

PROCEEDINGS HELD BEFORE THE

BALDWIN COUNTY COMMISSION

(Work Session)

Wednesday, November 14, 2018

The following proceedings were held on this the 14th day of November, 2018, at the Baldwin County Administration Building, Conference Room, 322 Courthouse Square, Bay Minette, Alabama, before Susan C. Andrews, Certified Court Reporter Number 287.

**A P P E A R A N C E****COUNTY COMMISSIONERS PRESENT:**

Charles F. (Skip) Gruber, Chairman

Billie Jo Underwood

Joe Davis, III

James E. (Jeb) Ball

**ALSO PRESENT:**

Ron Cink, County Administrator, Administration

Department/Director, Budget/Purchasing

Department

Kim Creech, Clerk/Treasurer, Finance/Accounting

Department

Vince Jackson, Planning Director, Planning

Department

Terri Graham, Director, Environmental Management

(Solid Waste) Department

Wanda Gautney, Purchasing Director,

Budget/Purchasing Department

Brian Peacock, Director, CIS Department

David Conner, County Attorney

Jessie Peacock, Interim EMA Director, Emergency

Management Agency

Ron Ballard, Director, Juvenile Detention Center

Felisha Anderson, Director, Archives and History

Department

Lisa Sangster, Administrative Support Specialist IV,

Highway Department

**APPEARANCES (cont.)****ALSO PRESENT (cont.):**

Joey Nunnally, County Engineer, Highway Department

Cliff McCollum, Gulf Coast Media

Jodie Willis

Stephen Pumphrey

Dan Dealy

Al Thompson

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WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

Good morning, everyone. Welcome to the work session for Wednesday, November 14, 2018. At this time I've asked Commissioner Ball to lead in the invocation, and the Pledge, Commissioner Davis.

(Commissioner Jeb Ball led in prayer.)

(The Pledge of Allegiance was recited.)

A-1 - BALDWIN COUNTY SHERIFF'S OFFICE EQUITABLE SHARING  
AGREEMENT, CERTIFICATION REPORT FOR THE DEPARTMENT OF JUSTICE AND  
THE DEPARTMENT OF TREASURY FOR FISCAL YEAR 2017-2018

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

Okay, Ron.

MR. RON CINK: Good morning, again, Mr. Chairman, Commissioners. First item up is A-1, which is Baldwin County Sheriff's Office Equitable Sharing Agreement, Certification Report for the Department of Justice and the Department of Treasury for Fiscal Year 2017 and '18.

This item deals with an equitable sharing agreement that flows through the Sheriff's Office. And Ms. Connie Dudgeon, Director of Finance for the Sheriff's Office, will upload the agreement to the Department of Justice. And I think she's going to bring you guys a check as

1 well.

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

3 Okay. All right. Commissioners?

4 COMMISSIONER JEB BALL: Mr. Chairman, I make a  
5 motion that we --

6 MR. RON CINK: No.

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

8 Work session.

9 COMMISSIONER JEB BALL: Okay.

10 MR. RON CINK: The question here is Consent  
11 fine?

12 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

13 Consent, yeah.

14 COMMISSIONER JEB BALL: Consent.

15 COMMISSIONER JOE DAVIS: Consent.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

17 Okay. Consent it'll be. All right. Next.

18 COMMISSIONER BILLIE JO UNDERWOOD: That puts it  
19 on the agenda; right?

20 MR. RON CINK: Correct. Well, he puts it on.

21 COMMISSIONER BILLIE JO UNDERWOOD: Oh, wait.  
22 He puts it on.

23 MR. RON CINK: Then you guys tell me where to  
24 put it.

25 COMMISSIONER BILLIE JO UNDERWOOD: When you say  
26 Consent, that means --

27 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

28 That means it goes on the agenda.



1 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: And  
3 let me -- let me explain that a little bit. When we --  
4 going through this stuff, as we go through it, you know,  
5 you either consent, or if y'all want to discuss it at the  
6 Commission meeting under the open lights, it will be  
7 Other Staff.

8 COMMISSIONER BILLIE JO UNDERWOOD: But when you  
9 say Consent --

10 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
11 Consent, that means --

12 COMMISSIONER BILLIE JO UNDERWOOD: -- that it's  
13 something that would be --

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
15 It's not -- it's not being approved or anything but it  
16 goes on the agenda.

17 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: You  
19 know, and then we -- Ron and I, we'll look at it, and  
20 we'll put it in the slots where it belongs.

21 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

22 MR. RON CINK: It'll be -- it'll be in the  
23 Consent section of the agenda.

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
25 Yeah.

26 MR. RON CINK: And there will be multiple items  
27 in there. And you vote one time. And all of those will  
28 be approved --

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Right.

3 MR. RON CINK: -- in one fell swoop. And then  
4 other items, of course, require individual Commission --

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

6 Action, yeah.

7 MR. RON CINK: -- action on. But the Consent  
8 is a whole block of agenda items.

9 COMMISSIONER BILLIE JO UNDERWOOD: Okay. I've  
10 observed it, but I just wanted to make sure that that's  
11 what we were doing.

12 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

13 Yeah.

14 COMMISSIONER JOE DAVIS: Mr. Chairman, what is  
15 the procedure if between when we put it on the Consent  
16 agenda and new information comes forward, what's the  
17 protocol for --

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: You  
19 can -- you can ask for it to be pulled.

