



Baldwin County Commission
Work Session and Regular
Meeting Minutes

Tuesday, June 24, 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, Frank Lundy, County Engineer, and Brad Hicks, County Attorney.

The Baldwin County Commission met for a work session (pre-Commission meeting) on June 24, 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 Ball.

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.

CO4 - Chairman McKenzie noted Item CO4 has been removed from the Consent Agenda to be discussed and voted on separately.

COMMISSIONER REQUESTS

None.

SENIOR STAFF REPORTS

None.

COUNTY ATTORNEY'S REPORT

Brad Hicks, County Attorney, said there are two items for the Commissioners to discuss in an executive session.

ADJOURNMENT OF PRE-MEETING WORK SESSION

Brad Hicks, County Attorney, recommended the Commission adjourn the work session and convene in an executive session to discuss the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property; and to discuss with their attorney the legal ramifications of and legal options for pending litigation, controversies not yet being litigated but imminently likely to be litigated or imminently likely to be litigated if the governmental body pursues a proposed course of action.

Mr. Hicks said he is an attorney licensed to practice law in the State of Alabama and this exception is applicable to the planned discussion. The Commission will not need to reconvene the work session.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, in accordance with Code of Alabama Section 36-25A-7, to adjourn into an executive session at 9:06 a.m. to discuss the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property; and to discuss with their attorney the legal ramifications of and legal options for pending litigation, controversies not yet being litigated but imminently likely to be litigated or imminently likely to be litigated if the governmental body pursues a proposed course of action.

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	

Chairman McKenzie said the work session will not reconvene. The Regular meeting will begin at 10:00 a.m.

The June 24, 2025, Baldwin County Commission Work Session adjourned at 9:06 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, Frank Lundy, 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.

Frank Lundy, County Engineer, requested a moment of silence be observed in memory of Baldwin County Highway Department employee Calvin Glass who recently passed away.

Following the Invocation by Pastor John Schell with Harvest Fields Church, Summerdale, and the Pledge of Allegiance led by Commissioner Underwood, the Commission transacted the following business to-wit:

A ADOPTION OF MINUTES

Prior to the adoption of the June 3, 2025, meeting minutes, Chairman McKenzie noted for the record the correction to the account numbers listed in Resolution #2025-139 for Parks - Capital Outlay Motor Vehicles and Planning & Zoning - Transfer of Asset Cost (Agenda Item CE14). The correct account numbers are 14457200.55500 and 10052730.54980 respectively.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt the minutes of the June 3, 2025, Baldwin County Commission Regular Meeting including the correction to Item CE14.

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

[25-0870](#)

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

[25-0869](#)

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

Chairman McKenzie noted Item CO4 has been removed from the Consent Agenda to be discussed and voted on separately.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to approve the Consent Agenda with the exception of Item CO4.

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 Association of County Commissions of Alabama 2025-2026 Legislative Committee Appointment

[25-0811](#)

Select Commissioner Billie Jo Underwood as the Baldwin County Commission's representative to the 2025-2026 Association of County Commissions of Alabama (ACCA) Legislative Committee.

CA2 Resolution #2025-141 and Resolution #2025-142 - Approval of the Use of Fire Tax Proceeds by Perdido Beach Volunteer Fire Department

[25-0853](#)

Take the following actions:

1) Adopt Resolution #2025-141 which provides the Baldwin County Commission's required approval for the Perdido Beach Volunteer Fire Department to utilize its proceeds of taxes derived by Act No. 90-449 as security for repayment of a loan not to exceed \$300,000.00 (and the repayment of said loan's applicable interest) for the purchase of one (1) 2025 Fouts FOUR Mini Pumper, Ford F-550 Chassis 4x4, 4 door Crew Cab, at a cost of \$300,000.00; and

2) Adopt Resolution #2025-142 which provides the Baldwin County Commission's required approval for the Perdido Beach Volunteer Fire Department to utilize its proceeds of taxes derived by Act No. 90-449 as security for repayment of a loan not to exceed \$200,000.00 (and the repayment of said loan's applicable interest) for the purchase of a 75' x 76' free standing steel building on a concrete slab, at a cost of \$200,000.00; and

3) Authorize the Chairman to execute any other necessary documentation including any assurances, certificates and financing documents or approvals to affect such approval and purchase of the above-described equipment. This approval does not in any way constitute any financial involvement or obligation of the Baldwin County Commission.

