



Baldwin County Commission
Work Session and Regular
Meeting Minutes

Tuesday, October 21, 2025

Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers – 2nd Floor
1100 Fairhope Avenue, Fairhope, Alabama 36532

[Supporting documentation for the minutes can be viewed in the File ID link of each item.](#)

PRE-MEETING WORK SESSION (9:00 AM)

Present: 4 - Commissioner James E. Ball, Commissioner Matthew P. McKenzie,
Commissioner Billie Jo Underwood, and Commissioner Charles F. Gruber

Absent: 0

Also present were Roger Rendleman, County Administrator; Mark Acreman, Assistant County Engineer; and Brad Hicks, County Attorney.

The Baldwin County Commission met for a work session (pre-Commission meeting) on October 21, 2025, at 9:00 a.m. in the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers.

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 9:00 a.m. Following the Invocation by Chairman McKenzie, the Pledge of Allegiance was led by Commissioner Gruber.

REVIEW OF ITEMS AND SETTING OF THE CONSENT AGENDA

Review and discussion of items on the Regular meeting agenda. The Commission will set the Consent Agenda for the Regular meeting, determining the order of items for consideration with any additions, removals and/or replacements as presented.

CN1 - Addendum Attachments - Agreements for ADYS and The Bridge Inc. approved by County Attorney.

GA1 - It was decided that Addendum Item GA1 would be moved to Presentations.

GA2 - Commissioner Underwood requested Addendum Item GA2 be voted on separately to allow her to recuse herself from the vote due to her being a member of the Gulf Coast Resource, Conservation & Development Council.

COMMISSIONER REQUESTS

None.

SENIOR STAFF REPORTS

1 Solid Waste Disposal Authority Update

[26-0111](#)

Terri Graham, CEO of The Solid Waste Disposal Authority (SWDA) of Baldwin County, Inc., provided an update on the SWDA's drop off locations, Center for Hard to Recycle Material (CHaRM) facility locations, county-wide litter patrol program, the Material Recovery Facility, the Waste & Recycling Adventure Center, renovation of the Bay Minette Transfer Station, curbside recycling program subscription service, and unauthorized dump site (UAD) remediation. Ms. Graham noted America Recycles Day will be held November 15, 2025, from 10:00 a.m. to 2:00 p.m. in Summerdale.

The Commissioners thanked Ms. Graham for her work at the Authority and suggested advertising recycling opportunities on social media to better inform the public.

COUNTY ATTORNEY'S REPORT

None.

ADJOURNMENT OF PRE-MEETING WORK SESSION

Motion by Commissioner Billie Jo Underwood to adjourn the October 21, 2025, Work Session at 9:31 a.m.

Chairman McKenzie said the work session is adjourned and the Regular meeting will convene at 10:00 a.m.

The October 21, 2025, Baldwin County Commission Work Session adjourned at 9:31 a.m.

REGULAR MEETING (10:00 AM)

Present: 4 - Commissioner James E. Ball, Commissioner Matthew P. McKenzie, Commissioner Billie Jo Underwood, and Commissioner Charles F. Gruber

Absent: 0

Also present were Roger Rendleman, County Administrator; Mark Acreman, Assistant County Engineer; and Brad Hicks, County Attorney.

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 10:00 a.m. Following the Invocation by Pastor Randy Worrell with Church of His Presence, Daphne, and the Pledge of Allegiance led by Commissioner Underwood, the Commission transacted the following

business to-wit:

Chairman McKenzie introduced Spanish Fort Mayor-elect Brad Bass, who addressed the Commission and said he is looking forward to serving as Mayor of Spanish Fort and partnering with the Commission.

