



Baldwin County Commission
Work Session and Regular
Meeting Minutes

Tuesday, April 15, 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, and Brad Hicks, County Attorney.

The Baldwin County Commission met for a work session (pre-Commission meeting) on April 15, 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 Jay Dickson, Planning Director, the Pledge of Allegiance was led by Chairman McKenzie.

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 - Item removed at the request of the County Engineer.

COMMISSIONER REQUESTS

Chairman McKenzie said he had asked the County Attorney to look into the 911 Board regarding a board member not attending meetings. Chairman McKenzie asked the other Commissioners to consider appointing a county commissioner to the board

to have more involvement. Discussion took place regarding replacing a member with a commissioner rather than adding another member to the board. Chairman McKenzie requested this be discussed further at the next Commission meeting.

SENIOR STAFF REPORTS

Roger Rendleman, County Administrator, noted he is in the process of reviewing all boards and the accuracy of what is on the website. He stated more items are forthcoming regarding vacant seats and if members need to be reappointed or replaced.

Commissioner Underwood noted that there are outdated boards and expressed her appreciation for staff looking into this.

Chairman McKenzie said there are two individuals on the 911 Board that need to be reappointed or replaced.

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 preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act.

Mr. Hicks made an oral declaration that he is involved in the recruitment or has personal knowledge that the discussion would involve matters or information that would have a detrimental effect on the competitive position of a party to the negotiations or upon the location, retention, expansion or upgrading of a public employer or business entity in the area served by the Baldwin County Commission if disclosed outside of an executive 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 9:12 a.m.:

- 1) 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
- 2) To discuss preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental

bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act.

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 noted the work session will not reconvene; the Regular meeting will begin at 10:00 a.m.

The April 15, 2025, Baldwin County Commission Work Session adjourned at 9:12 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, 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 Jason Garcia, Celebration Church, Fairhope, and the Pledge of Allegiance led by Commissioner Ball, the Commission transacted the following business to-wit:

A ADOPTION OF MINUTES

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt the minutes of the April 1, 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

[25-0668](#)

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

[25-0667](#)

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 C04 has been removed from the Agenda at the request of the County Engineer.

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

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 Rescheduling Baldwin County Commission June 17, 2025, and July 15, 2025, Work Sessions and Regular Meetings

[25-0660](#)

Adopt Resolution #2025-100 which approves the following:

1) The June 17, 2025, Work Session and Regular Meeting of the Baldwin County Commission are rescheduled to instead, be held and conducted on Tuesday, June 24, 2025, at 9:00 a.m. and 10:00 a.m., in the County Commission Meeting Chambers - 2nd Floor in the Baldwin County Fairhope Satellite Courthouse as located at 1100 Fairhope Avenue, Fairhope, Alabama; and

2) The July 15, 2025, Work Session and Regular Meeting of the Baldwin County Commission are rescheduled to instead, be held and conducted on Wednesday, July 16, 2025, at 9:00 a.m. and 10:00 a.m., in the County Commission Meeting Chambers - 2nd Floor in the Baldwin County Fairhope Satellite Courthouse as located at 1100 Fairhope Avenue, Fairhope, Alabama.

CA2 AltaPointe Health Systems, Inc. - Reappointment(s)

[25-0672](#)

Related to AltaPointe Health Systems, Inc., adopt Resolution #2025-097 which reappoints Mr. Robert "Robbie" Owen as a member of the Board of Directors (Place Seat 3) for a six (6) year term, said term continuing from April 1, 2025, and expiring April 1, 2031.

CA3 Application to Establish Private Cemetery - Foster Family Cemetery, Stockton, Baldwin County, Alabama

[25-0659](#)

Take the following actions:

1) Pursuant to the request from the Judge of Probate to consider an Application to Establish Private Cemetery submitted by Patrick Foster and Kaye Foster, owners of the real property upon which the proposed cemetery will be situated, approve the establishment of a private cemetery on said property, located at 55055 State Highway 59, Stockton (Baldwin County), Alabama.

2) Authorize the Chairman to execute any and all necessary documents and / or orders related to the Baldwin County Commission's approval to establish the Foster Family Cemetery.

