



Baldwin County Commission Work Session
Meeting Minutes

Monday, August 1, 2022
8:30 AM

Baldwin County Fairhope Satellite Courthouse, County Commission Conference Room
1100 Fairhope Avenue, Fairhope, Alabama 36532

Commissioners present:

District 1 – Commissioner James E. Ball
District 2 – Commissioner Matthew P. McKenzie
District 3 – Commissioner Billie Jo Underwood
District 4 – Commissioner Charles F. Gruber

Commissioners absent:

None.

Staff present:

Brian Peacock, CIS Director
Joey Nunnally, County Engineer
Michelle Howard, Commission Executive Assistant
Kristen Rawson, Assistant Administrative Services Manager
Lisa Sangster, Chief Administrative Assistant
Terri Graham, Development and Environmental Director
Taylor Bufkin, Public Information and Communications Specialist
Eddie Harper, Building Official
Kathy McHugh, Grants Administrator
Deidra Hanak, Personnel Director
Zach Hood, EMA Director
Felisha Anderson, Director/County Archivist/Special Historic Projects Coordinator
Cian Harrison, Clerk/Treasurer
Ron Cink, Budget Director/Interim County Administrator
Ron Ballard, JDC Director
Danon Smith, EMA Officer
Ann Simpson, BRATS Director
Buford King, Development Review Planner

Staff present via teleconference:

Wanda Gautney, Purchasing Director

Also present:

Brad Hicks, County Attorney
Guy Busby, Gulf Coast Media
Deann Servos, Executive Director, Prodissee Pantry

After the welcome, invocation and pledge of allegiance, Chairman Ball welcomed newly appointed District 2 Commissioner Matt McKenzie. The following agenda items were reviewed

and/or discussed:

A ADOPTION OF MINUTES

July 19, 2022, Regular Meeting

No discussion.

B CONSENT

BA ADMINISTRATION

BA1 Correction to Agenda Item FA2 - July 19, 2022, Baldwin County Commission Regular Meeting **22-1293**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BA2 Librarian of Public Law Library - Considerations Related to Employment Contract **22-1291**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BA3 Optimist Club of Perdido Bay 36th Annual Labor Day Mullet Festival 5K and 1-mile Fun Run **22-1270**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BD BALDWIN REGIONAL AREA TRANSIT SYSTEM (BRATS)

BD1 Price Increase of Public Transit Vehicles for Baldwin Regional Area Transit System (BRATS) under 5307 Urban Transportation Grant Program **22-1286**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BD2 Price Increase of Public Transit Vehicles for Baldwin Regional Area Transit System (BRATS) under 5311 Rural Transportation Grant Program **22-1285**

Commissioner Gruber said he was glad to see new BRATS vehicles on order and he is looking forward to receiving them.

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE BUDGET/PURCHASING

BE1 Competitive Bid #WG21-36A - Provision of HVAC Chiller Annual Preventative Maintenance Services for the Baldwin County Commission **22-1249**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE2 Competitive Bid #WG22-44 - Provision of Bottled Water for the Baldwin County Commission **22-1289**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE3 Competitive Bid #WG22-45 - Provision of Painting and Drywall Services for the Baldwin County Commission **22-1239**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE4 Competitive Bid #WG22-46 - Provision of Off-site Printing, Imaging and Mailing of Tax Notices for the Baldwin County Revenue Commissioner **22-1281**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE5 Competitive Bid #WG22-48 - Plumbing System Upgrades in the Baldwin County Courthouse Located in Bay Minette, Alabama for the Baldwin County Commission **22-1277**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE6 Competitive Bid #WG22-49 - Provision of Pest Control for the Baldwin County Commission **22-1242**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE7 Competitive Bid #WG22-50 - 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 **22-1265**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE8 Competitive Bid #WG22-52 - Provision of Hydraulic Mulches for the Baldwin County Commission **22-1251**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE9 Competitive Bid #WG22-53A - Provision of On-call Equipment Rental (Forklift Services) with Operator for the Baldwin County Commission **22-1259**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE10 Competitive Bid #WG22-59 - Provision of Baldwin County Cigarette Stamps for the Baldwin County Commission **22-1250**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE11 Competitive Bid #WG22-60 - Provision of Fiber Optic Network-maintenance and Locates for the Baldwin County Commission **22-1279**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE12 Project No. HW21095000 Bridge Replacement on Pine Grove Road Ext. over Styx River for the Baldwin County Commission **22-1258**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE13 Quotes for Project No. HW22145 - Baldwin Beach Express (BBE) Southbound Bridge Repairs over Rock Creek Located in Robertsdale, Alabama for the Baldwin County Commission **22-1248**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BE14 Request for Proposals (RFP) for Inmate and Juvenile Medical Services Program for Baldwin County Corrections Center and Juvenile Detention Facility **22-1274**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BL ENVIRONMENTAL MANAGEMENT