A ADOPTION OF MINUTES

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt the minutes of the October 7, 2025, Baldwin County Commission Regular Meeting.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

B COMMITTEE REPORTS

BA FINANCE/ADMINISTRATION DIVISION

BA1 Payment of Bills

[26-0077](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to approve payment of the bills and distribution of taxes which are listed in the Baldwin County Accounts Payable Payments.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

BA2 Ratification of Interim Payments as Allowed by Policy 8.1

[26-0076](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to ratify interim payments approved by the Clerk / Treasurer and signed by the Chairman of the County Commission.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

C CONSENT

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to approve the Consent Agenda including the Addendum Attachments for Item CN1.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

CA ADMINISTRATION

CA1 Case No. LV-25007 - Alcohol License Application for Bottles Up Mobile Inc d/b/a Medieval Village [26-0087](#)

Approve the issuance of 150 - Special Retail (30 Days or Less) license by the Alabama Alcoholic Beverage Control (ABC) Board for Bottles Up Mobile Inc d/b/a Medieval Village located at 30569 Osprey Lane, Robertsdale, Alabama 36567, for the period of November 5, 2025, to December 1, 2025.

CA2 Space Allocation in County Facilities - Baldwin County Foley Satellite Courthouse in Foley, Alabama [26-0080](#)

Pursuant to the authority granted the Baldwin County Commission at § 11-3-11 (a) (1) of the Code of Alabama 1975, and Section 6 of Act No. 239 (1931), as amended, and without limitation, adopt Resolution #2026-010 of the Baldwin County Commission, which designates the rooms to be occupied in the Baldwin County Foley Satellite Courthouse and further, to authorize the space allocations applicable to the Baldwin County Foley Satellite Courthouse, located at 201 East Section Avenue, Foley, Alabama.

(Resolution #2026-010 repeals Resolution #2020-067, adopted by the Baldwin County Commission on March 3, 2020.)

CA3 Settlement Agreement - Case No: CV-2025-900620 (JWB) [26-0062](#)

Approve the Settlement Agreement between the Baldwin County Commission and Curtis A. Wescott regarding Case No: CV-2025-900620 (JWB) related to real property located

in Summerdale, Alabama.

CE BUDGET/PURCHASING

CE1 Baldwin County Resurfacing Projects 2025: Group #2/BCR-2025-2 for the Baldwin County Commission [26-0107](#)

Approve Change Order #1 for Baldwin County Resurfacing Projects 2025: Group #2/BCR-2025-2 in the amount of \$100,687.00 with Ammons & Blackmon Construction, LLC, and authorize the Chairman to execute the Change Order.

CE2 Competitive Bid #WG25-45 - Provision of Bituminous Materials for the Baldwin County Commission [26-0083](#)

Award Bid #WG25-45 for the Provision of Bituminous Materials for each category of headings to the following bidders, Wiregrass Construction Company, Inc., and Advanced Asphalt Products, LLC, per the Award Listings.

CE3 Competitive Bid #WG25-48 - Purchase of One (1) New 2025 Hyundai Elantra Limited or Equivalent for the Baldwin County Sheriff's Office [26-0071](#)

Award Bid #WG25-48 for the Purchase of One (1) New 2025 Hyundai Elantra Limited for the Baldwin County Sheriff's Office to the lowest bidder, Eastern Shore Hyundai, as follows:

Make/Model: 2025 Hyundai Elantra Limited
Amount Bid: \$28,000.00
Delivery Time: 60 days

CE4 Construction of New Outdoor Atrium at Baldwin County Courthouse Located in Bay Minette, Alabama, for the Baldwin County Commission [26-0108](#)

Approve and authorize the Chairman to execute Allowance Authorization No. 6 with Tindle Construction, LLC, in the amount of \$3,450.00, for installing riser at storm sewer, with no change to the original contract amount, for the Construction of New Outdoor Atrium at the Baldwin County Courthouse located in Bay Minette, Alabama.

Allowance cost will be paid from contract contingency allowance that was included in the bid amount.

CE5 Project No. HW22130 - River Road Drainage Improvements for the Baldwin County Commission [26-0105](#)

Approve Change Order #1 for Project No. HW22130 - River Road Drainage Improvements in the amount of \$162,348.80 with Murphree Bridge Corporation and authorize the Chairman to execute the Change Order.

CJ ELECTED OFFICIALS

CJ1 Sheriff's Office - Contract for Law Enforcement Services for Town of Magnolia Springs [26-0064](#)

Approve the Contract for Law Enforcement Services between the Baldwin County Commission, Town of Magnolia Springs, and the Baldwin County Sheriff's Office for the provision of law enforcement protection for the Town of Magnolia Springs, Alabama.