CB ANIMAL CONTROL

CB1 Professional Services Agreement with Live Oak Animal Hospital for Veterinary Services

[25-0912](#)

Approve and authorize the Chairman to execute a Professional Services Agreement between Live Oak Animal Hospital and the Baldwin County Commission for veterinary services.

This Agreement commences on June 24, 2025, and continues for a period of two (2) years expiring on June 24, 2027, with an automatic renewal for one (1) additional one (1) year term, expiring on June 24, 2028.

CE BUDGET/PURCHASING

CE1 Baldwin County Resurfacing Projects 2024: Group #1RA/BCR-2024-1RA

[25-0913](#)

Approve and authorize the Chairman to execute Change Order #1 in the amount of \$27,740.00 with Ammons & Blackmon Construction, LLC, for Baldwin County Resurfacing Projects 2024: Group #1RA/BCR-2024-1RA.

CE2 Competitive Bid #WG25-08 - Construction of the New Baldwin County District Attorney Building Located in Bay Minette, Alabama, for the Baldwin County Commission

[25-0867](#)

Allowance Authorization No. 6 cost will be paid from project contingency allowance that was included in the bid amount. No increase in project amount.

25-0902

25-0916

25-0856

25-0889

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for the Purchase and Installation of Inmate Property Storage Conveyor System for the Baldwin County Corrections Center; and
- 2) Authorize the Chairman/Purchasing Division Commissioner for the Baldwin County Commission to approve any necessary addendums or clarifications if required after the bid is advertised.

CE7 Competitive Bid #WG25-36 - Annual Sand Removal, Sifting and Disposition of Sand from County Right-of-Ways onto the Beach on Fort Morgan Peninsula for the Baldwin County Commission

[25-0914](#)

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for the Annual Sand Removal, Sifting and Disposition of sand from County right-of-ways onto the beach on the Fort Morgan Peninsula; and
- 2) Authorize the Chairman/Purchasing Division Commissioner for the Baldwin County Commission to approve any necessary addendums or clarifications if required after the bid is advertised.

CE8 Construction of New Outdoor Atrium at the Baldwin County Courthouse Located in Bay Minette, Alabama, for the Baldwin County Commission

[25-0893](#)

Approve and authorize the Chairman to execute Allowance Authorization No. 3 with Tindle Construction, LLC, in the amount of \$4,552.60 to replace existing steel beams at front entry due to beams being attached to precast in lieu of concrete block, 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.

CE9 Construction of New Sally Port at the Baldwin County Courthouse Located in Bay Minette, Alabama, for the Baldwin County Commission

[25-0875](#)

Approve and authorize the Chairman to execute Allowance Authorization No. 3 with Rogers & Willard, Inc., in the amount of \$11,575.00 to undercut footings an additional one foot in depth due to unsuitable existing soil and fill with concrete, with no change to the original contract amount, for the Construction of New Sally Port 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.

CE10 Contract Relating to Request for Qualifications (RFQ) for Engineering / Environmental Services for County Road 65 Corridor Extension Project Between County Roads 36 and 48 for the Baldwin County Commission

[25-0915](#)

Approve and authorize the Chairman to execute the Contract with Thompson Engineering, Inc., for the Engineering / Environmental Services for the County Road 65 Corridor Extension Project between County Roads 36 and 48 in the estimated amount of \$336,700.00.

CE11 Project No. HW24097 - Intersection Improvements on Hinote Glass Road at State Route 59 for the Baldwin County Commission

[25-0861](#)

Take the following actions:

1) Approve the transfer of \$325,992.66 of FY24 and FY25 GOMESA funds from the completed Project No. HW22018 - Hinote Glass Road from State Route 59 to County Road 65 Dirt Road Paving to Project No. HW24097 - Intersection Improvements on Hinote Glass Road at State Route 59; and

2) Award the bid for Project No. HW24097 - Intersection Improvements on Hinote Glass Road at State Route 59 to the lowest bidder, Arrington Curb & Excavation, Inc., in the Bid Amount \$325,992.66; Construction Time: 45 working days; and authorize the Chairman to execute the Contract.

