



Baldwin County Commission
Work Session and Regular
Meeting Minutes

Tuesday, January 20, 2026

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 January 20, 2026, 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 9:03 a.m. Following the Invocation by Commissioner Underwood, the Pledge of Allegiance was led by Commissioner 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.

CA3 - Chairman Ball noted approval of Item CA3 is contingent upon receipt of Certificate of Liability Insurance.

CA4 - Commissioner McKenzie noted there is a discrepancy in the list of Search and Rescue Units in Exhibit B of Item CA4 and asked Mr. Rendleman to look into this and

have the corrected list brought back for Commission approval.

It was decided Item CA4 would be pulled from the Agenda to allow staff to verify the list of Search and Rescue Units.

CJ1 - Lease Agreement forthcoming. Mr. Hicks noted the parties have reached a mutual agreement but the formal document has not been received. Mr. Hicks said the Commissioners can approve Item CJ1 with the Consent Agenda.

PUBLIC COMMENTS

Chairman Ball discussed the termination of the County's courier service for the Fairhope Library due to the library losing state funding by being non-compliant with the Alabama Public Library Service (APLS) policy regarding age-appropriate materials. Chairman Ball noted the Commission has no other duties in relation to library services.

Ms. Rebecca Watson, founder of Fairhope Faith Collective, provided a letter from the APLS to the Commissioners and discussed the Fairhope Library's suspension from the APLS program. Ms. Watson noted funding could be restored by moving certain books to another section of the library.

Ms. Kristi McClellan, concerned parent, said she feels it is the parents' responsibility to determine what materials their children have access to. Ms. McClellan requested the Commission to revise the library services contract so that the courier service can still be provided to the Fairhope Library.

Chairman Ball encouraged citizens to contact their state legislators regarding this issue.

Further discussion took place regarding the County's role in the library system being limited to the courier service and the Commission's goal for all citizens to have access to the library system.

Ms. Watson noted she has requested the APLS consider reallocating the funds Fairhope should be receiving to other libraries based on the percentage each city provides.

COMMISSIONER REQUESTS

Commissioner Underwood requested Roger Rendleman, County Administrator, to provide the Commissioners a list detailing the approved uses of opioid settlement funds in order to provide information to agencies requesting funding assistance.

Mr. Rendleman said he has reviewed the current settlement agreements and is cross referencing the information in order to provide a clear list of approved uses.

Commissioner Underwood discussed concerns regarding the Improvement District Debts Bill, a bill related to tax collection on developer improvements within improvement districts. Commissioner Underwood said she feels that using County ad valorem tax collection mechanisms for public and private debt places the burden on the Revenue Commissioner and urged the Commissioners and citizens to contact state lawmakers, emphasizing that tax collectors should not collect developer debts.

Troy Dyess, Chief Deputy Coroner, on behalf of the Coroner, requested the Commission's support of a new pay scale for the Baldwin County Coroner. Mr. Dyess discussed recent departmental improvements and requested additional support in the form of a resolution from the Commission to state legislators requesting a pay increase from 52K to 95K and for the position to be changed from part-time to full-time.

Discussion took place regarding state legislation being required for the pay increase, the Commission's lack of authority over the role of Coroner as an elected official, fatality rates in Baldwin County, and related operational concerns.

It was decided Commissioner Underwood would reach out to state legislators to ask if the Commission needs to request the consideration for a pay increase for the Coroner position.

SENIOR STAFF REPORTS

ARPA and CDBG-DR Update by Brian Underwood, Grants Director

Mr. Underwood provided an update on American Rescue Plan Act (ARPA) and Community Development Block Grant-Disaster Recovery (CDBG-DR) projects, including timelines, project statuses, and target projects to be brought to future meetings for the Commission's consideration.

Discussion of Upcoming LEPC Waterway HazMat Training Exercise by Tom Tyler, EMA Director

Mr. Tyler introduced Mr. Patrick Coleman, Port Security Specialist with the United States Coast Guard, lead planner for the upcoming Local Emergency Planning Committee's Waterway HazMat Training Exercise. The exercise is to be held on May 13, 2026, at The Launch at ICW. Mr. Tyler provided an overview of the exercise which is to rehearse hazmat response efforts across local, state, and federal levels in a maritime environment.

COUNTY ATTORNEY'S REPORT

None.

