.

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

Resolution No. 26-66

(A Resolution for approval of vouchers for period of June 9, 2026 through June 22, 2026)

Councilor Simmons moved for the adoption and enrollment of Resolution No. 26-66. Councilor Lane seconded the motion.

President Pro-Tempore Sims asked if the Council had any questions or comments regarding the motion. The Council then held discussion.

On a voice vote, the motion carried without dissent.

The next item considered under Other New Business was Item No.16.06.26 – Request to set a Public Hearing for consideration of declaring the property at 405 Woodvale Lane a public nuisance – Scott Cook, Code Enforcement.

President Pro-Tempore Sims stated that the Public Hearing would be set for July 27, 2026.

The next item considered under Other New Business was Item No.18.06.26 – Request for consideration of US 31 ATRIP II Concurrence and Funding – Amy Zari, City Engineer.

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

Resolution No. 26-67

(A Resolution for US 31 ATRIP II Concurrence and Funding)

Councilor Simmons moved for the adoption and enrollment of Resolution No. 26-67. Councilor Lane seconded the motion.

President Pro-Tempore Sims asked if the Council had any questions or comments regarding the motion. The Council then held discussion.

On a voice vote, the motion carried without dissent.

At this time, the first reading of the proposed Ordinance was presented for consideration at 6:53 p.m.:

Ordinance No.

(An Ordinance for budget amendment for funding of US 31 ATRIP II)

Councilor Simmons moved for the unanimous consent of the proposed Ordinance as read. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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: Paul Simmons, Nick Sims, and Chris Lane.

The motion for unanimous consent carried.

At this time, the following Ordinance was presented for the Council's consideration:

Ordinance No. 2980

(An Ordinance for budget amendment for funding of US 31 ATRIP II)

Councilor Simmons moved to approve the proposed Ordinance as read. Councilor Lane seconded the motion.

President Pro-Tempore Sims 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: Paul Simmons, Nick Sims, and Chris Lane.

The motion carried without dissent.

There being no further business to come before the Council, the meeting was, on a motion, duly made, adjourned at 6:59 p.m.