CD **BALDWIN REGIONAL AREA TRANSIT SYSTEM (BRATS)**

CD1 Agreement with Spare Labs, Inc., through Stripe Payment Processing, for Online Digital Credit / Debit Card Payment Processing for BRATS

[25-0669](#)

Related to the authorization to replace BRATS' current credit / debit card payment processor, Braintree, with Spare Labs, Inc., through Stripe Payment Processing, take the following actions:

1) Approve the following agreements and documents:

- Stripe Connected Account Agreement
- Stripe Services Agreement - United States
- Stripe User Bank Account Debit Authorizations
- Stripe Privacy Policy; and
- Stripe E-Sign Disclosure

2) Authorize the Baldwin County Commission Finance / Accounting Department to electronically accept the above referenced agreements and related documents and provide all other information necessary and permitted by law, as part of the Stripe Payment Processing account setup process.

CE BUDGET/PURCHASING

CE1 Baldwin County Resurfacing Projects 2025: Group #2/BCR-2025-2 for the Baldwin County Commission [25-0674](#)

Award the bid for Baldwin County Resurfacing Projects 2025: Group #2/BCR-2025-2 to the lowest responsible bidder, Ammons & Blackmon Construction, LLC, in the Bid Amount \$556,976.50 for Alternate 2 (All labor only); Construction Time: 45 working days; and authorize the Chairman to execute the Contract.

CE2 Competitive Bid #WG25-10 - Provision of Crushed Aggregates for the Baldwin County Commission [25-0664](#)

As it relates to Competitive Bid #WG25-10 - Provision of Crushed Aggregates, take the following actions:

1) Rescind the action taken by the Baldwin County Commission during its March 18, 2025, Regular Meeting, related to Agenda Item CE1, more specifically the Award Listing for Area 300 Delivery of Crushed Limestone Base 825-B, which was awarded to Stephens Trucking Company, Inc., (Primary Bid) and Slats Lucas Aggregates Alabama, LLC (Secondary Bid); and

2) Award Area 300 Delivery of Crushed Limestone Base 825-B to C.R. Pate Logging, Inc., (Primary Bid) and Stephens Trucking Company, Inc., (Secondary Bid) as per the corrected Award Listing.

CE3 Competitive Bid #WG25-19A - Provision of Instant Pre-cooked Meals for the Baldwin County Commission [25-0698](#)

Award Bid #WG24-19A for the Provision of Instant Pre-cooked Meals to Luxfer Magtech, Inc., per the Award Listing.

CE4 Competitive Bid #WG25-21 - Provision of Pavement Markers and Bituminous Adhesive for the Baldwin County Commission [25-0663](#)

Certificate of Compliance with Delta Flooring, Inc., in the amount of \$28,746.00 for labor only to install the new vinyl tiles in the Baldwin County Juvenile Detention Center located in Bay Minette, Alabama.

CE9 Renovations of Central Annex Probate and Revenue Offices Located in Robertsdale, Alabama, for the Baldwin County Commission [25-0689](#)

Award the bid for Renovations of Central Annex Probate and Revenue Offices located in Robertsdale, Alabama, to the lowest bidder, M. W. Rogers Construction Company, LLC, in the Base Bid amount of \$1,555,391.00 plus Alternate 1 (Exterior Dining Patio) in the amount of \$45,794.00 for a total of \$1,601,185.00; Construction time: 240 calendar days; and authorize the Chairman to execute the contract.

CE10 Rental of One (1) Copy Machine for Baldwin County Sheriff's Office Criminal Investigations Division Located in Bay Minette, Alabama [25-0652](#)

Approve and authorize the Chairman to execute the Rental Agreement with Sharp Electronics Corporation for the rental of one (1) new copy / scanner / fax machine off of the State of Alabama bid for thirty-six (36) months, effective the date of execution as follows:

Location: Baldwin County Sheriff's Office - Criminal Investigations Division - Bay Minette, Alabama

Model: BP-70M65

Price: \$183.59/month

Excess Charge/copy: \$0.0049 BW

CE11 Request for Proposals (RFP) for Transportation Services of Human Remains for the Baldwin County Coroner [25-0683](#)

Approve the Request for Proposals (RFP) for Transportation Services of Human Remains and authorize the Purchasing Director to advertise the RFP.