ADJOURNMENT OF PRE-MEETING WORK SESSION

Chairman Ball noted the discussion held earlier in the work session regarding the Fairhope Library's loss of state funding and the termination of the County's courier

service for the library has ended and said there will be no further opportunity to speak on this subject during the regular meeting.

Chairman Ball said the January 20, 2026, work session is adjourned at 9:53 a.m.

The January 20, 2026, Baldwin County Commission Work Session adjourned at 9:53 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 10:16 a.m. Following the Invocation by Pastor Robert Seaborn with First Baptist Church, Fairhope, and the Pledge of Allegiance led by Commissioner Gruber, the Commission transacted the following business to-wit:

A ADOPTION OF MINUTES

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt the minutes of the January 6, 2026, 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

[26-0372](#)

Motion by Commissioner Charles F. Gruber, 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

[26-0371](#)

Motion by Commissioner Charles F. Gruber, 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 Ball noted Item CA4 has been removed from the Agenda.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Matthew P. McKenzie, to approve the Consent Agenda with the exception of Item CA4 which has been removed from the Agenda, and with the contingent and pending items as discussed during the work session.

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 Annexation Notification(s)

[26-0363](#)

Acknowledge and make part of the record the annexation(s) from the following municipalities annexing property into the corporate limits of the respective municipalities:

City of Loxley Ordinances No. 2025-49 and No. 2025-55
Town of Magnolia Springs Ordinance No. 2025-16

CA2 Baldwin County Eastern Shore Health Care Authority - Appointment

[26-0417](#)

As related to the Baldwin County Eastern Shore Health Care Authority, appoint Dr. Ross Bishop to the place seat (Slot 1) formerly held by the late Mr. Clarence Bishop, for a pro-rata reduced six (6) year term, said term commencing January 20, 2026, and expiring April 30, 2028.

CA3 Krewe of Mullet Mates 26th Annual Mardi Gras Parade

[26-0388](#)

Approve the request from the Krewe of Mullet Mates for the use of County Road 1 for its 26th Annual Mardi Gras Parade on Saturday, February 14, 2026, beginning at 2:00 p.m.

This approval is contingent upon the event coordinator providing a Certificate of Liability Insurance prior to the event taking place, per County Policy #9.15.

CA4 Letter to ADECA - Surplus Equipment for Volunteer Fire Departments / Fire Departments / Search and Rescue Units

[26-0365](#)

Removed from the Agenda.

CA5 Resolution #2026-046 - Approval of the Use of Fire Tax Proceeds by Pine Grove Volunteer Fire Department

[26-0367](#)

Take the following actions:

1) Adopt Resolution #2026-046 of the Baldwin County Commission which provides the Baldwin County Commission's required approval for the Pine Grove 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 \$400,000.00 (and the repayment of said loan's applicable interest) for the purchase of one (1) 2026 Rosenbauer / International Commercial Cab Pumper; and

2) Authorize the Baldwin County Commission 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.

CA6 Voting Administration - Various Changes to Baldwin County Voting Precincts

[26-0001](#)

Adopt Resolution #2026-025 which amends Resolution #2024-020, providing for certain changes affecting voting in Baldwin County, Alabama, in conformance with applicable Alabama law, specifically to accomplish the following (see attached maps depicting changes):

1) Division of Existing Voting Precincts to Create an Additional, New Voting Precinct and Designation of Voting Location for the Newly Created Voting Precinct

a) Authorize the division of Voting Precinct No. 39 (Gulf Shores), creating a new Voting Precinct No. 60 (Gulf Shores, East of Hwy 59), and designating Our Lady of the Gulf Catholic Church, located at 308 East 22nd Avenue, Gulf Shores, Alabama, as the polling place for the new Voting Precinct No. 60.

b) Authorize the division of Voting Precinct 3 (Foley, West of Hwy 59), Voting Precinct 38 (Foley, East of Hwy 59), and Voting Precinct 48 (Gulf Shores, North of ICW), creating a new Voting Precinct No. 61 (Foley, South), and designating Pathway Church, located at 21170 Brinks Willis Road, Foley, Alabama, as the polling place for the new Voting Precinct No. 61.

c) Authorize the division of Voting Precinct No. 31 (Summerdale), creating a new Voting Precinct No. 62 (Summerdale North), and designating Baldwin EMC Training Center, located at 19600 State Highway 59, Summerdale, Alabama, as the polling place for the new Voting Precinct No. 62.

d) Authorize the division of Voting Precinct No. 10 (Point Clear), creating a new Voting Precinct No. 63 (Point Clear, West) and designating St. Francis at the Point Anglican Church, located at 17280 Scenic Highway 98, Fairhope, Alabama, as the polling place for the new Voting Precinct No. 63.

