



**AGENDA
PRE-COUNCIL MEETING OF
CITY OF HOMEWOOD
July 27, 2026
5:00 p.m.**

Call to Order:
Absent:
Roll Call:
Additions to Agenda:

OLD BUSINESS AGENDA

- 22.04.26** Request for consideration for a budget transfer – **Bo Seagrist, City Clerk**
(Carried Over in Pre-Council 6/22/26)
- 13.06.26** Request for consideration to rezone the western portion of 1832 25th Court South, comprising approximately 2,079 sq. ft., from I-2, Institution District to an NPD, Neighborhood Preservation District zoning classification in order to make it consistent with the majority of the lot's current zoning designation – **Wyatt Pugh, Chief Building Official / Conrad Garrison, Zoning Administrator** **(Carried Over in Pre-Council 6/22/26)**
- 10.07.26** **Request to set a Public Hearing** to declare property at 1045 Forrest Brook Drive a Public Nuisance due to excessive growth – **Scott Cook, Code Enforcement**
(Carried Over 7/13/26)
- 11.07.26** **Request to set a Public Hearing** to declare property at 608 Shades Creek Parkway a Public Nuisance due to excessive growth – **Scott Cook, Code Enforcement** **(Carried Over 7/13/26)**
- 12.07.26** **Request to set a Public Hearing** to declare property at 1580 Berry Road a Public Nuisance due to excessive growth – **Scott Cook, Code Enforcement** **(Carried Over 7/13/26)**

NEW BUSINESS

- 18.07.26** Request for consideration to surplus miscellaneous IT equipment – **Brandon Sims, IT Director**

- 19.07.26** Request for consideration to review and recommend approval of an amendment to the City’s Zoning Ordinance pertaining to Article II, Definitions, to add the use of “Minor Vehicle Repair” – **Wyatt Pugh, Chief Building Official**
- 20.07.26** Request for BJCTA/Via to share updates on MicroTransit – **Cale Smith, City Manager**
- 21.07.26** Request permission to authorize City Manager to sign letters of support for grant applications for non-profits that the City supports financially – **Cale Smith, City Manager**
- 22.07.26** Request for consideration of a budget transfer – **Berkley Squires Public Works Director**
- 23.07.26** Request for consideration to limit locations on EV charging stations – **Brandon Broadhead, Fire Chief**

AGENDA

ITEM

13.06.26

NOTICE OF PUBLIC HEARING

Notice is hereby given that the provisions of the foregoing Ordinance amending the Homewood Zoning Ordinance, as amended, will be considered by the City Council of the City of Homewood, at a public meeting to be held for that purpose at the City Hall in Homewood, on _____, **2026, at 6:00 p.m., at Homewood City Hall**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to, or in favor of, such Ordinance or any provision thereof.

A written protest signed by owners of property may be filed with the City Clerk's Office with respect to such proposed zoning change on or before three (3) days prior to the public hearing.

Address of Property: 1832 25th Court South (Western Portion)
Homewood, Alabama 35209

Zoning Change: I-2 (Institution District) Zoning District to NPD
(Neighborhood Preservation District) Zoning
District

Witness my hand this _____ day of _____, 2026.

City Clerk, City of Homewood

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

AGENDA

ITEM

10.07.26

**NOTICE OF PUBLIC HEARING
BEFORE THE HOMEWOOD CITY COUNCIL
TO DETERMINE PUBLIC NUISANCE**

Notice is hereby given that, pursuant to the provisions of Article IV entitled “Abatement of Weeds” of Chapter 11 entitled “Health and Sanitation” relating to weeds of the Code of Ordinances of the City of Homewood, including Ordinance Nos. 1750 and 1910, the City Council of the City of Homewood will hold a public hearing relating to the weeds in violation of Article IV of Chapter 11 of the Code of Ordinance that is present on the property described hereinbelow to the extent that such creates a public nuisance and whether to order the public nuisance on the property abated and/or removed after such determination. Notice is given that a public hearing, pursuant to Chapter 11 of the Homewood Code of Ordinances, will be held before the Homewood City Council on _____, **2026** at **Homewood City Hall** at **6:00 p.m.**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of a determination by the City Council of whether or not weeds are present on the property as to create a public nuisance within the City.