BL1 Alabama Department of Corrections (ADOC) Loxley Community Work Center - Work Squad Agreement **22-1284**

Chairman Ball asked Terri Graham, Development and Environmental Director, if work release inmates will be assisting the Solid Waste Department with litter patrol, to which Ms. Graham replied no. Due to the number of inmate workers provided by the Alabama Department of Corrections (ADOC), she feels Baldwin County would not get the level of service wanted.

Moved to August 2, 2022, regular meeting, Consent Agenda.

BL2 Baldwin County Solid Waste Uncollectible Residential Accounts - August 2022 **22-1288**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BN HIGHWAY

BN1 Adopt-A-Mile - County Road 13 from State Highway 104 North One (1) Mile in Fairhope, Alabama **22-1235**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BN2 Case No. S-18038a - Cottages of Aventura, Phase IIIa - Release Maintenance Bond **22-1290**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BN3 Letter of Support - Industrial Access Road and Bridge Corporation Funding - Novelis Project Application **22-1292**

Joey Nunnally, County Engineer, said the Industrial Access Road permit application is ready to submit and the amount of the permit is approximately five million dollars. Mr. Nunnally said it was a large sum for industrial access funds but he feels the project warrants the cost. Baldwin County's match would be ten percent which has been budgeted. The deadline to submit the application is August 5, 2022.

Moved to August 2, 2022, regular meeting, Consent Agenda.

BN4 Letter of Support - U.S. Department of Transportation 2022 Bridge Investment Program Grant - I-10 Mobile River Bridge and Bayway Project **22-1301**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BN5 License Agreement No. 22001 - Higbee Road - Right-of-Way

22-1261

Ms. Linda Higbee-Smith, property owner on Higbee Road, appeared before the Commission to discuss the proposed pipeline to be installed by Belforest Water System. Ms. Smith said her understanding is that the Belforest Water System would like to complete the loop from Caney Creek Estates and she would like to know if the pipe installation would make the water system more efficient or if installation was for future development. Ms. Smith said there is no plan for this land to be sold in the foreseeable future.

Joey Nunnally, County Engineer, explained the pipe installation was not for future development, but for Belforest Water System to connect existing pipes to create redundancy in the event there is an issue with water distribution. Mr. Nunnally said the location of the pipe installation is on County right-of-way and added this license agreement allows Belforest Water System access to install the pipe. Further discussion took place regarding the possibility of a few trees which may need to be cut to allow access, who would be responsible for maintenance, dealing with potential trespassers and the width of the easements on the north and south sides of the area.

Moved to August 2, 2022, regular meeting, Consent Agenda.

BO JUVENILE DETENTION

BO1 Memorandum of Understanding with Baldwin County Board of Education for the Provision of Food Services at the Baldwin County Regional Juvenile Detention Center

22-1276

Moved to August 2, 2022, regular meeting, Consent Agenda.

BO2 Memorandum of Understanding with Baldwin County Sheriff's Office for the Provision of Food Services at Baldwin County Regional Juvenile Detention Center

22-1269

Ron Ballard, JDC Director, said items BO1 and BO2 are standard Memorandums of Understanding. The cost for the Board of Education food services will stay the same but the Baldwin County Sheriff's Office will increase the cost \$0.25 per meal.

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ PERSONNEL

BQ1 Animal Control Department - Employment of Two (2) Animal Control Technician Positions

22-1253

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ2 Council on Aging - Employment of Two (2) Part-time Center Manager

22-1254

Assistant Positions

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ3 Highway Department (Foley) - Personnel Changes **22-1294**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ4 Highway Department (Silverhill) - Employment of One (1) Operator Technician I Position **22-1255**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ5 Highway Department (Traffic Operations) - Promotion of Employee **22-1256**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ6 Juvenile Detention Center - Employment of One (1) Detention Worker I Position **22-1283**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BQ7 Probate Office - Personnel Change **22-1257**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BR PLANNING AND ZONING

Chairman Ball gave an overview of the Planning and Zoning items.