The Contract commenced October 1, 2025, and will terminate on September 30, 2026.

CL ENVIRONMENTAL MANAGEMENT

CL1 Application for Certificate of Exception from Garbage Pick-up [26-0017](#)

As authorized by Section 22-27-3 of the Code of Alabama 1975, and without limitation, approve the Application for Certificate of Exception from Garbage Pick-up, for a period not to exceed one (1) year, for the following individual:

Bruce Armstead
39910 Bertha Cleveland Road South
Bay Minette, Alabama 36507
(Application Receipt No. 2413 - Commenced 09/22/2025)

CL2 Mandatory Garbage Fees - Low Income Exemption Applications 2024/2025 [26-0095](#)

Take the following actions related to persons that have applied to be exempt from the Baldwin County mandatory garbage fees by the Baldwin County Low Income Exemption Program:

4th Quarter October 1, 2024 - December 31, 2024
Approve 7 and Deny 5 Low Income Applicants

1st Quarter January 1, 2025 - March 31, 2025
Approve 9 and Deny 3 Low Income Applicants

2nd Quarter April 1, 2025 - June 30, 2025
Approve 18 and Deny 2 Low Income Applicants

3rd Quarter July 1, 2025 - September 30, 2025
Approve 7 and Deny 7 Low Income Applicants

CL3 Mandatory Garbage Fees - Social Security Exemption Applications 2024/2025 [26-0094](#)

Take the following actions related to persons that have applied to be exempt from the Baldwin County mandatory garbage fees by State granted exemption:

2nd Quarter April 1, 2024 - June 30, 2024
Approve 3 and Deny 2 Social Security Applicants

3rd Quarter July 1, 2024 - September 30, 2024
Approve 1 and Deny 1 Social Security Applicants

4th Quarter October 1, 2024 - December 31, 2024
Approve 208 and Deny 15 Social Security Applicants

1st Quarter January 1, 2025 - March 31, 2025
Approve 201 and Deny 45 Social Security Applicants

2nd Quarter April 1, 2025 - June 30, 2025
Approve 2 and Deny 3 Social Security Applicants

3rd Quarter July 1, 2025 - September 30, 2025
Approve 4 and Deny 0 Social Security Applicants

CM FINANCE AND ACCOUNTING

CM1 Resolution #2026-011 - Authorization for Chairman and Clerk/Treasurer to Sign Bank Documents for FY 2026 [26-0085](#)

Adopt Resolution #2026-011, effective November 4, 2025, authorizing Chairman James E. Ball and Clerk/Treasurer Roger H. Rendleman to sign all necessary bank and purchasing card documents such as bank signature cards, bank resolutions, merchant services documents, and any other necessary documents and agreements.

CN GRANTS

CN1 *Alabama Department of Youth Services Agency Grant Agreement FY 2025-2026 [26-0067](#)

Take the following actions:

1) Approve and accept the Alabama Department of Youth Services (ADYS) Agency Grant Agreement for Fiscal Year 2025-2026 in the amount of \$353,735.00 on behalf of the Baldwin County Juvenile Court; and

2) Approve the Agreement between the Baldwin County Commission and The Bridge Inc. as service provider in the amount of \$353,735.00 to be used on behalf of the Baldwin County Juvenile Court; and

3) Authorize the Chairman to execute any other documents related to the grant.

The agreements share a period of performance commencing on October 1, 2025, and concluding on September 30, 2026.

CN2 Coroner's Office - Bureau of Justice Assistance FY 2025 Strengthening the Medical Examiner and Coroner System Grant Program

[26-0065](#)

Take the following actions:

1) Confirm, ratify, and approve the submittal of the FY 2025 Strengthening the Medical Examiner and Coroner System Grant application by staff on behalf of the Baldwin County Coroner's Office requesting \$85,000.00 in federal funding to support reaccreditation through the International Association of Coroners and Medical Examiners; and

2) Authorize the Chairman to sign any documents related to this grant application.