CE12 Rental of One (1) New Copy Machine for Archives and History Department Located in Bay Minette, Alabama, for the Baldwin County Commission

[25-0866](#)

Approve and authorize the Chairman to execute the rental agreement with Sharp Electronics Corporation for one (1) new copy machine off the State of Alabama bid for thirty-six (36) months effective the date of execution as listed below:

Location: Archives and History Department - Bay Minette

Model: Sharp BP-70C55

Price: \$216.59/month

Excess Charge/copy: B/W \$0.0054/copy Color \$0.0400/copy

CE13 Rental of Two (2) New Copy Machines for Personnel Department Located in Robertsedale, Alabama, and Grants Department Located in Bay Minette, Alabama, for the Baldwin County Commission

[25-0859](#)

Approve and authorize the Chairman to execute the rental agreements with Sharp

Electronics Corporation for two (2) new copy machines off the State of Alabama bid for thirty-six (36) months effective the date of execution as listed below:

Location: Personnel Department - Robertsdale
Model: Sharp BP-70C55
Price: \$278.78/month
Excess Charge/copy: B/W \$0.0054/copy Color \$0.0400/copy

Location: Grants Department - Bay Minette
Model: Sharp BP-70C45
Price: \$190.04/month
Excess Charge/copy: B/W \$0.0065/copy Color \$0.0450/copy

CE14 Rental of Three (3) New Copy Machines for BRATS Office Located in Robertsdale, Alabama, and Building Inspection Department Offices Located in Fairhope and Foley, Alabama, for the Baldwin County Commission

[25-0857](#)

Approve and authorize the Chairman to execute the rental agreements with Sharp Electronics Corporation for three (3) new copy machines off the State of Alabama bid for thirty-six (36) months effective the date of execution as listed below:

Location: BRATS - Robertsdale
Model: Sharp BP-70C55
Price: \$208.11/month
Excess Charge/copy: B/W \$0.0054/copy Color \$0.0400/copy

Location: Building Inspection Department - Fairhope
Model: Sharp BP-70C55
Price: \$210.52/month
Excess Charge/copy: B/W \$0.0054/copy Color \$0.0400/copy

Location: Building Inspection Department - Foley
Model: Sharp BP-70C55
Price: \$214.57/month
Excess Charge/copy: B/W \$0.0054/copy Color \$0.0400/copy

CE15 Resolution #2025-143 - Amending FY 2025 Budget

[25-0868](#)

Adopt Resolution #2025-143 amending Fiscal Year 2025 Budget (Resolution #2024-159 and Resolution #2024-158, adopted on September 17, 2024) in order to reallocate various funds.

CH COMMUNICATIONS/INFORMATION SYSTEMS (CIS)

CH1 Sale of Surplus Equipment on GovDeals.com

[25-0878](#)

Authorize the sale of the following equipment from the Communications and Information Systems (CIS) Department by online auction on GovDeals.com:

Lot 1: Ten (10) Computers, Five (5) Monitors, Three (3) Printers, and Fourteen (14) Power Cables

Lot 2: Ten (10) Computers, Five (5) Monitors, Two (2) Printers, and Seventeen (17) Power Cables

Lot 3: Seven (7) Laptops, Forty-Four (44) Computers, and One (1) Laptop PSU

CI **COUNCIL ON AGING**

CI1 Title III Older Americans Act Contract Proposal and Application for FY 2026

[25-0884](#)

Approve the Baldwin County Council on Aging Coordinator to submit the South Alabama Regional Planning Commission / Area Agency on Aging Application for Title III Funding for Fiscal Year 2026, requesting funds in the amount of \$146,106.14 effective October 1, 2025, through September 30, 2026, said funding to support the operations of the Baldwin County Council on Aging programs.

CJ **ELECTED OFFICIALS**

CJ1 Sheriff's Office - Memorandum of Agreement for Distribution of Gulf Coast High Intensity Drug Trafficking Area Funds

[25-0890](#)

Approve the Memorandum of Agreement (MOA) between the Baldwin County Commission (Baldwin County Sheriff's Office), Alabama Law Enforcement Agency (ALEA) and the Gulf Coast High Intensity Drug Trafficking Area (HIDTA) for overtime reimbursement grant for assigned Baldwin County Sheriff's Office agents assisting in high intensity drug trafficking cases.

