

**MEETING OF THE CITY COUNCIL OF
THE CITY OF HOMEWOOD, ALABAMA**

August 11, 2025

The City Council of the City of Homewood, Alabama convened in Regular Session on Monday, August 11, 2025 at City Hall at 6:00 p.m.

The invocation was given by Councilor John Hardin, after which the pledge of allegiance was given.

The meeting was called to order by President Jones at 6:02 p.m.

Upon Roll Call, the following were present: Andy Gwaltney, Melanie Geer, Nick Sims, 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: Carlos Alemán, Andrew Wolverton and Jody Brant.

At this time, Councilor Gwaltney moved to dispense with the reading of the Minutes of the Council Meeting of July 28, 2025 and approve them as presented. 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.

BOARD VACANCIES AND APPOINTMENTS

President Jones stated that, as a reminder, the application period for the Ward 4 Beautification Board position was opened until August 25, 2025; and two At-Large positions and the Ward 3 position of the Homewood Environmental Commission would need to be opened until September 15, 2025 at 4:30 p.m.

APPROVAL OF AGENDA

President Jones added the following items to the Other New Business Agenda: Item No. 15.08.25 – Request to set a Public Hearing for consideration of tax incentive agreement with Piggly Wiggly construction project – Murray Legg / Andy Virciglio / Mayor Wyatt.

Councilor Alemán entered the Council Chambers at 6:05 p.m.

Councilor Nelms 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

02.02.25 Request permission to provide an update on the Kenilworth Stormwater Project – **Cale Smith, PE (Carried Over 7/21/25)**

Action Taken: The Committee voted 3-0 to recommend dropping this item. The motion was made by Councilor Andy Gwaltney and seconded by Councilor Jody Brant.

Councilor Gwaltney moved to approve the Consent Agenda. Councilor Geer 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.

OLD BUSINESS AGENDA

The first item on the Agenda under Old Business was Item No. 24.06.25 – Request for consideration to authorize the City Manager to enter into a lease agreement with Dawson Memorial Baptist Church for the use of the parking deck on Oxmoor Rd. – Glen T. Adams, City Manager (Carried Over 7/14/25).

Councilor Smith stated that the Finance Committee met on July 21, 2025 and voted 3-0 to recommend approval pending review.

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

Resolution No. 25-132

(A Resolution to authorize the City Manager to enter into a lease agreement with Dawson Memorial Baptist Church for the use of the parking deck on Oxmoor Rd)

Councilor Smith moved for the adoption and enrollment of Resolution No. 25-132 pending approval by insurance company. 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.

The next item on the Agenda under Old Business was Item No. 03.07.25 – Request to set Bid Date on August 19, 2025 for Greensprings PH II – Cale Smith, PE.

President Jones stated that this item would be carried over for the Bid Date on August 19, 2025.

The next item on the Agenda under Old Business was Item No. 19.07.25 – Request to amend budget for line-item transfers – Cale Smith, PE.

Councilor Smith stated that the Finance Committee met on July 21, 2025 and voted 4-0 to recommend approval.

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

Resolution No. 25-133

(A Resolution to amend budget for line-item transfers)

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. 20.07.25 – Request for City Manager to sign lease for 3rd floor office space with Navigate Wealth Management – JJ Bischoff \ Johan Grahs, Navigate Wealth.

Councilor Smith stated that the Finance Committee met on July 21, 2025 and voted 3-0-1 to recommend approval.

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

Resolution No. 25-134

(A Resolution for City Manager to sign lease for 3rd floor office space with Navigate Wealth Management)

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 on a vote of 8-0-1. Councilor Hardin abstained.

The next item on the Agenda under Old Business was Item No. 22.07.25 – Request to authorize the City Manager to sign a proposal from Eaton Corporation for the installation of new batteries for the UPS supporting the city’s core server room – Brandon Sims, IT Director.

Councilor Smith stated that the Finance Committee met on July 21, 2025 and voted 4-0 to recommend approval.

Councilor Wolverton entered the Council Chambers at 6:10 p.m.

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

Resolution No. 25-135

(A Resolution to authorize the City Manager to sign a proposal from Eaton Corporation for the installation of new batteries for the UPS supporting the city’s core server room)

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. 23.07.25 – Request authorization for City Manager to sign a contract for design services for Library Renovation Phase IV – Cale Smith, PE / Judith Wright, Library Director.

Councilor Smith stated that the Finance Committee met on July 21, 2025 and voted 4-0 to recommend approval.