CJ **ELECTED OFFICIALS**

CJ1 Probate Office - Addition of Baldwin County Probate Office Employee to County Take Home Vehicle List [25-0697](#)

Approve the addition of the following employee to the County Take Home Vehicle List with an effective date of April 15, 2025:

Renee Hawsey, Interim Administrator of Motor Vehicles, Tags, and Licenses: 2020 Ford Expedition, 70 miles round trip.

CJ2 Sheriff's Office - Authorization for Alabama Law Enforcement Agency's [25-0658](#)

Settlement Claim for 2018 Chevrolet Tahoe

Take the following actions:

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

2018 Chevrolet Tahoe - VIN #1GNLCDECXJR206820; and

2) Accept the Settlement Claim presented by Alabama Law Enforcement Agency's Insurance, Davies Group, for \$18,832.39, and authorize the Clerk / Treasurer to take any and all actions related to the same.

CO HIGHWAY

CO1 Addition of Baldwin County Highway Department Employee to County Take Home Vehicle List

[25-0681](#)

Approve the addition of the following employee to the County Take Home Vehicle List with an effective date of April 15, 2025:

Douglas Acker, Area 300 Assistant Area Supervisor, 2023 Ford F-150 XL Super Crew Cab 4x4, 21 miles round trip.

CO2 Case No. SFP24-000015 - Eastgate Bend Subdivision - Road Acceptance

[25-0679](#)

Take the following actions regarding Subdivision Case No. SFP24-000015 - Eastgate Bend Subdivision in Maintenance Area 300:

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
Canebrake Circle	2565 ft	20 ft
Pine Knot Way	1077 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 NGM Insurance Company, on behalf of Waverly Construction of Alabama, LLC., in the amount of \$588,372.92 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.

CO3 Case No. SMJ25-000002 - Bayou Ridge Estates - Road Acceptance

[25-0676](#)

Take the following actions regarding Subdivision Case No. SMJ25-000002 - Bayou Ridge Estates in Maintenance Area 300:

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
Maple Crest Loop	2106 ft	20 ft
Laural Oak Street	202 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 Liberty Mutual Insurance Company, on behalf of Lennar Homes of Alabama, LLC., in the amount of \$511,487.00 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.

CO4 Change in Functional Classification of Langford Road, Portion of County Road 32 and Portion of County Road 3 (Section Street) [25-0682](#)

Removed from the Agenda.

CO5 FY 2026 Transportation Alternatives Program - Application for Extension of Eastern Shore Trail along US Highway 98 in Magnolia Springs [25-0671](#)

Take the following actions:

1) Approve Highway Department staff to prepare and submit an application for the Fiscal Year 2026 Transportation Alternatives Program (TAP) to request federal funding for the extension of the Eastern Shore Trail along US Highway 98 in Magnolia Springs; and

2) Adopt Resolution #2025-101 and authorize the Chairman to send a letter to the Alabama Department of Transportation (ALDOT) advising of Baldwin County's intent to apply for federal funds for the construction of the project; and

3) Approve the Chairman to sign any other award or reporting documents as needed.

CQ PARKS

CQ1 Waiving of Facility Usage and Fishing Tournament Fees at Live Oak Landing for Bay Minette Fire Department Bass Tournament [25-0666](#)

Approve the request from Hunter Smith, of Bay Minette Fire Department (BMFD), to waive facility usage and fishing tournament fees for the BMFD Bass Tournament to be held at Live Oak Landing Boat Launch on Saturday, May 10, 2025.

CR PERSONNEL

CR1 CIS Department - Employment of Two (2) Communications Technician III Positions [25-0690](#)

Take the following actions:

- 1) Approve the employment of Patrick Rivers to fill the open Communications Technician III position (#835) at a grade 313 (\$23.56 per hour / \$49,004.80 annually); and
- 2) Approve the employment of Christopher Forbes to fill the open Communications Technician III position (#5212) at a grade 313 (\$23.56 per hour / \$49,004.80 annually).

These actions shall be effective no sooner than April 21, 2025.

CR2 Custodial Department - Employment of One (1) Custodian Position [25-0691](#)

Approve the employment of Jena Hawsey to fill the open Custodian position (PID #4084) at a grade 303 (\$14.71 per hour / \$30,596.80 annually) to be effective no sooner than April 21, 2025.