This Agreement commenced on January 1, 2025, and will expire on December 31, 2025, unless extended by written modification.

CJ2 Sheriff's Office - Transfer of One Vehicle to Baldwin County Commission to be Sold as Scrap Metal to Atmore Recycling

[25-0891](#)

Take the following actions:

1) Authorize the transfer of the following vehicle from the Baldwin County Sheriff's Office to the Baldwin County Commission and authorize the Chairman to execute the Fixed Asset Change Form:

2005 Ford Crown Victoria - VIN 2FAHP71W95X134451

2) Authorize the sale of the vehicle as scrap metal to Atmore Recycling and the revenue be deposited into the Baldwin County Commission's General Fund.

CM FINANCE AND ACCOUNTING

CM1 Investment Agency Agreement with Regions Bank

[25-0899](#)

Approve the Investment Agency Agreement with Regions Bank.

The Investment Agency Agreement is structured as an open-ended contract that remains in effect unless and until terminated by either party, with sixty (60) days' advance written notice required for termination.

CO HIGHWAY

CO1 Case No. S-19064 - Lakeland, Phase 11 - Release Maintenance Bond

[25-0855](#)

Authorize staff to release the Surety Document (Maintenance Bond) from SureTec Insurance Company on behalf of Lakeland 134, LLC, for Lakeland, Phase 11, in the amount of \$161,600.00, which guarantees the workmanship and materials of the roadways and drainage improvements within the public rights-of-way as shown on the approved Final Plat and "As-Built" construction plans.

CO2 Case No. S-20047 (SFP22-000015) - Kipling Meadows, Phase 2 - Release Maintenance Bond

[25-0876](#)

Authorize staff to release the Surety Document (Maintenance Bond) from Fidelity and Deposit Company of Maryland on behalf of Ammons & Blackmon Construction, LLC, for Kipling Meadows, Phase Two, in the amount of \$172,816.90, which guarantees the workmanship and materials of the roadways and drainage improvements within the public rights-of-way as shown on the approved Final Plat and "As-Built" construction plans.

CO3 Case No. SFP25-000010 - Elizabeth Gardens, Phase 1 - Road Acceptance

[25-0888](#)

Take the following actions regarding Subdivision Case No. SFP25-000010 - Elizabeth Gardens, Phase 1, in Maintenance Area 200:

1) Accept the following subdivision roads for maintenance and authorize said roads to be added to the County Maintenance Road List:

Road Name	Length	Asphalt Width
Elizabeth Gardens Boulevard	1145 ft	20 ft
Versailles Circle	1920 ft	20 ft
Butchart Road	790 ft	20 ft

2) Approve and authorize the Chairman to execute the Subdivision Roadway and Drainage Improvement Acceptance Agreement and accept the Surety Document from Old Republic Surety Company on behalf of Kelley's Welding and Excavation, Inc., in the amount of \$736,436.50 to guarantee the workmanship and materials of the roadways and drainage improvements within the public rights-of-way as shown on the approved Final and "As-Built" construction plans.

CO5 License Agreement #25006 - Doc McDuffie Road Right-of-Way

[25-0886](#)

Approve License Agreement #25006 permitting Rotolo Consultants, Inc., to remove a tree stump and underbrush to construct a gravel driveway for large delivery trucks to access the back of their property.

The term of this Agreement shall commence on the date of full execution. License for installation shall terminate at 11:59 p.m. on November 30, 2025. License for maintenance shall be indefinite according to the terms of the Agreement.

CO6 Transfer of Vehicle from Building Inspection Department to BRATS Department

[25-0874](#)

Take the following actions:

1) Approve the transfer of the following vehicle from the Building Inspection Department to the BRATS Department (Administration) at no cost:

2017 Ford F150 Pickup Truck - VIN# 1FTEX1CF4HFA76501

2) Authorize the Chairman to execute the Fixed Asset Change Form.