The property to be considered at the public hearing is located at the following address within the City:

**1045 Forest Brook Drive
Homewood, Alabama 35209
Parcel ID No. 29-00-26-3-004-015.000**

Witness my hand this the _____ day of _____, 2026.

City Clerk, City of Homewood

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

AGENDA

ITEM

11.07.26

**NOTICE OF PUBLIC HEARING
BEFORE THE HOMEWOOD CITY COUNCIL
TO DETERMINE PUBLIC NUISANCE**

Notice is hereby given that, pursuant to the provisions of Article IV entitled “Abatement of Weeds” of Chapter 11 entitled “Health and Sanitation” relating to weeds of the Code of Ordinances of the City of Homewood, including Ordinance Nos. 1750 and 1910, the City Council of the City of Homewood will hold a public hearing relating to the weeds in violation of Article IV of Chapter 11 of the Code of Ordinance that is present on the property described hereinbelow to the extent that such creates a public nuisance and whether to order the public nuisance on the property abated and/or removed after such determination. Notice is given that a public hearing, pursuant to Chapter 11 of the Homewood Code of Ordinances, will be held before the Homewood City Council on _____, **2026** at **Homewood City Hall** at **6:00 p.m.**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of a determination by the City Council of whether or not weeds are present on the property as to create a public nuisance within the City.

The property to be considered at the public hearing is located at the following address within the City:

**608 Shades Creek Parkway
Homewood, Alabama 35209
Parcel ID No. 28-00-17-2-017-009.000**

Witness my hand this the _____ day of _____, 2026.

City Clerk, City of Homewood

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

AGENDA

ITEM

12.07.26

**NOTICE OF PUBLIC HEARING
BEFORE THE HOMEWOOD CITY COUNCIL
TO DETERMINE PUBLIC NUISANCE**

Notice is hereby given that, pursuant to the provisions of Article II entitled “Litter; Unhealthful Accumulation on Premises” and Article IV entitled “Abatement of Weeds” of Chapter 11 entitled “Health and Sanitation” relating to litter and weeds of the Code of Ordinances of the City of Homewood, including Ordinance Nos. 1750 and 1910, the City Council of the City of Homewood will hold a public hearing relating to the litter and weeds in violation of Article II and Article IV of Chapter 11 of the Code of Ordinance that is present on the property described hereinbelow to the extent that such creates a public nuisance and whether to order the public nuisance on the property abated and/or removed after such determination. Notice is given that a public hearing, pursuant to Chapter 11 of the Homewood Code of Ordinances, will be held before the Homewood City Council on _____, **2026** at **Homewood City Hall** at **6:00 p.m.**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of a determination by the City Council of whether or not litter and weeds are present on the property as to create a public nuisance within the City.

The property to be considered at the public hearing is located at the following address within the City:

**1580 Berry Road
Homewood, Alabama 35209
Parcel ID No. 29-00-26-1-001-016.000**

Witness my hand this the _____ day of _____, 2026.

City Clerk, City of Homewood

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

AGENDA

ITEM

18.07.26

Agenda Item Request Form

Directorate/Presenter
Brandon Sims

Discussion
Request to have the items on the attached list declared as surplus and sold.