BR1 Baldwin County Commission Board of Adjustment #1 - Board Appointment(s) **22-1264**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BR2 Baldwin County Commission Board of Adjustment #2 - Board Appointment(s) **22-1272**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BR3 Baldwin County Planning and Zoning Commission - Board Appointment(s) **22-1268**

Moved to August 2, 2022, regular meeting, Consent Agenda.

BR4 Planning Jurisdiction Agreement with City of Foley **22-1278**

Buford King, Development Review Planner, provided information regarding the Planning Jurisdiction Agreement with the City of Foley relative to the review and approval of subdivisions outside the City's corporate limits, but within the municipal planning jurisdiction.

Mr. King explained if approved, Foley would exercise review authority for subdivisions and the County would retain authority for multiple occupancy developments, recreational vehicle parks, and manufactured home parks. Traditional subdivisions would not come before the Planning and Zoning Commission. Mr. King said the Agreement terminates on July 25, 2023, and the City of Foley's attorney has included standard language contemplating future changes to legislation to encompass the new law (Act No. 2021-297) that goes into effect in 2023.

Commissioner Underwood asked which areas were zoned, to which Mr. King replied the proposed Planning District 35 boundaries which have been finalized by the advisory committee and will be forthcoming to a future meeting for the Commission's consideration. Aside from those areas, the remainder is unzoned.

Moved to August 2, 2022, regular meeting, Consent Agenda.

BR5 Proposed Planning (Zoning) District 39 - Acceptance of Notice of Intent to Form a Planning (Zoning) District, Determination Regarding Infeasibility of Using Precinct Boundaries, and Acceptance of Proposed District Boundaries **22-1273**

Buford King, Development Review Planner, explained Item BR5 initiates the process of creating Planning District 39. Mr. King gave an overview of the existing boundaries of Planning District 14 and said the current request would include the balance of Planning District 14 west of Fish River.

Moved to August 2, 2022, regular meeting, Consent Agenda.

C PRESENTATIONS

CA GENERAL

CA1 240th Anniversary of National Purple Heart Day - August 7, 2022 **22-1275**

Moved to June 21, 2022, regular meeting, Presentations.

D PUBLIC HEARINGS

DF BUILDING INSPECTION

DF1 *Case No. UNA21-000047 - Unsafe Nuisance Abatement - 646 Bonita Court, Gulf Shores, Alabama **22-1142**

Eddie Harper, Building Official, said he expects the applicant to request the Commission grant an extension at the June 21, 2022, regular meeting.

Moved to June 21, 2022, regular meeting, Public Hearings.

E COMMITTEE REPORTS

EA FINANCE/ADMINISTRATION DIVISION

EA1 Payment of Bills **22-1263**

No discussion.

EA2 Notification of Interim Payments Approved by Clerk/Treasurer as Allowed Under Policy 8.1 **22-1262**

No discussion.

F OTHER STAFF RECOMMENDATIONS

FK EMERGENCY MANAGEMENT AGENCY (EMA)

FK1 Third Addendum to Agreement with Community Action Agency of South Alabama and Baldwin Together **22-1280**

Danon Smith, EMA Officer, said there are remaining funds from the \$25,000 that were allocated to Baldwin Together by the Baldwin County Commission to be used for assistance due to COVID-19 pandemic. Baldwin Together is requesting the agreement be amended to extend the deadline to December 31, 2022, to expend the remaining funds.

FM FINANCE AND ACCOUNTING

FM1 Response to Alabama Department of Economic and Community Affairs (ADECA) Letter Related to Closeout of Community Development Block Grant (CDBG) Project CY-CM-PF-18-009 **22-1266**

Cian Harrison, Clerk/Treasurer, said Item FM1 is a letter of response to the Alabama Department of

Economic and Community Affairs.

G COMMISSIONER REQUESTS

Chairman Ball asked Ron Cink, Budget Director/Interim County Administrator, to schedule a Department Head meeting and suggested the meeting take place at the Fairhope Satellite Courthouse after the August 15, 2022, Budget Deliberations since all four Commissioners would be present.

H ADDENDA

HA1 Case No. Z22-9 - Bertolla Property Rezoning - Correction to Resolution #2022-093 **22-1313**

Chairman Ball explained there was a scrivener's error in Resolution #2022-093, which was approved during the July 19, 2022, Commission meeting, rezoning the property to RSF 4. The correct zoning is RSF 3.