2) Realignment of Voting Precinct Boundaries

a) Authorize the realignment of boundaries of the following Voting Precincts.

Precinct No. 3, Precinct No. 10, Precinct No. 31, Precinct No. 36, Precinct No. 38, Precinct No. 39, Precinct No. 43, Precinct No. 47, Precinct No. 48, Precinct No. 50, and Precinct No. 57.

3) Relocation of Voting Places

a) Relocate the Voting Place for Voting Precinct No. 36 (Magnolia Springs) from Redemption Apostolic Church, to the new Magnolia Springs Town Hall, located at 12233 Magnolia Springs Highway, Magnolia Springs, Alabama.

4) Acknowledge a Name Change for a Voting Place

a) Acknowledge the name change of the Voting Place in Voting Precinct No. 23 (Belforest), from Belforest Christian Church, to Thrive Church.

5) Notification of Commission Action

a) Authorize the Chairman to execute correspondence to county election officials and state agencies (Probate Judge, Sheriff, Absentee Election Manager, Board of Registrars, Legislative Reapportionment Office) and all affected polling places informing them of the changes affecting voting in Baldwin County, Alabama, and requesting for the Board of Registrars to issue new voter cards to voters affected by the changes.

CB ANIMAL CONTROL

CB1 Professional Services Agreements for Veterinary Services for Baldwin County Animal Shelter [26-0386](#)

Approve and authorize the Chairman to execute the Professional Services Agreements between the Baldwin County Commission (Baldwin County Animal Shelter) and the following Veterinary Clinics for services outlined in the Agreement for dogs and cats delivered to the Veterinarians' offices by the County:

Baldwin Animal Clinic
Dykes Veterinary Clinic

The Agreements shall commence on January 20, 2026, and continue for a period of two (2) years expiring January 20, 2028, with an automatic renewal for one (1) year expiring January 20, 2029, unless terminated by either party by giving a sixty (60) day written notice of such termination.

CD BALDWIN REGIONAL AREA TRANSIT SYSTEM (BRATS)

CD1 BRATS Public Transportation Agency Safety Plan - Annual Update [26-0379](#)

Approve the Baldwin Regional Area Transit System (BRATS) Public Transportation Agency Safety Plan Version 6, in accordance with Section 5311 and 5307 Federal Transit Administration grant requirements.

The Safety Plan will supersede any previously approved Safety Plan(s) specific to BRATS.

CE BUDGET/PURCHASING

CE1 Competitive Bid #WG25-08 - Construction of New Baldwin County District Attorney Building Located in Bay Minette, Alabama, for the Baldwin County Commission [26-0406](#)

Approve and authorize the Chairman to execute Authorization No. 2 (Allowance #8 - Roof Repair Allowance) in the amount of \$354.00 and Change Order No. 2, for the demolition of the old bank vault in the amount of \$25,788.30 with Rolin Construction, Inc., for the Construction of the New Baldwin County District Attorney Building located in Bay Minette, Alabama.

CE2 Competitive Bid #WG26-12 - Purchase of One (1) Portable Handheld Analyzer using Raman Spectroscopy or Equivalent for the Baldwin County Sheriff's Office

[26-0384](#)

Award Bid #WG26-12 - Purchase of One (1) Portable Handheld Analyzer using Raman Spectroscopy or Equivalent to the lowest responsible bidder, Thermo Scientific Portable Analytical Instruments, Inc., as follows:

Bid Amount: \$35,660.00

Model: TruNarc Delta, 2 Year Warranty

Delivery Time After Receipt of Order: ASAP and no later than 60 days

CE3 Competitive Bid #WG26-15 - Purchase and Installation of Fence and Gates at Baldwin County BRATS Facility Located at 918 Fairhope Avenue, Fairhope, Alabama, for the Baldwin County Commission

[26-0368](#)

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for the Purchase and Installation of Fence and Gates at the Baldwin County BRATS Facility located at 918 Fairhope Avenue, Fairhope, Alabama; and
- 2) Further, 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.

CE4 Competitive Bid #WG26-17 - Provision of Crushed Aggregates for the Baldwin County Commission

[26-0405](#)

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for the Provision of Crushed Aggregates for the Baldwin County Commission; and
- 2) Further, 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.