Attachments

 City Hall Surplus 2026.xlsx

Today's Date
Wednesday, July 15, 2026

Serial Number	Item Type	Model	Quantity
	Other	Star Tech Gigabit fiber to Ethernet	3
	UPS	APC BN450M	1
	Switch	Netgear GS724T 24 port Gigabit Switch	2
	Other	Genus G1 Time Clock	1
	Switch	Intellinet 560993 V2 16 Port Gigabit Xwitch	1
	Desktop	HP Z2 SFF G4	1
	Desktop	HP Compaq Pro 4300	1
	Other	Adtran Netvanta 3430	1
	Desktop	Hp EliteDesk 800 G2	3
	Monitor	HP Pro Display P232	1
	Desktop	EliteDesk 800 G4 SFF	17
	Desktop	Hp EliteDesk 800 G6	1
	Desktop	HP EliteDesk 800 G3	1
	Access Point	Sprint Airave Access Point	1
	Monitor	Planar PLL1710	1
	Other	Box of Various Items	4
	Monitor	Trio Dual Monitor	1
	Laptop	Panasonic CF-53	3
	Laptop	Panasonic CF-29	1
	Laptop	HP Compaq 6710b	1
	Laptop	HP Model 15 da0048nr	1
	Laptop	Dell PP01L	1
	Desktop	HP ProDesk 400 G4 SFF	1
	Desktop	HP EliteDesk G5 SFF	1
	Other	Canon DR M-160 Scanner	1
	Desktop	HP Compaq 8200 Elite	2
	Desktop	Dell Power Edge 800	1
	Monitor	V7 27" monitor L270V1-HAS-N	2
	Monitor	HP 24" EliteDisplay E241i	1
	Monitor	HP 23.8" E24 G4 Monitor	1
	Monitor	Dell Ultra Sharp Monitors	2
	Printer	HP ColorLaser Jet CP2025	1
	Other	Velociity Fiber to 10BaseT convetrer	1

AGENDA

ITEM

19.07.26

Agenda Item Request Form

Directorate/Presenter Wyatt Pugh / Conrad Garrison

Discussion

The need to define minor vehicle repair came into focus following the approval of a new Valvoline Instant Oil facility in November 2025 at which time both the City Council and Planning Commission expressed concerns that such vehicle - oriented businesses were not consistent with the City's long-term vision for the development of the Green Springs corridor. Subsequently, in January 2026, the Planning Commission approved a recommended amendment to the Zoning Ordinance to remove Minor Vehicle Repair from the permitted uses in GURD. As part of that amendment, the Planning Commission recommended that the City Council adopt a clear definition for Minor Vehicle Repair since there is no definition for this use in the Zoning Ordinance. In response, the City Attorney prepared a comprehensive definition of the types of activities that could be included under Minor Vehicle Repair which was presented to the Planning Commission for its review and favorable recommendation to the City Council as an amendment to the Zoning Ordinance (See Attachment)

Attachments

 ARTICLE II DEFINITIONS Minor Vehi... .docx

Today's Date Wednesday, July 15, 2026

AGENDA

ITEM

20.07.26

Agenda Item Request Form

Directorate/Presenter	Cale Smith
Discussion	BJCTA and VIA will do a quick presentation and take questions from Council.
Today's Date	Wednesday, July 15, 2026

AGENDA

ITEM

21.07.26

Friday, July 17, 2026

Agenda Item Request Form

Directorate/Presenter

Cale Smith

Discussion

Sims Garden, Exceptional Foundation, etc. requests letters of support from the City when they apply for grants. Since the City provides financial support to these non-profits, it streamlines the process for these letters to get executed.

Today's Date

Friday, July 17, 2026

AGENDA

ITEM

23.07.26

MEMORANDUM

TO: Chief Brandon Broadhead

FROM: Keith Jackson

DATE: June 17, 2026

RE: Municipal Authority to Prohibit EV Charging Stations in Private Parking Decks

Question Presented

Whether an Alabama municipality may prohibit the installation or operation of electric vehicle (EV) charging stations in privately owned parking decks.

Short Answer

Probably, subject to limitations. Alabama municipalities possess broad zoning and police-power authority to regulate land use and development. Alabama does not have a statewide statute requiring municipalities to permit EV charging stations or broadly preempting local regulation of such facilities. Thus, a municipality can likely regulate and, under certain circumstances, prohibit EV charging stations in private parking decks through a valid zoning ordinance. However, a blanket prohibition could be vulnerable to challenge if it is arbitrary, capricious, unsupported by legitimate public health or safety concerns, or otherwise fails traditional zoning law standards. The more closely the regulation is tied to identifiable safety concerns and specific parking-deck characteristics, the more likely it is to withstand judicial scrutiny.

Discussion

Alabama municipalities derive zoning authority from Title 11 of the Alabama Code and may enact regulations designed to promote public health, safety, morals, and general welfare. This authority generally includes regulation of land uses, building and electrical code compliance, parking facilities, site design, and accessory uses.