CO7 U.S. Highway 98 Eastern Shore Trail Extension Project - Permission to Advertise

[25-0872](#)

Approve the Purchasing Director to place a competitive bid for the U.S. Highway 98 Eastern Shore Trail Extension Project from the east side of the Fish River Bridge to Pleasant View Lane once plans and specifications are completed.

CR PERSONNEL

CR1 Animal Shelter - Lateral Transfer of Employee

[25-0904](#)

Approve the lateral transfer of Sara Avakian from the Animal Placement Specialist position (#5353) to fill the open Office Assistant IV position (#5526) with no change in pay to be effective no sooner than June 30, 2025.

CR2 Citizen Service Center - Position and Personnel Changes

25-0905

Take the following actions:

- 1) Reclassify the Customer Service Representative I position (#146) grade 306 (\$17.01 - \$27.87 per hour) to a Customer Service Representative II position at a grade 309 (\$19.17 - \$31.41 per hour); and
- 2) Approve the promotion of Wendy Bryant-Sellers from Customer Service Representative I position (#146) grade 306 (\$17.61 per hour / \$36,628.80 annually) to Customer Service Representative II position at a grade 309 (\$19.17 per hour / \$39,873.60 annually); and
- 3) Approve the updated organizational chart for the Citizen Service Center. These actions shall be effective no sooner than June 30, 2025.

CR3 Custodial Department - Employment of One (1) Custodian Position

25-0924

Approve the employment of Wanda Perkins to fill the open Custodian position (#5693) at a grade 303 (\$14.71 per hour / \$30,596.80 annually) to be effective no sooner than June 30, 2025.

CR4 Highway Department (Silverhill) - Personnel Changes

25-0906

Take the following actions:

- 1) Approve the promotion of Matt Byrd from the Operator Technician I position (#684) grade 308 (\$18.37 per hour / \$38,209.60 annually) to fill the open Operator Technician II position (#897), at a grade 309 (\$19.84 per hour / \$41,267.20 annually); and
- 2) Approve the promotion of Zackary Kesterson from the Operator Technician I position (#649) grade 308 (\$18.88 per hour / \$39,270.40 annually) to fill the open Operator Technician II position (#440), at a grade 309 (\$20.39 per hour / \$42,411.20 annually); and
- 3) Approve the promotion of James Milstid from the Operator Technician II position (#440) grade 309 (\$21.95 per hour / \$45,656.00 annually) to fill the open Operator Technician III position (#5755), at a grade 310 (\$23.71 per hour / \$49,316.80 annually); and
- 4) Approve the lateral transfer of Kevin Carroll from the part-time Operator Technician IV position (#5724) in the Silverhill Highway Department (53112), to fill the open part-time Operator Technician IV position (#5726) in the Foley Highway Department (53113), with no change in salary; and

5) Approve the employment of Johnny Jackson to fill the open part-time Operator Technician IV position (#5724) grade 312 (\$25.00 per hour / \$37,700.00 annually). These actions shall be effective no sooner than June 30, 2025.

CR5 Highway Department (Traffic Operations) - Approval of Position Descriptions

[25-0907](#)

Approve the position descriptions for Operator Technician I (Paving), Operator Technician II (Paving), Operator Technician III (Paving), and Operator Technician IV (Paving).

CR6 Parks Department - Employment of One (1) Mechanic II Position

[25-0908](#)

Approve the employment of James Wiggins to fill the vacant Mechanic II position (#5524) grade 312 (\$22.18 per hour / \$46,134.40 annually) to be effective no sooner than June 30, 2025.

CR7 Probate Office - Lateral Transfer of Employee

[25-0909](#)

Approve the lateral transfer of Brittany Walker from Probate Customer Service Specialist I position (#5565) to fill the vacant License Revenue Officer I position (#5568) with no change in pay to be effective no sooner than June 30, 2025.

CS **PLANNING AND ZONING**

CS1 Baldwin County Architectural Preservation Review Board - Resignation and Appointment

[25-0885](#)

As it relates to the Baldwin County Architectural Preservation Review Board, take the following actions:

1) Accept the resignation of Mr. Troy Strunk dated June 9, 2025, and thank him for his prior civic service as a member of the Baldwin County Architectural Review Board; and

2) Appoint Ms. Dorothy Gambill as a regular member of the Baldwin County Architectural Review Board for a five (5) year term, to fill the place seat formerly held by Troy Strunk, said term commencing June 24, 2025, and expiring June 24, 2030.