Due to time constraints and the submission deadlines of October 6, 2025, for Grants.gov and October 14, 2025, for JustGrants, staff submitted both the SF-424 and the full grant application forms electronically prior to Commission approval.

CN3 Extension of Professional Services Agreement with LaBella Associates, D.P.C. for Ventilation System Improvements in Foley Satellite Courthouse

[26-0070](#)

Approve the extension of the Professional Services Agreement with LaBella Associates, D.P.C., for a period of sixty (60) days, continuing from November 4, 2025, and ending January 4, 2026, to oversee the Foley Satellite Courthouse ventilation system improvements project awarded to Persons Services Corporation on August 6, 2024.

CN4 Resolution #2026-013 - Reallocation of ARPA Funds for Public Works Projects

[26-0089](#)

Take the following actions:

1) Approve the reallocation of American Rescue Plan Act funds in the amount of \$95,465.30 from Project No. HW21102000 - Pave County Road 65 from County Road 24 to County Road 28 Project to cover the costs of Change Order #1 for Project No. HW22130 - River Road Drainage Improvement Project; and

2) Adopt Resolution #2026-013 of the Baldwin County Commission allocating such ARPA funds for the aforementioned Public Works projects.

CO HIGHWAY

Take the following actions:

1) Approve the transfer of the following vehicle from Highway (Construction) to Highway (Subdivision) at no cost:

2021 Ford F150 Pickup Truck - VIN #1FTFX1E53MFB30230

2) Approve the transfer of the following vehicle from Highway (Subdivision) to Highway (Construction) at no cost:

2016 Ford Explorer - VIN #1FM5K8B89GGC61111

3) Approve the transfer of the following equipment from Highway Maintenance (Bay Minette) to Highway (Traffic Operations) at no cost:

2016 K&K Message Board - VIN #1K9BM801XGT244923

2019 K&K Message Board - VIN #1K9BM8019KT244677

2019 K&K Message Board - VIN #1K9BM8010KT244678

4) Approve the transfer of the following equipment from Highway Maintenance (Silverhill) to Highway (Traffic Operations) at no cost:

2019 K&K Message Board - VIN #1K9BM8011KT244673

2019 K&K Message Board - VIN #1K9BM801XKT244672

2023 K&K Message Board - VIN #1K9BM8011PT244468

5) Approve the transfer of the following equipment from Highway Maintenance (Foley) to Highway (Traffic Operations) at no cost:

2019 K&K Message Board - VIN #1K9BM8017KT244676

2023 K&K Message Board - VIN #1K9BM8013PT244469

2024 K&K Message Board - VIN #1K9BM6015RT244996

2024 K&K Message Board - VIN #1K9BM6017RT244997

6) Authorize the Chairman to execute the Fixed Asset Change Forms.

CR PERSONNEL

CR1 BRATS - Promotion of Employee

[26-0096](#)

Approve the promotion of Ron Arneson from the Bus Driver position (#539) grade 305 (\$17.31 per hour / \$36,004.80 annually) to fill the open BRATS Training Coordinator position (#23) grade 309 (\$20.04 per hour / \$41,683.20 annually) to be effective no sooner than November 3, 2025.

CR2 Highway Department (Construction) - Approval of Updated Position

[26-0099](#)

Description

Approve the updated position description for the Bridge/Project Manager position.

CR3 Highway Department (Silverhill) - Personnel Changes

[26-0106](#)

Take the following actions:

1) Approve the promotion of Travis Strehle from the Operator Technician I position (#3079) grade 308 (\$20.04 per hour / \$41,683.20 annually) to fill the open Operator Technician II position (#897), at a grade 309 (\$21.64 per hour / \$45,011.20 annually) to be effective no sooner than November 3, 2025; and

2) Approve the promotion of Jose Hernandez from the Operator Technician I position (#1057) grade 308 (\$20.17 per hour / \$41,953.60 annually) to fill the open Operator Technician II position (#288), at a grade 309 (\$21.78 per hour / \$45,302.40 annually) to be effective no sooner than November 3, 2025; and