CR3 Highway Department (Traffic Operations) - Voluntary Demotion of Employee [25-0692](#)

Take the following actions:

- 1) Approve the voluntary demotion of Randy Black from the Area Maintenance Supervisor position (#283) grade S317 (\$70,566.35 annually), in the Silverhill Highway Department (53112), to fill the Traffic Control Technician III (Stripe) position (#2093) at a grade 310 (\$32.22 per hour / \$67,017.60 annually), in the Traffic Operations Department (53135), to be effective no sooner than April 21, 2025; and
- 2) Remove Randy Black from the Take Home Vehicle List.

CR4 Juvenile Detention Center - Employment of One (1) Detention Worker I Position [25-0693](#)

Approve the employment of Cedric Stevens to fill the open Detention Worker I position (#5162) at a grade 308 (\$19.25 per hour / \$40,040.00 annually), with said salary due to experience, to be effective no sooner than April 21, 2025.

CR5 Revenue Commission (Re-Appraisal) - Promotion of Employee [25-0694](#)

Approve the promotion of Whitney Buzbee from the Personal Property Appraiser Trainee position (#5592) grade 309 (\$19.84 per hour / \$41,265.12 annually) to fill the open Personal Property Appraiser I position (#5692) at a grade 310 (\$21.43 per hour /

\$44,574.40 annually) to be effective no sooner than April 21, 2025.

CS PLANNING AND ZONING

CS1 Baldwin County Environmental Advisory Committee - Resignation and Appointment

[25-0684](#)

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

1) Accept the resignation of Mr. Miles Cook as a regular member (District 2 Designee), dated March 11, 2025, and thank Mr. Cook for his prior civic service as a member of the Committee; and

2) Appoint Mr. Chuck Harris, 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. Miles Cook, said term commencing April 15, 2025, and expiring September 3, 2027.

CS2 Letter of Support - Mississippi-Alabama Sea Grant Consortium Grant Proposal - Developing Innovative Living Shoreline Breakwaters using Engineered Biochar-Based Recycled Concrete

[25-0686](#)

Authorize the Chairman to sign a letter of support to the Mississippi-Alabama Sea Grant Consortium for its research grant titled “Developing Innovative Living Shoreline Breakwaters using Engineered Biochar-Based Recycled Concrete.”

D PRESENTATIONS

Rain Event Recovery Update from Tom Tyler, EMA Director

Mr. Tyler provided an update regarding damage assessments due to the recent rain event and said he expects to be done by the end of the week. It is unclear if the County will meet the threshold for costs to be reimbursed and for federal assistance.

Commissioner Underwood thanked EMA for its role in assisting individuals who were affected by the rain event. Commissioner Underwood discussed the importance of having a plan for severe weather events.

Tucker Stuart, Construction Engineer, and Forrest Davis, Assistant Area Supervisor (Area 200), recognized Ian Hantz, Operator Technician III, for his life saving efforts during the April 6, 2025, rain event, saving a small child from the rushing water.

Commissioner Ball said there are several spots prone to flooding on Highway 59 and Highway 31 in north Baldwin County that are being looked into.

The Commissioners commended Mr. Hantz for his actions during the rain event.

DA GENERAL

DA1 Retiree Recognition Presentation

[25-0696](#)

Bo Bonner, Assistant Personnel Director, presented service plaques to the following employees who retired during the months of January through April 2025:

Paulette Johnson, Detention Worker I, JDC
Dean Mott, Chief Clerk, Probate
Jeanine Walker, Court Administrator II, Probate
Lynn Parmer, Public Records Administrator 1, Probate
Edith Hammock, Recording Officer I, Probate
Tammy Mason, License Revenue Administrator, Probate
Mikyong Jackson, Custodian, Custodial
Michael Royster, Operator Technician III, Highway
Douglas Watts, Operator Technician IV, Highway
Troy Smith, Engineering Technician II, Highway

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

DA2 Baldwin County Environmental Advisory Committee - 2025 Environmental Stewardship Awards

[25-0651](#)

Ashley Campbell, Natural Resource Planner, provided information regarding the Environmental Advisory Committee (EAC) and introduced Mr. Brett Gaar, Chairman, and Mr. Tom Schmitz, Vice Chairman.

After Mr. Schmitz read the resolution recognizing the 2025 Environmental Advisory Committee award recipients, Mr. Gaar presented each recipient present with a resolution and a plaque.