CE5 Project No. HW22146 - U.S. Highway 98 at Old Foley Road Intersection Realignment for the Baldwin County Commission

[26-0369](#)

Approve and authorize the Chairman to execute Change Order No. 2 in the amount of \$1,936.00 with Asphalt Services, Inc., for Project No. HW22146 - U.S. Highway 98 at Old Foley Road Intersection Realignment.

This approval does not in any way constitute any financial involvement, obligation of reporting or administrative follow-up for compliance from the Baldwin County Commission.

CO HIGHWAY

CO1 Case No. SFP25-000012 - Lakeland Subdivision, Phase 12 & 13 - Road Acceptance [26-0380](#)

Take the following actions regarding Subdivision Case No. SFP25-000012 - Lakeland Subdivision, Phase 12 & 13, 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
Raynagua Boulevard	2,107 ft	23 ft
Apricot Drive	1,244 ft	23 ft
Lure Way	415 ft	23 ft
Thistle Chase	198 ft	23 ft
Citrus Court	318 ft	23 ft
Duchess Way	684 ft	23 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 \$682,040.72 to guarantee 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. SFP25-000027 - Sherwood Grove, Phase 1 - Road Acceptance [26-0387](#)

Take the following actions regarding Subdivision Case No. SFP25-000027 - Sherwood Grove, 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
Westerlund Loop	1,348 ft	20 ft
Pistol Drive	1,148 ft	20 ft
Cenauri Circle	1,373 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 Employers Mutual Casualty Company of Des Moines, on behalf of LOG Construction

Louisiana of Covington, Louisiana, in the amount of \$681,727.80 to guarantee 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 J.M. Wood Auction Company, Inc. - Equipment Auction List [26-0366](#)

Approve and authorize the Chairman to execute the list of County equipment and vehicles for sale by auction (Exhibit A) at the J.M. Wood Auction Company, Inc., facility in Montgomery, Alabama, on March 17-21, 2026.

CO4 Standard On Call Contract with Duplantis Design Group, Inc., for Engineering and Related Services [26-0404](#)

Based on Baldwin County Commission Policy #9.10, approve a standard On Call Contract with Duplantis Design Group, Inc., for engineering and related services that are estimated less than or equal to \$100,000.00 and budgeted in the current fiscal year budget.

The Contract shall be effective upon full execution and terminate upon four (4) months or thirty (30) days written notice by either party.

CO5 Speed Limit Adjustment along Section Street (AKA County Road 3) [26-0391](#)

Adjust the posted speed limit along Section Street (AKA County Road 3) from Wood Acres Road to Twin Echo Court to a consistent 35 MPH.

CR PERSONNEL

CR1 ACCA Liability Self Insurance - Continuance of Coverage [26-0400](#)

Related to the Association of County Commissions of Alabama (ACCA) Liability Self Insurance Fund (CRS, Inc.), take the following actions:

- 1) Approve the January 1, 2026 to January 1, 2027, annual premium contribution payment for the continued provision of certain liability insurance coverage for the Baldwin County Commission in the amount of \$1,217,002.31; and
- 2) Authorize Chairman to execute the corresponding declarations page for liability insurance coverage for the period of January 1, 2026 through January 1, 2027; and
- 3) Authorize the Clerk/Treasurer to make a payment to ACCA Liability Self Insurance Fund (CRS, Inc.) in the amount of \$1,217,002.31.

CR2 Maritime Employer's Liability Policy Renewal [26-0401](#)

Take the following actions:

- 1) Approve the January 1, 2026 through December 31, 2026, annual premium to the John A. Robertson Insurance Agency for Maritime Employer's Liability insurance coverage in the amount of \$5,932.82 as stated in the attached document; and
- 2) Authorize the Chairman to sign all documents required for the Maritime Employer's Insurance; and
- 3) Authorize the Clerk/Treasurer to make payment before January 30, 2026, to John A. Robertson Insurance Agency in the amount of \$5,932.82.

CR3 Animal Shelter - Employment of One (1) Animal Control Technician Position

[26-0392](#)

Approve the employment of Brittany Garlipp to fill the open Animal Control Technician position (#5791) at a grade 304 (\$16.30 per hour / \$33,904.00 annually) to be effective no sooner than January 26, 2026.

CR4 BRATS - Personnel and Position Changes

[26-0395](#)

Take the following actions:

- 1) Approve the employment of David Keenan to fill the open part-time Non-CDL Bus Driver position (#32) at a grade 302 (\$14.86 per hour / \$22,408.85 annually) to be effective no sooner than January 26, 2026; and
- 2) Approve the updated position description for the Assistant Director of Transportation.