3) Approve the promotion of Haydon Turner from the Operator Technician Trainee position (#5489) grade 306 (\$18.33 per hour / \$38,120.16 annually) to fill the open Operator Technician I position (#3079), at a grade 308 (\$19.80 per hour / \$41,184.00 annually) to be effective no sooner than November 3, 2025; and

4) Approve the promotion of Litalim Ikner from the Operator Technician Trainee position (#5488) grade 306 (\$17.88 per hour / \$37,190.40 annually) to fill the Operator Technician I position (#1057), at a grade 308 (\$19.31 per hour / \$40,164.80 annually) to be effective no sooner than November 3, 2025; and

5) Approve the employment of Jacob Jones to fill the Operator Technician Trainee position (#5489) grade 306 (\$17.88 per hour / \$37,190.40 annually) to be effective no sooner than October 27, 2025; and

6) Approve the employment of Jarvis Atchison to fill the Operator Technician Trainee position (#5488) grade 306 (\$17.88 per hour / \$37,190.40 annually) to be effective no sooner than October 27, 2025; and

7) Approve the employment of Marcello Palmer to fill the Operator Technician Trainee position (#5491) grade 306 (\$17.88 per hour / \$37,190.40 annually) to be effective no sooner than October 27, 2025; and

8) Approve the employment of Rosson Duplesis to fill the Operator Technician Trainee position (#927) grade 306 (\$17.88 per hour / \$37,190.40 annually) to be effective no sooner than October 27, 2025.

CR4 Highway Department (Traffic Operations) - Employment of One (1) Traffic

[26-0100](#)

Control Technician II (Sign) Position

Approve the employment of Daniel Pastrana to fill the vacant Traffic Control Technician II (Sign) position (#5172) grade 309 (\$20.04 per hour / \$41,673.60 annually) to be effective no sooner than October 27, 2025.

CR5 Juvenile Detention Center - Promotion of Employees

[26-0101](#)

Take the following actions:

- 1) Approve the reclassification of the Detention Worker positions (#235, #466, #5604, #15) grade 309, to Detention Coordinator at a grade 311; and
- 2) Approve the promotion of Robert Dubose from the Detention Worker position (#235) grade 309 (\$23.48 per hour / \$48,847.03 annually) to Detention Coordinator (#235) at a grade 311 (\$25.36 per hour / \$52,748.80 annually); and
- 3) Approve the promotion of Torrick Finklea from the Detention Worker position (#466) grade 309 (\$21.37 per hour / \$44,449.60 annually) to Detention Coordinator (#466) at a grade 311 (\$23.08 per hour / \$48,006.40 annually); and
- 4) Approve the promotion of Eric Echols from the Detention Worker position (#5604) grade 309 (\$20.34 per hour / \$42,307.20 annually) to Detention Coordinator (#5604) at a grade 311 (\$21.97 per hour / \$45,697.60 annually); and
- 5) Approve the promotion of Barbara McMurray from the Detention Worker position (#15) grade 309 (\$20.34 per hour / \$42,307.20 annually) to Detention Coordinator (#15) at a grade 311 (\$21.97 per hour / \$45,697.60 annually); and
- 6) Approve the promotion of Quentin Goode from the Detention Worker position (#14) grade 309 (\$24.53 per hour / \$51,022.40 annually) to fill the open Juvenile Detention Supervisor position (#5005) at a grade 313 (\$26.49 per hour / \$55,099.20 annually); and
- 7) Approve the updated organizational chart for the Juvenile Detention Center.

These actions shall be effective no sooner than November 3, 2025.

CR6 Parks and Recreation Department - Promotion of Employee

[26-0102](#)

Approve the promotion of James Swearingen from the Parks Crew Leader position (#5654) grade 312 (\$25.09 per hour / \$52,187.20 annually) to fill the vacant Deputy Director of Parks and Recreation position (#269) grade S313 (\$60,000.00 annually) to be effective no sooner than November 3, 2025.

CR7 Probate Office - Employment of One (1) Probate Court Administrator I

[26-0103](#)

Position

Approve the employment of Emily Kernells to fill the open Probate Court Administrator I position (#3091) grade 308 (\$19.12 per hour / \$39,769.60 annually) to be effective no sooner than October 27, 2025.