According to the Department of Energy, EV charging stations are commonly characterized as accessory infrastructure associated with parking facilities.¹ The DOE's observation is not conclusive for Alabama, but it is informative that EV charging stations are often treated by local zoning ordinances and planning authorities as accessory infrastructure within parking facilities. Municipalities generally possess authority to regulate their placement, installation, permitting, and operational characteristics, just as they do with all accessory structures.

Unlike certain states that have enacted statutes protecting EV charging infrastructure or limiting local restrictions, Alabama does not appear to have enacted comprehensive statewide legislation requiring municipalities to permit private EV charging stations or preempting local zoning authority in this area. Thus, Homewood appears to retain

¹ <https://afdc.energy.gov/fuels/electricity-codes-and-ordinances>

substantial discretion to regulate EV charging infrastructure through its zoning authority, subject to constitutional and statutory limitations.

Nevertheless, municipal authority is limited. Even in the absence of state law preemption, any regulation ultimately adopted by the City should be supported by identifiable fire-safety, life-safety, or operational concerns and should be backed by an appropriate factual record. Courts generally defer to municipal regulations when they are tied to legitimate public-safety objectives. A municipality may face legal challenges if a prohibition is arbitrary or capricious, lacks evidentiary support, is applied inconsistently, conflicts with state law, or effectively excludes a lawful accessory use without adequate justification.

As a result, a city will likely have a stronger legal argument if it regulates charger placement, electrical safety, fire access, ventilation, or parking design than if it simply prohibits all EV charging in every private parking deck without articulated safety or land-use reasons. We would need to support a regulation with legitimate health, safety, or welfare concerns.

Focusing solely on private parking decks, if the parking deck serves a lawful principal use and EV charging stations are characterized as an accessory use to parking, a total prohibition could be challenged as unreasonable if Homewood cannot demonstrate a rational land-use justification. In contrast, we are on much firmer ground if we, for example (a) require special permits, (b) limit the number or type of chargers, (c) impose electrical and fire-safety requirements, or (d) restrict chargers in particular zoning districts based on documented concerns.

Potential Areas for Tailored Regulation

Based on the issues identified to date, two areas that may take priority in warranting further evaluation are:

- A. Below-grade parking structures; and
- B. Occupancy above the parking area.

Below-Grade Parking Structures

For below-grade parking structures, the City should explore potential risks that include smoke accumulation, ventilation limitations, firefighter access, evacuation challenges, and difficulties associated with suppressing battery fires in enclosed environments. Additional considerations may emerge through consultation with fire officials, engineers, and code experts.

Occupancy Above Parking Areas

For occupancy above the parking area, the City could distinguish between stand-alone parking structures and decks located beneath residential, hotel, office, or mixed-use

occupancies. The rationale would be protection of individuals located above a potential fire event and the increased consequences of an incident.

Additional Considerations

Looking farther on the horizon, the City would also be on solid ground to require enhanced protections for older structures lacking sprinklers, decks without modern fire-detection systems, facilities with limited emergency access, and similar conditions. These ideas can be fleshed out with further discussion.

While I have not investigated the specifics of chargers, there may be opportunity to differentiate based on charger type. My preliminary research indicates that distinctions may exist between Level 2 chargers and DC fast chargers with respect to electrical demand, infrastructure considerations, and operational concerns.

In general, municipalities have stronger legal support for regulations addressing electrical safety, fire protection, ventilation, accessibility, parking management, and permitting requirements than for categorical prohibitions lacking a demonstrated public purpose. We should focus our efforts on regulating specific risk factors associated with EV charging installations rather than attempting a categorical prohibition. From a risk-management perspective, the City's strongest position would be to develop regulations that address specific fire-safety concerns identified by the Fire Department rather than adopting a citywide prohibition that applies regardless of building configuration or operational characteristics.

Best Practices

If Homewood wishes to regulate EV chargers aggressively, the most defensible approach would likely be:

1. Develop a factual record through fire officials, engineers, and code experts;
2. Identify specific hazards associated with particular parking deck configurations;
3. Regulate according to objective criteria, such as below-grade location, occupancy above, sprinkler protection, ventilation characteristics, and emergency-access considerations;
4. Allow exceptions through a permitting or variance process; and
5. Incorporate findings explaining why less restrictive measures are inadequate.