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

Resolution No. 25-136

(A Resolution for City Manager to sign a contract for design services for Library Renovation Phase IV)

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. 34.04.25 – Request for discussion of safety issues at the intersection of Oxmoor and St. Charles – Glen Adams, City Manager.

Councilor Gwaltney stated that the Public Safety Committee met on July 21, 2025 and voted 5-0 to recommend approval of striping and voted 5-0 to recommend referring phase 1 funding to Budget Hearings.

The Council then held discussion regarding this item.

President Jones stated that, without objections, this item would be carried over for further discussion.

The next item on the Agenda under Old Business was Item No. 24.07.25 – Request permission to work in ROW at 841 Sylvia Drive – Cale Smith, PE / Melinda Sellers.

Councilor Wolverton stated that the Public Works Committee met on July 21, 2025 and voted 5-0 to recommend approval.

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

Resolution No. 25-137

(A Resolution for permission to work in ROW at 841 Sylvia Drive)

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 without dissent.

The next item on the Agenda under Old Business was Item No. 10.07.25 – Public Hearing set for August 25, 2025 at 6:00 p.m. for consideration of an Amended Development Plan for property at 124 South Pointe Drive (PID #29-00-23-2-013-012.043) for South Wood Subdivision to permit the construction of a 10' X 10' covered porch to be attached to a single-family house; said porch to be located 14.1ft. from the rear property line Applicant/Owner: Matthew York (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 August 25, 2025 at 6:00 p.m.

The next item on the Agenda under Old Business was Item No. 11.07.25 – Public Hearing set for August 11, 2025 at 6:00 p.m. for consideration to rezone 1833 29th Avenue South (PID #28-00-07-3-029-001.000) from I-2 (Institution District) to C-4 (a) (Retail Shopping District). Applicant: Michael A. Mouron /Owner: City of Homewood to rezone the western portion of the subject property, currently included within a .54-acre lot that formerly served as the site of the City of Homewood's Police Station. The proposed action is intended to facilitate the development of a 4,500 sq. ft., single-story

restaurant;the remaining or eastern portion of the property retaining its I-2 zoning classification in support of the planned development of a small public park for Homewood's citizens. (The Planning Commission had a vote of 6-0 for a favorable recommendation) – Cale Smith, PE.

Councilor Andress stated that this request had been withdrawn; and the Planning and Development Committee met on July 21, 2025 and voted 5-0 to recommend referring this item back to the full Council without recommendation pending the Public Hearing.

President Jones declared the Public Hearing opened at 6:17 p.m.

President Jones declared the Public Hearing closed at 6:17 p.m.

Councilor Smith moved to drop this item. Councilor Andress 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.

COMMITTEE REFERRAL AGENDA

- 01.08.25** Request to consider funding for the Lakeshore and I-65 Diverging Diamond project – **Cale Smith, PE – Finance Committee**
- 02.08.25** Request for consideration of 2025/2026 Budget Brief – **Glen Adams, City Manager – Finance Committee**
- 03.08.25** Request for consideration of Budget Amendments for line-item transfers – **Berkley Squires, Public Works Director – Finance Committee**
- 15.08.25** Request for consideration of tax incentive agreement with Piggly Wiggly construction project – **Murray Legg / Andy Virciglio / Mayor Wyatt – Finance Committee**
- 16.08.25** Request for consideration of new audit agency– **Mayor Wyatt – Finance Committee**
- 17.08.25** Request for consideration of Business License penalty waiver for Southern Veterinary Partners – **Bo Seagrist, City Clerk – Finance Committee**

04.08.25 Request permission to reconstruct a deck and fence in the City’s right-of-way at 2824 16th Place South – **Cale Smith, PE / Laurie Zelinski – Public Works Committee**

05.08.25 Request for consideration of an Amended Development Plan for the property at 215 Lakeshore Parkway (PID# 29-00-26-2-000-001.005) to Amend the Wildwood Centre South Redevelopment Plan to permit the construction of a single-story retail building, comprising a total of 722 sq. ft., as the site for a proposed 7Brew Coffee Stand, including associated parking, landscaping and other site improvements. Applicant: Southern Brew Corporation Owner: Richard Pate (The Planning Commission had a vote of 6-0 for a favorable recommendation) – **Cale Smith, PE – Planning and Development Committee**

Councilor Wolverton moved to approve the Committee Referral Agenda.
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.