CS PLANNING AND ZONING

CS1 Baldwin County Environmental Advisory Committee - Resignation and Appointment

[26-0098](#)

Related to the Baldwin County Environmental Advisory Committee, take the following actions:

- 1) Accept the resignation of Mr. Chuck Harris as a regular member (District 2 Designee), dated August 27, 2025, and thank Mr. Harris for his prior civic service as a member of the Committee; and
- 2) Appoint Mr. Philip Jennings, as a regular member (District 2 Designee) for a pro-rata reduced three (3) year term, to fill the place seat formerly held by Mr. Chuck Harris, said term commencing October 21, 2025, and expiring September 3, 2027.

CS2 Baldwin County Planning and Zoning Commission - Resignation and Appointments

[26-0104](#)

Related to the Baldwin County Planning and Zoning Commission, take the following actions:

- 1) Thank Ms. Diane Burnett for her civic service, as a regular member of the Board (At-Large BCC District nominee), upon her voluntary resignation from the Board on September 19, 2025; and
- 2) Appoint Mr. George Watters, who is currently serving as a temporary one-time member for Planning District 14, as a regular member of the Board (At-Large BCC District nominee) for a pro-rata reduced four (4) year term, to fill the place seat formerly held by Ms. Diane Burnett, said term commencing October 21, 2025, and expiring November 17, 2026; and
- 3) Thank Ms. Jamie Strategier for her civic service, as a regular member of the Board (BCC District 4 Nominee), upon the completion of her term which expires November 16, 2025; and
- 4) Appoint Mr. Michael Fletcher, who is currently serving as a temporary one-time member for Planning District 35, as a regular member of the Board (BCC District 4 Nominee) for a four (4) year term, to fill the place seat formerly held by Ms. Jamie Strategier, said term commencing November 17, 2025 and expiring November 17, 2029;

and

5) Re-appoint Mr. Brandon Bias as a regular member of the Board (BCC District 2 Nominee) for a four (4) year term continuing from November 1, 2025, and expiring November 1, 2029; and

6) Re-appoint Mr. Reid Key as a regular member of the Board (BCC District 2 Nominee) for a four (4) year term continuing from October 21, 2025, and expiring October 21, 2029; and

7) Re-appoint Mr. David Gregory (Greg) Seibert as a regular member of the Board (BCC District 4 Nominee) for a four (4) year term continuing from December 2, 2025, and expiring December 2, 2029.

G ADDENDA

GA GENERAL

GA2 Sheriff's Office - FY 2026 Gulf Coast Resource Conservation and Development Council - Community Development Grant Acceptance

[26-0120](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to take the following actions:

1) Accept and authorize the Chairman to execute the Fiscal Year 2026 Community Development Grant Gulf Coast Resource Conservation and Development Council Grant Agreement in the amount of \$20,000.00 in local grant funds in support of the County's TruNarc project; and

2) Authorize the Chairman to sign any other documents related to this grant award.

The term of such agreement is effective on the date of full execution and shall terminate on September 30, 2026.

The motion passed by the following vote:

Aye: 3 - James E. Ball, Matthew P. McKenzie, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 1 - Billie Jo Underwood

D PRESENTATIONS

CO3 Resolution #2026-008 and Construction Funding Agreement with ALDOT for Intersection Improvements at U.S. Highway 98 and County Road 91

[26-0069](#)

Mark Acreman, Assistant County Engineer, discussed the Construction Funding

Agreement with the Alabama Department of Transportation (ALDOT) for installation of a traffic signal at U.S. Highway 98 and County Road 91 which was approved as part of the Consent Agenda earlier in the meeting. Mr. Acreman explained the project includes the addition of turn lanes which is funded in the FY26 Budget and thanked the Commissioners for their support for the project.

Commissioner Gruber discussed working directly with ALDOT Director John Cooper, to get approval for the project.

The Commissioners thanked ALDOT, Mr. Acreman, and everyone involved in getting the project approved.