CR5 CIS Department - Employment of One (1) Web Coordinator Position

[26-0396](#)

Approve the employment of Emily Godwin to fill the open Web Coordinator position (#5781) at a grade S315 (\$56,888.00 annually) to be effective no sooner than January 26, 2026.

CR6 Community Relations Department and Emergency Management Agency - Personnel and Position Changes

[26-0390](#)

Take the following actions:

- 1) Approve the promotion of Jessica Waters from the Community Engagement Coordinator position (#5647), grade S315 (\$67,571.00 annually), in the Emergency Management Agency (10052300), to fill the open Community Relations/Public Information Manager position (#5782) at a grade S316 (\$73,000.00 annually), in the Community Relations Department (10057100), to be effective no sooner than January

26, 2026; and

2) Abolish the Community Engagement Coordinator position (#5647), in the Emergency Management Agency; and

3) Approve the updated organizational chart for the Emergency Management Agency.

CR7 Custodial Department - Employment of One (1) Custodian Position

[26-0397](#)

Approve the employment of Amanda Horton to fill the open Custodian position (#5693) at a grade 303 (\$15.58 per hour / \$32,406.40 annually) to be effective no sooner than January 26, 2026.

CR8 Parks Department - Personnel Changes

[26-0399](#)

Take the following actions:

1) Approve the employment of Heather Murphy to fill the open Landscape Technician I position (#5139) at a grade 306 (\$17.88 per hour / \$37,190.40 annually); and

2) Approve the employment of John Lee Pair to fill the open Landscape Technician I position (#5763) at a grade 306 (\$17.88 per hour / \$37,190.40 annually); and

3) Approve the employment of Aramis Robinson-Hankins to fill the open Landscape Technician I position (#1003) at a grade 306 (\$17.88 per hour / \$37,190.40 annually); and

4) Approve the promotion of R. Jacob Boutwell from the Operator Technician III position (#5403) grade 310 (\$22.99 per hour / \$47,819.20 annually), in the Highway Traffic Operations Department (11153135) to fill the Mechanic II position (#5524) at a grade 312 (\$24.83 per hour / \$51,646.40 annually, in the Parks and Recreation Department (14457200).

These actions shall be effective no sooner than January 26, 2026.

D PRESENTATIONS

DA GENERAL

DA1 Retiree Recognition Presentation

[26-0402](#)

Deidra Hanak, Personnel Director, Tucker Stuart, Operations Manager, Jeremy Ringler, Area 300 Supervisor, and Doug Acker, Assistant Supervisor (Area 300), recognized the following employee's retirement from the Baldwin County Commission:

Charley Weekley, Operator Technician IV, Foley Highway Department

Mr. Stuart, Mr. Ringler, and Mr. Acker commended Mr. Weekley for his loyalty and commitment to the County and his work with the Highway Department.

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

E PUBLIC HEARINGS

ES PLANNING AND ZONING

ES1 Case No. Z25-60 - Lickin Good Fairhope LLC Property Rezoning [26-0393](#)

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

Chairman Ball opened the public hearing at 10:31 a.m. and asked if there is anyone present who wishes to speak.

Ms. Alise Lane, owner of business adjacent to the subject property, Fairhope Landing RV Resort, expressed concern over the drive-through speaker disturbing the patrons.

Mr. Jim Brown, developer, said the applicant has agreed to build a wall to block sound.

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

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt Resolution #2026-040, which approves Case No. Z25-60, Lickin Good Fairhope LLC Property Rezoning, as it pertains to the rezoning of 0.9 acres, more or less, as located in Planning (Zoning) District 37, from B-2, Neighborhood Business District, to B-3, General 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

ES2 Case No. Z25-61 - Penry Property Rezoning [26-0381](#)

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

Chairman Ball opened the public hearing at 10:38 a.m. and asked if there is anyone present who wishes to speak.

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

Mr. Bobby Cheeseman
Mr. Martin Sheils
Mr. Greg Clark

Primary concerns were stormwater runoff, increased traffic, road safety, access points from Caney Creek Drive, and the impact to the rural character of the area.

Mr. Michael Niemeyer with Hand Arendall Harrison LLC, representing the applicant, discussed the number and size of lots and noted that access, drainage, and infrastructure would be addressed during the subdivision approval process. Mr. Niemeyer said he is here to answer any other questions.