CO **HIGHWAY**

CO4 Intergovernmental Roadway Construction Agreement with City of Foley for Certain Roadway and Pedestrian Improvements

[25-0917](#)

Frank Lundy, County Engineer, discussed the 30 Cubed Program, and collaboration with municipalities on transportation improvements in Baldwin County. Mr. Lundy further discussed the Roadway Construction Agreement with

the City of Foley.

Mayor Ralph Hellmich with the City of Foley discussed the City's partnership with the County on various projects throughout the years, and commended the Commission for the implementation of the 30 Cubed Program. Mayor Hellmich further discussed connectivity goals for Baldwin County.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to approve an Intergovernmental Roadway Construction Agreement between the Baldwin County Commission and the City of Foley to construct approximately 5,280 feet of new roadway and pedestrian improvements extending James Road from Brinks Willis Road southward.

The City of Foley will assume responsibility for maintenance after the project is completed.

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

D PRESENTATIONS

DA GENERAL

DA1 Retiree Recognition Presentation

[25-0910](#)

Deidra Hanak, Personnel Director, Ann Simpson, BRATS Director, Revenue Commissioner Teddy Faust, Jr., and Frank Lundy, County Engineer, presented service plaques recognizing the employee retirements as follows:

Douglas Propst, Operator Technician IV, Silverhill Highway Department (not present): 15 years of service

Becky Peterson, Office Assistant III, Baldwin Regional Area Transit Service: 11 years of service

Angela Cometti, Assessment Support Technician II, Revenue Commission: 25 years of service

Madison Steele, Director, Parks Department: 19 years of Baldwin County Commission service, 26 years of total service

Cliff Milton, Supervisor, Parks Department: 35 years of service

The Commissioners thanked the retirees for their service to Baldwin County.

E PUBLIC HEARINGS

EO HIGHWAY

EO1 Case No. VAC-25-1 - Vacation of a Portion of a 30' Unopened, Unimproved Right-of-Way Known as Dana Drive

[25-0903](#)

Mark Acreman, Assistant County Engineer, discussed the request to vacate a portion of a 30-foot unopened, unimproved right-of-way known as Dana Drive, and the requirement for a public hearing to be held.

Chairman McKenzie opened the public hearing at 10:29 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 10:29 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to take the following actions:

- 1) Approve the request from Azalea Pines, LLC, and PS Properties, LLC, to vacate a portion of a 30 foot unopened, unimproved right-of-way known as Dana Drive; and
- 2) Adopt Resolution #2025-113 which approves the vacation in accordance with Section 23-4-2 and Section 23-4-20 of the Code of Alabama 1975.

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

ES PLANNING AND ZONING

ES1 Case No. Z25-25 - Cooper Property Rezoning

[25-0897](#)

Jay Dickson, Planning Director, said the applicant requests to withdraw the rezoning request.

Ms. Cathy Barnette with Dewberry Engineering said the applicant requests to withdraw the rezoning request due to opposition from the community.

Commissioner Underwood discussed the community's decision to come under zoning in 2006 and the citizens' desire to remain as a rural area. Commissioner Underwood encouraged communication with members of the community to find the right balance.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner James E.

Ball, to approve the applicant's request to withdraw Case No. Z25-25, Cooper Property Rezoning.

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

Commissioner Underwood recused herself from Case No. Z25-15 - Goodwyn Property Rezoning and Case No. PRD25-02 - Long Bayou Preserve Planned Residential Development (PRD) Site Plan Approval.

Commissioner Underwood left the meeting and the Chambers at 10:37 a.m.

ES2 Case No. Z25-15 - Goodwyn Property Rezoning

[25-0862](#)

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

Ms. Rhodes noted if the Commissioners wish to approve the Planned Residential Development (PRD), staff requests the approval to be with the conditions as presented.

Chairman McKenzie opened the public hearing at 10:49 a.m. and asked if there is anyone present who wishes to speak.