GA1 Retiree Recognition Presentation

[26-0118](#)

Deidra Hanak, Personnel Director, and Caleb Hacker, Parks and Recreation Director, recognized the following employee's retirement from the Baldwin County Commission:

Forrest Overstreet, Landscape Technician I, Parks and Recreation Department

Mr. Hacker commended Mr. Overstreet for his loyalty and commitment to the County and his work with the Parks and Recreation Department.

Mr. Overstreet thanked his fellow employees and supervisors, Felisha Anderson, Archives Director, and Mr. Hacker for their leadership.

The Commissioners thanked Mr. Overstreet for his hard work and dedication to Baldwin County.

E PUBLIC HEARINGS

ES PLANNING AND ZONING

ES1 Case No. Z25-42 - Temple Property Rezoning

[26-0088](#)

Celena Boykin, Senior Planner, provided background information on the subject property.

Chairman McKenzie opened the public hearing at 10:22 a.m. and asked if there is anyone present who wishes to speak.

Mr. Johnathen Temple, applicant, requested the Commission rezone the property to RR, Rural District.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 10:23 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2026-001, which approves Case No. Z25-42, Temple Property Rezoning, as it pertains to the rezoning of 3.77 acres, more or less, as located in Planning (Zoning) District 4, from M-1, Light Industrial District, to RR, Rural District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

ES2 Case No. Z25-43 - Kramer Property Rezoning

[26-0084](#)

Cory Rhodes, Planner, provided background information on the subject property.

Discussion took place regarding a previous request to rezone the subject property which included business zoning and more dense residential.

Chairman McKenzie opened the public hearing at 10:27 a.m. and asked if there is anyone present who wishes to speak.

Mr. Jay Broughton with Broughton and Associates, representing the applicant, discussed lot sizes, adding pedestrian paths and buffers, minimizing the environmental footprint, and the use of shared driveways to minimize traffic.

The following individuals were present in opposition of the rezoning request:

Ms. Jacqueline Engelman
Ms. Nancy Harmen

Primary concerns were the impact to the environment and wildlife, increased traffic, impacts to infrastructure, and the homebuilder rating of the builder.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 10:35 a.m.

Commissioner Underwood noted the Baldwin County Subdivision Regulations have been updated with additional requirements for new subdivisions.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2026-002, which approves Case No. Z25-43, Kramer Property Rezoning, as it pertains to the rezoning of 18.44 acres, more or less, as located in Planning (Zoning) District 30, from RA, Rural Agricultural District, to RSF-1, Residential Single Family District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

ES3 Case No. Z25-44 - Schonemann Property Rezoning

[26-0092](#)

Celena Boykin, Senior Planner, provided background information on the subject property.

Chairman McKenzie opened the public hearing at 10:39 a.m. and asked if there is anyone present who wishes to speak.

Mr. Chris Lieb with Lieb Engineering, representing the applicant, said he is present to answer any questions.

Mr. Ronald Vontroba, adjacent property owner, requested clarification of the differences between RSF-1 and RSF-2 zoning designations.

Commissioner Underwood explained RSF-1 represents a minimum of 30,000 square foot lots and discussed the recent updates to the Baldwin County Subdivision Regulations and the market driving the cost of land, materials, construction, and housing.

Further discussion took place regarding the property boundaries and whether the property would be subject to the County's subdivision regulations or the City of Fairhope's regulations if annexed in the future.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 10:47 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2026-003, which approves Case No. Z25-44, Schonemann Property Rezoning, as it pertains to the rezoning of 30 acres, more or less, as located in Planning (Zoning) District 8, from BCZ, Base Community Zoning District, to RSF-1, Residential Single Family District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0

Absent: 0

Abstain: 0

F OTHER STAFF RECOMMENDATIONS

None.

H PUBLIC COMMENTS

None.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments and thanked Commissioner McKenzie for his leadership during his term as Chairman.

K ADJOURNMENT

Motion by Commissioner James E. Ball to adjourn the October 21, 2025, Regular Meeting at 10:58 a.m.

The October 21, 2025, Baldwin County Commission Regular Meeting adjourned at 10:58 a.m.

A handwritten signature in blue ink, appearing to be "James E. Ball", is written in a cursive style.