HA2 Referendum Election - The Alabama Limited Self-Governance Act **22-1306**

Ron Cink, Budget Director/Interim County Administrator, explained Item HA2 is regarding approval of the language for a referendum election dealing with Home Rule that the Baldwin County Commission requested be placed on the ballot for the November election.

Chairman Ball asked if this was regarding Home Rule or the proposed noise ordinance to which Brad Hicks, County Attorney, explained this is to approve the language that will go on the ballot for the referendum. Chairman Ball asked if the referendum is ready to go on the November ballot, to which Mr. Hicks replied yes.

HA3 Resolution #2022-143 - Tax Abatement Agreement between Baldwin County Commission and CHONEX, Inc. **22-1308**

Mr. Michael Lynch, CEO of Chonex Inc., appeared before the Commission and requested a Tax Abatement and gave a presentation, [StrongSoil by Chonex, Supercharging Regenerative Agriculture](#). Mr. Lynch explained the technology of upcycling manure into a biological stimulant that would aid farmers in rebuilding topsoil, cut fertilizer costs and accelerate profits.

Chairman Ball asked Brad Hicks, County Attorney, if the Tax Abatement Agreement between Baldwin County Commission and CHONEX, Inc. is pending legal review and approval, to which Mr. Hicks replied the agreement has been approved.

HA4 South Alabama Mega Site - Assumption of Responsibility for Regulating and Issuing Building Permits **22-1307**

Ron Cink, Budget Director/Interim County Administrator, explained Item HA4 is an agreement with Baldwin County Commission assuming the regulation of the building permit and inspection of the Mega Site.

HA5 Resolution #2022-147 - Tax Abatement Agreement between Baldwin
County Commission and Novelis Corporation

22-1314

Ron Cink, Budget Director/Interim County Administrator, noted Item HA5 is a Tax Abatement Agreement with Novelis Corporation.

I SENIOR STAFF REPORT

None.

J COUNTY ATTORNEY'S REPORT

Brad Hicks, County Attorney, said there will be an executive session following the August 3, 2022, regular meeting, requested by Joey Nunnally, County Engineer.

K PUBLIC COMMENTS

None.

L PRESS QUESTIONS

None.

M COMMISSIONER COMMENTS

Commissioner Gruber asked when Orange Beach will receive their portion of the sales and use tax allocation of funding to which Ron Cink, Budget Director/Interim County Administrator, replied the distribution will begin in November 2022.

N ADJOURNMENT

Motion by Commissioner Underwood, seconded by Commissioner Gruber, to adjourn the August 1, 2022, Baldwin County Commission Work Session at 9:19 a.m.

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





STRONGSOIL™
BY **CHONEX**

Supercharging Regenerative Agriculture

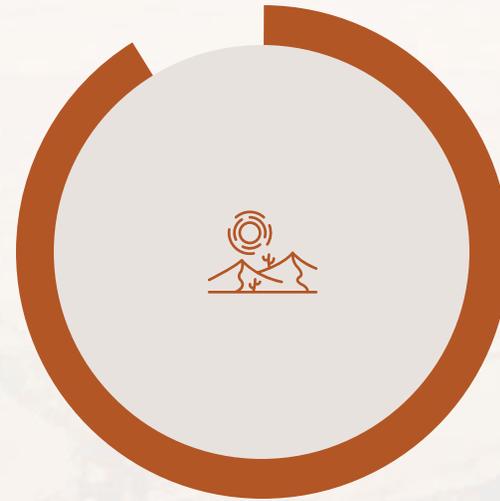


have already lost 1/3 of our topsoil...



50%

of American topsoil is degraded¹



95%

will be degraded by 2050¹

...but traditional regenerative methods take
up to 8 years to be effective!

ing results in the first year

Kickstart regenerative agriculture

- Helps farmers rebuild and regenerate their topsoil quickly
- Biological process that upcycles poultry manure by extracting beneficial microbes

Biology to Optimize Chemistry

- Maintains yield with 20-50% less fertilizer and chemicals
- Strong ROI increases profit per acre for farmers