There being no further requests to address the Commission, Chairman Ball closed the public hearing at 10:50 a.m.

Commissioner Underwood discussed recent improvements to the subdivision regulations and asked staff to clarify traffic considerations if the proposal is approved, noting that without changes to the property, the intersection would not be improved.

Jay Dickson, Planning Director, explained that subdivision approval requires traffic impact studies, safety reviews, compliance with access requirements, right-of-way and roadway widths, and measures to improve intersection safety.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2026-041, which approves Case No. Z25-61, Penry Property Rezoning, as it pertains to the rezoning of 12 acres, more or less, as located in Planning (Zoning) District 15, from RA, Rural Agricultural District, to RSF-1, Residential Single Family District.

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

ES3 Case No. PRD25-07 - Two Lakes Modified Planned Residential
Development Site Plan Approval

[26-0398](#)

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

Chairman Ball opened the public hearing at 10:59 a.m. and asked if there is anyone present who wishes to speak.

Mr. Chris Lieb with Lieb Engineering explained the applicant's request adds the option for two-story casitas, the overall building height remains unchanged.

Commissioner Underwood asked Jay Dickson, Planning Director, to clarify if the additional floor impacts parking.

Mr. Dickson explained the lots are designed to accommodate an RV and a vehicle; the casitas are accessory structures to the RV lot, so no additional impact to parking is foreseen.

There being no further requests to address the Commission, Chairman Ball closed the public hearing at 11:00 a.m.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Matthew P. McKenzie, to adopt Resolution #2026-038 (amending Resolution #2025-086, adopted March 18, 2025), which approves Case No. PRD25-07, Two Lakes, as it pertains to the Planned Residential Development Modified Site Plan approval.

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

ES4 Case No. PRD25-08 - Point Clear Golf Club Planned Residential Development Phase 1 Final Site Plan Approval

[26-0394](#)

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

Chairman Ball opened the public hearing at 11:06 a.m. and asked if there is anyone present who wishes to speak.

Mr. Trey Jinright with Jade Consulting discussed the project and noted the request includes a reduction in lot sizes.

Ms. Linda Wise asked if stoplights would be added to Section Street to enhance safety due to additional traffic from the new development.

Jay Dickson, Planning Director, said a traffic study will determine any impacts and how best to address them, and added that the development includes 310 lots, which is less dense than what was previously approved.

There being no further requests to address the Commission, Chairman Ball closed the public hearing at 11:09 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2026-039, which approves Case No. PRD25-08, Point Clear Golf Club, as it pertains to the Planned Residential Development Phase 1 Final Site Plan approval.

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

GA1 Access Management Plan Update for Baldwin Beach Express II from Interstate 10 to Interstate 65 [26-0421](#)

Frank Lundy, County Engineer, provided an overview of the Baldwin Beach Express II (BBE II) Access Management Plan which extends the BBE to Interstate 65, reduces conflict points, relieves congestion, supports emergency evacuations, and protects the County's long-term investment in the corridor.

Discussion took place regarding the importance of the additional access for hurricane evacuation and traffic efficiency.

Mr. Lundy said this is a multi-year project; he is currently involved in active conversations with the Federal Highway Administration and the Alabama Department of Transportation regarding the project. Mr. Lundy thanked the Commissioners for their investment in the project.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt the updated Access Management Plan for the Baldwin Beach Express II from Interstate 10 to Interstate 65.

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 PRESS QUESTIONS

None.

I COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

Mr. Steve Cowles, resident of Hill Top Subdivision in Fairhope, requested information on the decision regarding Item CO5 - Speed Limit Adjustment along Section Street (aka County Road 3).

Frank Lundy, County Engineer, explained the Commission's action today approved reducing the speed limit along Section Street from 45 MPH to a consistent speed of 35 MPH and the County Highway Department will be posting new speed limit signs.

Commissioner Gruber left the meeting and the Chambers at 11:33 a.m.

Commissioner McKenzie requested information regarding the speed limit change along Section Street be posted on social media to better inform the public.

J ADJOURNMENT

Chairman Ball said the January 20, 2026, Regular meeting is adjourned at 11:35 a.m.

The January 20, 2026, Baldwin County Commission Regular meeting adjourned at 11:35 a.m.

A handwritten signature in blue ink, appearing to be 'James E. Ball', is located in the lower right quadrant of the page.