Jay Dickson, Planning Director, requested the public hearings for Case No. Z25-15 (Item ES2), and Case No. PRD25-02 (Item ES3) be combined and opened simultaneously, with the rezoning being contingent upon approval of the PRD, with each case being voted on separately at the conclusion of the public hearing.

Mr. Tom Granger, Engineer with Pillar, LLC, discussed the proposed development, increased ad valorem taxes, and common concerns with PRDs.

Mr. Tyler Goodwyn, property owner, discussed the total acreage of the property, the zoning designations of the surrounding properties, and the transition from timberland to a modern development with low impact to the environment. Mr. Goodwyn requested the Commission approve the rezoning request.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearings for Case No. Z25-15 (Item ES2), and Case No. PRD25-02 (Item ES3) at 10:57 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-125, which approves Case No. Z25-15, Goodwyn Property Rezoning, as it pertains to the rezoning of 36 acres, more or less, as located in Planning

(Zoning) District 30, from RA, Rural Agricultural District, to RSF-2, Residential Single-Family District.

The motion passed by the following vote:

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

Nay: 0

Absent: 1 - Billie Jo Underwood

Abstain: 0

ES3 Case No. PRD25-02 - Long Bayou Preserve Planned Residential Development (PRD) Site Plan Approval

[25-0860](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-133, which approves Case No. PRD25-02, Long Bayou Preserve, as it pertains to the Planned Residential Development (PRD) Site Plan approval, with conditions as presented.

The motion passed by the following vote:

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

Nay: 0

Absent: 1 - Billie Jo Underwood

Abstain: 0

Commissioner Underwood returned to the Chambers and the meeting at 11:00 a.m.

ES4 Case No. Z25-09 - Parker Property Rezoning

[25-0894](#)

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

Commissioner Underwood discussed the compatibility of the proposed Neighborhood Business District, B-2, zoning designation and the continuation of business designations for this area.

Chairman McKenzie opened the public hearing at 11:04 a.m. and asked if there is anyone present who wishes to speak.

Mr. Samuel Dean was present in opposition of the rezoning request and expressed his concerns regarding the impact to existing infrastructure, drainage issues, and having a business near his residence.

Mr. Dean Parker, applicant, discussed the drainage work in the surrounding developments which he feels facilitates proper drainage, and the City of Daphne's future growth pattern.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:11 a.m.

Jay Dickson, Planning Director, discussed the types of businesses allowed under zoning designation B-2, Neighborhood Business District.

Commissioner Underwood discussed the previous rezoning of the property, the importance of guided growth and the placement of commercial nodes.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-122, which approves Case No. Z25-09, Parker Property Rezoning, as it pertains to the rezoning of 10 acres, more or less, as located in Planning (Zoning) District 15, from RSF-E, Residential Single-Family Estate District, to B-2, Neighborhood Business District.

The motion passed by the following vote:

Aye: 3 - James E. Ball, Matthew P. McKenzie, and Charles F. Gruber
Nay: 1 - Billie Jo Underwood
Absent: 0
Abstain: 0

ES5 Case No. Z25-10 - Bayview Partners LLC/Lovelace Property Rezoning

[25-0895](#)

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

Chairman McKenzie opened the public hearing at 11:15 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 11:16 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-123, which approves Case No. Z25-10, Bayview Partners LLC/Lovelace Property Rezoning, as it pertains to the rezoning of 15.9 acres, more or less, as located in Planning (Zoning) District 31, from RA, Rural Agricultural District, to RMH, Residential Manufactured Housing Park 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

ES6 Case No. Z25-12 - Ewing Property Rezoning

[25-0887](#)

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

Discussion took place regarding the need to evaluate and possibly amend the local provision for accessory dwellings for the planning district.

Chairman McKenzie opened the public hearing at 11:28 a.m. and asked if there is anyone present who wishes to speak.

Mr. and Mrs. Michael and Nicole Ewing, applicants, discussed the nature of their rezoning request and the addition of a second home to their property.

The following individuals were present in opposition of the request and expressed their concerns:

Mr. Jeff Winters
Mr. Randy Stricker

Primary concerns were planned use of the area based on established zoning and the potential for mixed land use if the rezoning is approved.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:37 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to deny Case No. Z24-12, Ewing Property Rezoning.