Following the presentation, the Commissioners discussed the collaborative efforts of the award recipients and the importance of environmental stewardship to maintain the natural resources and quality of life in Baldwin County.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-098 which recognizes the Baldwin County Commission's 2025 Environmental Stewardship Award recipients as listed below:

Agriculture: Cleverdon Farms
Forestry: B&B Outdoors Quality Forest Solutions
Small Business: Streamline Environmental
Educational Program: Mississippi-Alabama Sea Grant Consortium
Teacher: Charlotte Roberts
Non-Profit: Alabama Coastal Foundation
Government Employee: Mark Wetzel

Individual Citizen: Ben Raines
Government Agency: Natural Resource Conservation Service (NRCS)
Student: Mason Hobgood
Special Recognition: Baldwin County Solid Waste Authority
Special Recognition: In Memory of Casey Fulford

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

DA3 Proclamation of Two Lights for Tomorrow Day on April 18, 2025 [25-0675](#)

After Commissioner Underwood read the Proclamation, she presented it to Mr. Mike Bunn, Director of Historic Blakeley State Park, and former Probate Judge Tim Russell.

Mr. Bunn discussed the history of Paul Revere's ride and Baldwin County's history and unique heritage.

Former Judge Russell discussed the Great American Revolution and his research of approximately 300 revolutionary families in Baldwin County whose ancestors were living in the United States when the country was founded.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt a Proclamation proclaiming April 18, 2025, as "Two Lights for Tomorrow Day" in Baldwin County, Alabama, coinciding with the nationwide initiative to commence the celebration of the 250th birthday of the United States of America by commemorating the historic ride of Paul Revere and William Dawes.

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

E PUBLIC HEARINGS

ES PLANNING AND ZONING

ES1 Case No. Z25-01 - Southern Storage Solutions LLC Property Rezoning [25-0678](#)

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

Chairman McKenzie opened the public hearing at 10:50 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 10:50 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-092, which approves Case No. Z25-01, Southern Storage Solutions LLC Property Rezoning, as it pertains to the rezoning of 34.95 acres, more or less, as located in Planning (Zoning) District 39 from RA, Rural Agriculture District, to RSF-2, Residential Single Family.

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. Z25-03 - Rezner Property Rezoning

[25-0680](#)

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

Chairman McKenzie opened the public hearing at 10:52 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 10:52 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-093, which approves Case No. Z25-03, Rezner Property Rezoning, as it pertains to the rezoning of 3 acres, more or less, as located in Planning (Zoning) District 37, from RSF-E, Residential Single Family Estate 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

ES3 Case No. Z25-05 - Warner Property Rezoning

[25-0670](#)

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

Chairman McKenzie opened the public hearing at 10:53 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 10:53 a.m.

Discussion took place regarding zoning classifications for areas in newly added Planning Districts.

Jay Dickson, Planning Director, explained the current zoning process and the role of zoning in guiding areas for growth and conservation.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-094, which approves Case No. Z25-05, Warner Property Rezoning, as it pertains to the rezoning of 1.7 acres, more or less, as located in Planning (Zoning) District 33, from RSF-1, Residential Single Family, to RSF-2, Residential Single Family.

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

GA GENERAL

Purchase of Real Property Located in Bay Minette, Alabama from North Baldwin Utilities for the Baldwin County Commission

[25-0703](#)

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

1) Adopt Resolution #2025-112 amending the Fiscal Year 2025 Budget (Resolution #2024-159 and Resolution #2024-158, adopted on September 17, 2024) in order to reallocate funding for the purchase of real property; and

2) Purchase real property from North Baldwin Utilities that is adjacent to County property located north of the Baldwin County Corrections Center off Hand Avenue in Bay

Minette, Alabama in the amount of \$30,000.00 and authorize the Chairman to execute the Warranty Deed.

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

H PUBLIC COMMENTS

None.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

Chairman McKenzie requested Jay Dickson, Planning Director, to look into locating Planning and Zoning Department staff at the Fairhope Courthouse.

K ADJOURNMENT

Motion by Commissioner Underwood to adjourn the April 15, 2025, Baldwin County Commission Regular meeting at 11:06 a.m.

The April 15, 2025, Baldwin County Commission Regular meeting adjourned at 11:06 a.m.

A handwritten signature in black ink that reads "Matthew P. McKenzie". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.