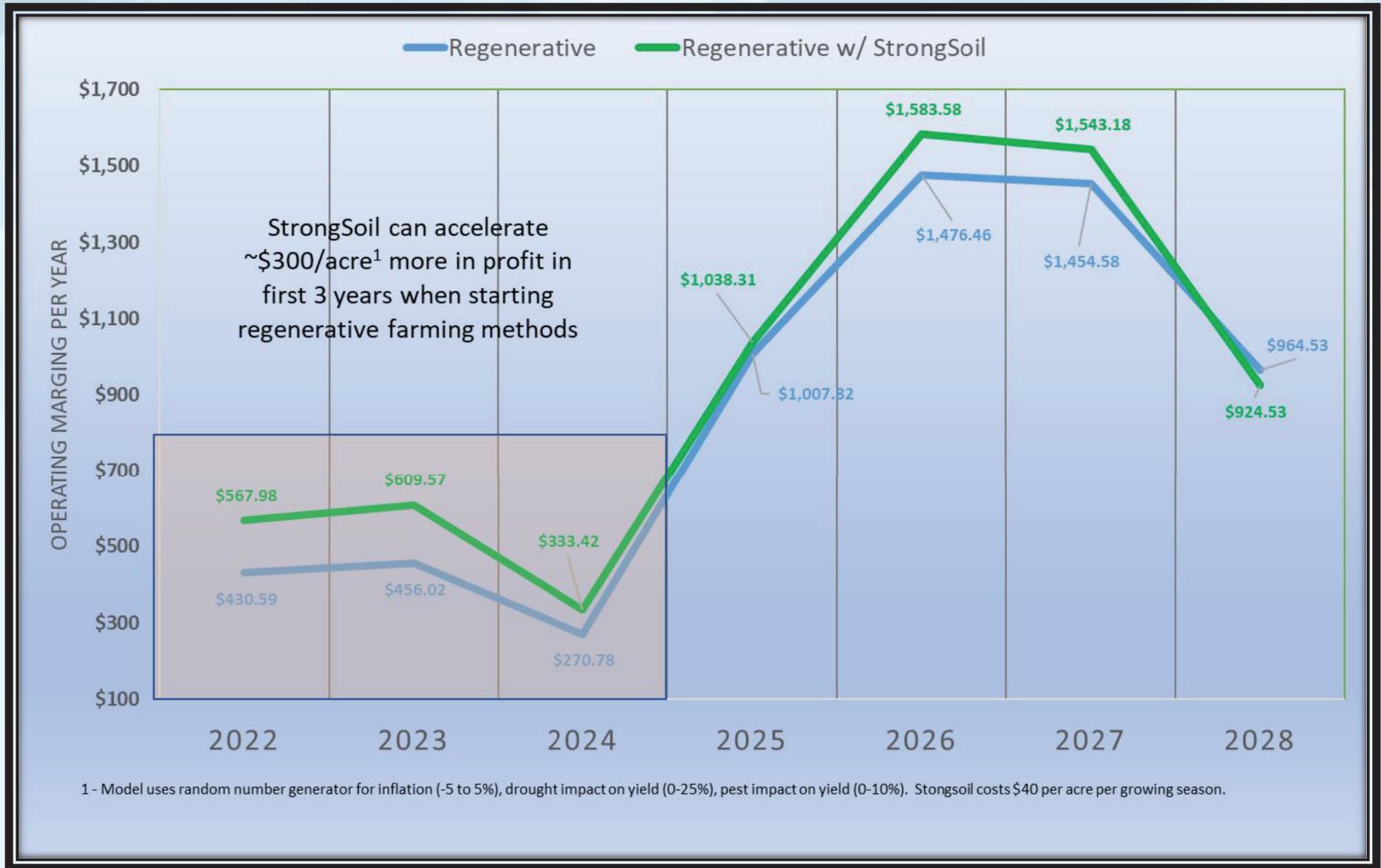
Rowcrop economics

- Scalable production to meet growing demand
- Applied with existing equipment and farm practices

Meeting UN Sustainability Goals



StrongSoil accelerates profitability for the early regenerative farmer



**More information & detailed available within*

Improving soil health to improve crop health

2



ROOT ESTABLISHMENT

Stimulates growth of root tips and overall root mass

3



NUTRIENT CYCLING

Enhances micronutrient uptake and transportation

4



CROP PERFORMANCE

Increases on photosynthetic parameters and biomass accumulation

5



CROP YIELD

Improves yield and increases nutrient density

6



STRESS TOLERANCE

Boosts drought tolerance and improves crop resiliency

Successful field trials across the country

Currently:

16

STATES

30

GROWERS

95

TRIALS

10+

CROPS



ent pending, modular design allows for scalability

Biological process to
remove pathogens



Proprietary process
selecting beneficial
microbes



Microbial concentrate
dried for 3-year shelf life

Dried microbial
concentrate brewed into
aerobic tea



Sprayed onto field

Optimizing farming relationships to generate positive cash flow by 2023

Partner	Crop	2023 Acres	Total Acres
Partner Ranches	Forage	20,000	2,000,000
Producers Co-op	Cotton, Corn, Citrus	10,000	200,000
Partner Regen Ranches	Various	10,000	500,000
Partner River Citrus	Citrus	10,000	50,000

+40M

more acres in pipeline of existing relationships execute on

More info available within the Company's Virtual Data Room.

Now:

All product supplied from our
pilot plant



0.7 tons

Daily manure processing capacity



90K

Acre equivalent product coverage



\$3.5M

Annual revenue



en for just these 4
ms...

r existing facility can't
duce enough to

**SATISFY THE
DEMAND.**



Next:

Complete build of first commercial facility



12

Tons of manure processed daily



1.6M

Acre equivalent product coverage



~\$110M

Annual revenue at undiscounted price



More info available within the Company's Virtual Data Room

We're focused on full commercial launch

Q4
2022

Construct first
commercial plant

Secure 50K acres of
contracts from 4 mega
farms*

1H
2023

Install tea brewing sites
on mega farms

Expand IP for custom-
tailored crop brews

2H
2023

Produce and sell 1.0M
acres worth of product

Generate sales & become
cash flow positive

** Farms are classified as farms with over 50K acres*

re:

Expansion of gen 2 and gen 3 products

Official microbes based on:



Region



Crop



**Existing soil
health**



**Specific
problems or
issues**

Our leadership team are agriculture and development experts



Michael Lynch
CO-FOUNDER

Former roles include:
Agriculture consultant
Worked on farm and
land acquisitions
Provided effort to bring
For America to
ma
Developed and Chair
Health outreach
Team integrated with
Nursing School



Brian Piotrowski
COO

Former roles include:

- McKinsey & Co. Sr. Expert / Sr. Operations Implementation Consultant
- Consultant for ADM, Cargill, and Nutrien



Sofi Andreola
R&D, CTO

- PhD Biochemistry / Biological Sciences
- Research focus: Plant Physiology, Molecular Biology, Microbiology, Biotechnology, Plant Pathology
- Biopesticide ELAP Fellowship (Post Doc)
- Plant Physiology CONICET Fellowship (PhD work)



Jason Mann
SALES & MARKETING

Former roles include:

- CEO of Essential Strategies Group
- Started Ecotech Institute
- Russell Athletic product development and sales for NFL/MLB licensed products



Butch Burkett
OPERATIONS/QUALITY

Former roles include:

- President, Talon Aerospace
- VP Operations Jemini Dempsey Metals, St. Processing Facility
- President US Clay, Sodium Bentonite mining

advisors have each built and managed multi-billion-dollar business



Tom Marrone
 and former CEO
 Bio
 and former CEO
 st
 merita, Cornell



Dr. Allen Williams

- A 6th generation family farmer helping manager 32M acres
- Funding partner of Grass Fed Insights, LLC, Academy

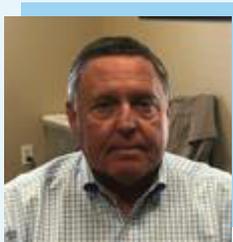


Dr. Jim Crupi

- Founded SIBF & MELA
- Consultant and strategic advisor to the Office of the President (US), Coca-Cola, Turner Broadcasting, AT&T, HP, IBM, & Siemens



Tom Miller
 COO, and
 of Cal-Maine
 world's largest egg



Kevin Sloan

- President & CEO of Ecovery
- Owner of second largest John Deere distributor in the United States



Brad Dunn

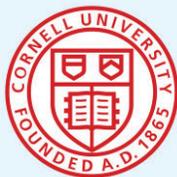
- Former Chair and President of Mouat Company



JOHN DEERE



UnderstandingAG



25 KPI Forecast

\$40M+
Revenue

\$20M+
EBIT

400
Tons Produced

5
Partner farms with tea
brewing facility

25%
Average penetration per farm



Preferred Series A investors with ties to regenerative ag

5M
vested
date

g shareholders have
d interest in exercising
and significantly
ing their investments.





CHONEX

Supercharging Regenerative Agriculture

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