The Commission requested Jay Dickson, Planning Director, look into removing the local provision for certain planning districts regarding the size of accessory dwellings.

The motion passed by the following vote:

Aye: 3 - James E. Ball, Billie Jo Underwood, and Charles F. Gruber

Nay: 1 - Matthew P. McKenzie

Absent: 0

Abstain: 0

ES7 Case No. Z25-16 - SR Development LLC Property Rezoning

[25-0898](#)

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

Chairman McKenzie opened the public hearing at 11:41 a.m. and asked if there is anyone present who wishes to speak.

Ms. Deanna Hyche, representing the applicant, said she is here to answer any questions.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:42 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2025-126, which approves Case No. Z25-16 SR Development LLC Property Rezoning as it pertains to the rezoning of 2.55 acres, more or less, as located in Planning District 22, from RA, Rural Agricultural District, to B-2, Neighborhood Business 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

ES8 Case No. Z25-23 - CM Counseling, LLC Property Rezoning

[25-0863](#)

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

Chairman McKenzie opened the public hearing at 11:44 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 11:44 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2025-127, which approves Case No. Z25-23, CM Counseling, LLC Property Rezoning, as it pertains to the rezoning of 1 acre, more or less, as located in Planning (Zoning) District 15, from RSF-E, Residential Single-Family Estate District to B-1, Professional Business 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

ES9 Case No. Z25-24 - Hilltop Qoz Fund, LLC Property Rezoning

[25-0864](#)

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

Chairman McKenzie opened the public hearing at 11:46 a.m. and asked if there is anyone present who wishes to speak.

Mr. Richard Davis, representing the property owners to the west of the subject property, discussed the compatibility of the surrounding properties and said he objects to the reduction in lot size.

Ms. Jacki Muhle, applicant, explained the request to subdivide her property into two 3-acre parcels and one 4-acre parcel in order to meet the County's road frontage requirements.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:50 a.m.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner James E. Ball, to adopt Resolution #2025-128, which approves Case No. Z25-24, Hilltop Qoz Fund, LLC Property Rezoning, as it pertains to the rezoning of 10 acres, more or less, as located in Planning (Zoning) District 35, from RSF-E, Residential Single-Family Estate 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	

ES10 Case No. Z25-26 - Cotten Property Rezoning

25-0900

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

Chairman McKenzie opened the public hearing at 11:53 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 11:53 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-130, which approves Case No. Z25-26, Cotten Property Rezoning, as it pertains to the rezoning of 5 acres, more or less, as located in Planning (Zoning) District 20, from RSF-1, Residential Single Family District, to RA, Rural Agricultural 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

ES11 Case No. Z25-27 - Cypress Break, LLC Property Rezoning

[25-0865](#)

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

Chairman McKenzie opened the public hearing at 11:55 a.m. and asked if there is anyone present who wishes to speak.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:55 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-131, which approves Case No. Z25-27, Cypress Break, LLC Property Rezoning, as it pertains to the rezoning of 30 acres, more or less, as located in Planning (Zoning) District 30, from RA, Rural Agricultural 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

ES12 Case No. Z25-28 - Dyas Property Rezoning

[25-0901](#)

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

Chairman McKenzie opened the public hearing at 11:57 a.m. and asked if there is anyone present who wishes to speak.

Ms. Cathy Barnette with Dewberry Engineering, said she is here to answer any questions.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:57 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2025-132, which approves Case No. Z25-28, Dyas Property Rezoning, as it pertains to the rezoning of 39 acres, more or less, as located in Planning (Zoning) District 15, from RA, Rural Agricultural District, to RSF-2, 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.

G ADDENDA

None.

H PUBLIC COMMENTS

None.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

Commissioner Underwood noted the Baldwin County Solid Waste Material Recovery Facility's selection as recipient of the 2025 National Association of Counties (NACo) Achievement Award in the Community and Economic Development category.

K ADJOURNMENT

The June 24, 2025, Baldwin County Commission Regular meeting adjourned at 12:03 p.m.

A handwritten signature in black ink, reading "Matthew P. McKenzie". The signature is written in a cursive style with a long horizontal line extending from the end.