Conclusion

In the absence of state-law preemption, Alabama municipalities likely retain authority to regulate and potentially prohibit EV charging stations in private parking decks through zoning and police-power ordinances. However, any such prohibition remains subject to traditional constitutional and zoning-law scrutiny and may be challenged if it lacks a rational relationship to legitimate governmental interests.

If challenged, a court would likely view a blanket prohibition on EV charging stations in all private parking decks with skepticism, particularly if the City cannot demonstrate why existing fire and building codes are insufficient. A risk-based ordinance tied to factors such as below-grade conditions, occupancy above, construction type, ventilation, and fire-suppression capabilities would be considerably more defensible because it is more closely tailored to identifiable public safety concerns and less susceptible to claims that it is arbitrary and capricious.

CODE OF ORDINANCES

Sec_____ **Purpose; intent.**

The purpose of this Article ____ is to prohibit the installation and operation of electric vehicle (EV) charging stations within all underground parking garages and parking decks within the City of Homewood. This measure is being taken to address the potential life safety and infrastructure concerns associated with the installation and use of such charging stations and parking in underground facilities and parking decks.

Sec_____ **Definitions.**

As used in this article, the following terms shall have the meanings indicated:

ELECTRIC VEHICLE (EV)

A vehicle that uses one or more electric motors or traction motors for propulsion.

UNDERGROUND PARKING GARAGE

A structure or facility constructed below the ground level for the parking and/or storage of vehicles.

PARKING DECKS

A structure or facility constructed for the covered parking and/or storage of vehicles.

Sec_____ **Unlawful Acts.**

- (a) Except as set forth in Section _____ below, it shall be unlawful for any person, organization, or entity to install, operate, or maintain an electric vehicle (EV) charging station within any underground parking garage or parking deck located within the boundaries of the City of Homewood.
- (b) Electric vehicle (EV) charging stations installed within any underground parking garage or parking deck prior to the effective date of this Article _____ shall be permitted to remain in use until such charging station requires replacement, at which time such charging station shall be removed.

Sec. _____ **Penalties for offenses.**

Any person, firm, or corporation who shall violate any provision of this Article _____ shall be fined not less than \$50 per day for the first 30 days from written notice of offense and not less than \$100

per day thereafter until the electric vehicle (EV) charging station has been removed from the underground parking garage or parking deck. Each electric vehicle (EV) charging station shall constitute a separate offense for which fines may be imposed.

CODE OF ORDINANCES

Sec. _____ **Purpose; intent.**

The purpose of this Article _____ is to prohibit the parking of electric vehicles (**EVs**) in any underground parking garage or parking deck within the boundaries of the City of Homewood to address the life safety and infrastructure concerns associated with the fire hazard potential of electric vehicles (**EVs**).

Sec. _____ **Definitions.**

As used in this article, the following terms shall have the meanings indicated:

ELECTRIC VEHICLE (EV)

A vehicle that uses one or more electric motors or traction motors for propulsion.

UNDERGROUND PARKING GARAGE

A structure or facility constructed below the ground level for the parking and/or storage of vehicles.

PARKING DECK

A multi-level structure or facility constructed for the parking and/or storage of vehicles.

Sec. _____ **Unlawful acts.**

It shall be unlawful to park or store any electric vehicle (**EV**) in any underground parking garage or parking deck within the boundaries of the City of Homewood.

Sec. _____ **Penalties for offenses.**

Any person, firm, or corporation who shall violate any provision of this Article ____ shall be fined no less than \$100 per day of written offense (ticket). In addition, same may also be towed at owner's expense (towing and storage fees) along with the \$100 fine for violation of any provision of Article ____.

Agenda Item Request Form

Directorate/Presenter
Brandon Broadhead

Discussion
Request to limit locations on EV charging station.

Attachments

 EV Charging Station Regulations - KJ.pdf

 Sample draft.pdf

Today's Date
Tuesday, July 21, 2026