OTHER NEW BUSINESS

The next item on the Agenda under Other New Business was Item No. 05.08.25 – Request to set a Public Hearing for consideration of an Amended Development Plan for the property at 215 Lakeshore Parkway (PID# 29-00-26-2-000-001.005) to Amend the Wildwood Centre South Redevelopment Plan to permit the construction of a single-story retail building, comprising a total of 722 sq. ft., as the site for a proposed 7Brew Coffee Stand, including associated parking, landscaping and other site improvements. Applicant: Southern Brew Corporation Owner: Richard Pate (The Planning Commission had a vote of 6-0 for a favorable recommendation) – Cale Smith, PE.

President Jones stated that the Public Hearing would be set for September 15, 2025 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 06.08.25 – Request for consideration for an ABC 040 – Retail Beer (On or Off Premises) and 060 – Retail Table Wine (On or Off Premises) Licenses for Seeds Coffee Co Homewood LLC / dba Seeds Coffee Company at 174 Oxmoor Rd – Bo Seagrist, City Clerk.

Councilor Smith moved for having no objections to the issuance of the licenses. 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 Other New Business was Item No. 07.08.25 – Request to authorize the Mayor to sign 2025 Homewood Community Grant Agreement – Chief Brandon Broadhead, Fire Dept.

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

Resolution No. 25-138

(A Resolution to authorize the Mayor to sign 2025 Homewood Community Grant Agreement)

Councilor Smith moved for the adoption and enrollment of Resolution No. 25-138. 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 Other New Business was Item No. 08.08.25 – Request to set a Public Hearing to consider declaring the property located at 405 Woodvale Ln. (PID# 29-00-23-1-005-005.000) a public nuisance due to a violation of Chapter 11, Health & Sanitation. Article II. Litter Section 11-42 Open Storage of Certain Items – Scott Cook, Code Enforcement.

President Jones stated that the Public Hearing would be set for August 25, 2025 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 09.08.25 – Request to set a Public Hearing to consider declaring the property located at 509 Broadway St, (PID# 29-00-13-3-010-003.000) a public nuisance due to a violation of Ordinance 1910 & 1750– Scott Cook, Code Enforcement.

President Jones stated that the Public Hearing would be set for August 25, 2025 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 10.08.25 – Request to set a Public Hearing to consider declaring the property located at 718 Broadway St, (PID# 29-00-13-3-016-008.000) a public nuisance due to a violation of Ordinance 1910 & 1750– Scott Cook, Code Enforcement.

President Jones stated that the Public Hearing would be set for August 25, 2025 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 11.08.25 – Request to set a Public Hearing to consider declaring the property located at 228 Hall Ave, (PID# 29-00-23-2-011-024.000) a public nuisance due to a violation of Ordinance 1910 & 1750 – Scott Cook, Code Enforcement.

President Jones stated that the Public Hearing would be set for August 25, 2025 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 12.08.25 – Request to set a Public Hearing to consider declaring the property located at 3016 Firefighter Ln. (PID# 29-00-07-3-033-011.000) a public nuisance due to a violation of Ordinance 1910 & 1750– Scott Cook, Code Enforcement.

President Jones stated that the Public Hearing would be set for August 25, 2025 at 6:00 p.m.

The next item on the Agenda under Other New Business was Item No. 13.08.25 – Request for consideration of changing September Council Meeting dates – President Jones.

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

Resolution No. 25-139

(A Resolution changing September Council Meeting dates)

Councilor Sims moved for the adoption and enrollment of Resolution No. 25-139. 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. 14.08.25 – Request for consideration of approval of vouchers for period of July 29, 2025, through August 11, 2025 – J.J. Bischoff, Chief of Staff.

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

Resolution No. 25-140

(A Resolution for approval of vouchers for period of July 29, 2025, through August 11, 2025)

Councilor Alemán moved for the adoption and enrollment of Resolution No. 25-140. 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 considered under Other New Business was Item No. 15.08.25 – Request to set a Public Hearing for consideration of tax incentive agreement with Piggly Wiggly construction project – Murray Legg / Andy Virciglio / Mayor Wyatt.

President Jones stated that the Public Hearing would be set for August 25, 2025 at 6:00 p.m.

ANNOUNCEMENTS

Mayor Wyatt addressed the Council and provided the following announcements: Samford Football Home Opener would be held on August 28, 2025 at 6:30 p.m. and would be their Homewood Community Day.

President Jones stated that the Committees would meet on August 18, 2025 starting with the Finance Committee at 5:00 p.m. with Public Works, and Planning and Development Committees, immediately following the previous meeting. The Public Safety and Special Issues Committees did not schedule a meeting for August 18, 2025.

There being no further business to come before the Council, the meeting was, on a motion, duly made, adjourned at 6:35 p.m.