20 COMMISSIONER JOE DAVIS: Okay.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: And  
22 we will pull it from the Consent agenda. And it will be  
23 put back onto the regular --

24 COMMISSIONER JOE DAVIS: Subject for  
25 discussion.

26 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

27 Yeah.

28 COMMISSIONER JOE DAVIS: All right. Thank you.

1 ATTORNEY DAVID CONNER: And whoever makes that  
2 motion would do it subject to those items.

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
4 Yeah, yeah.

5 MR. RON CINK: Correct.

6 COMMISSIONER JOE DAVIS: I thought that was the  
7 case, but I wanted to be sure.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
9 Okay.

10

11 **B-1 - COMPETITIVE BID #WG18-35 - RENOVATIONS OF THE RESTROOMS IN**  
12 **THE BALDWIN COUNTY SATELLITE COURTHOUSE LOCATED IN FOLEY, ALABAMA**  
13 **FOR THE BALDWIN COUNTY COMMISSION**

14 MR. RON CINK: Next, Ms. Gautney.

15 MS. WANDA GAUTNEY: First item I have is  
16 Competitive Bid WG18-35, which is the renovations of the  
17 restrooms at the Baldwin County Satellite Courthouse in  
18 Foley.

19 This is approve a Change Order Number 2 in the  
20 amount of seven hundred forty-six dollars and ninety-two  
21 cents (\$746.92) with Highland Wake Construction, LLC, and  
22 authorize the Chairman to execute the change order.

23 The change order is for installing a disconnect --  
24 I'm sorry -- install a water value so you can turn the  
25 water off in the women's restroom at the adult probation  
26 area and to disconnect one of the two water heaters  
27 that's in the Commission area. So we'll have just one.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Okay. Consent?

2 COMMISSIONER JEB BALL: Consent.

3 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

4 COMMISSIONER JOE DAVIS: Consent.

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
6 right. Next.

7  
8 **B-2 - COMPETITIVE BID #WG18-39A - ANNUAL RENTAL OF PORTABLE**  
9 **TOILETS FOR THE BALDWIN COUNTY COMMISSION**

10 MS. WANDA GAUTNEY: Next item is Competitive  
11 Bid WG18-39, annual rental of portable toilets for  
12 Baldwin County Commission. This is to award the bid to  
13 A&M Portables, Inc., as per the attached award listing.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
15 Okay.

16 COMMISSIONER JEB BALL: Consent.

17 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

18 COMMISSIONER JOE DAVIS: Consent.

19  
20 **B-3 - COMPETITIVE BID #WG18-42 - PROVISION OF FIRE PROTECTION**  
21 **SERVICES (EXTINGUISHERS) FOR THE BALDWIN COUNTY COMMISSION**

22 MS. WANDA GAUTNEY: Next item is Competitive  
23 Bid WG18-42, provisions of fire protection services,  
24 which is our extinguishers. This is to award the bid to  
25 lowest bidder, Southern Fire and Safety, Inc., as per the  
26 attached award listing.

27 COMMISSIONER JOE DAVIS: Consent.

28 COMMISSIONER JEB BALL: Consent.

1 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

3 Consent. Okay.

4

5 **B-4 - COMPETITIVE BID #WG18-43 - PROVISION OF RENTAL OF SOLAR**  
6 **POWERED PORTABLE MESSAGE SIGNS FOR THE BALDWIN COUNTY COMMISSION**

7 MS. WANDA GAUTNEY: Next item is WG18-43,  
8 provisions of rental of solar powered portable message  
9 signs. This is to authorize me rebid for these signs.  
10 We didn't receive any the first go round, so we'll do it  
11 again.

12 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

13 Okay.

14 COMMISSIONER JOE DAVIS: Consent.

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

16 Consent?

17 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

18 COMMISSIONER JEB BALL: Consent.

19

20 **B-5 - COMPETITIVE BID #WG18-44 - ON-CALL FIBER OPTIC INSTALLATION**  
21 **AND REPAIR SERVICES FOR THE BALDWIN COUNTY COMMISSION**

22 MS. WANDA GAUTNEY: Next item is Competitive  
23 Bid WG18-44, on-call fiber optic installation and repair  
24 services.

25 This is to award the bid to the lowest bidder, B&L  
26 Cable Construction, LLC, as per the attached award  
27 listing and authorize the Chairman to execute the  
28 contract.

1 COMMISSIONER JEB BALL: Consent.

2 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

3 COMMISSIONER JOE DAVIS: Consent.

4 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

5 Consent. All right.

6

7 **B-6 - COMPETITIVE BID #WG19-01 - ANNUAL GENERATOR PREVENTIVE**

8 **MAINTENANCE SERVICES FOR THE BALDWIN COUNTY COMMISSION**

9 MS. WANDA GAUTNEY: Next item is Competitive  
10 Bid WG19-01, annual generator preventive maintenance  
11 services.

12 This is award the bid to the lowest bidder, Taylor  
13 Power Systems, Inc., as per the attached award listing  
14 and authorize the Chairman to execute the contract.

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
16 Wanda, is this the same company that we've been dealing  
17 with?

18 MS. WANDA GAUTNEY: No. This is a new company.

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
20 Okay.

21 MS. WANDA GAUTNEY: Yeah. They missed it by  
22 three hundred dollars (\$300).

23 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
24 Okay. They were -- they were good.

25 MS. WANDA GAUTNEY: They were good.

26 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
27 right. Consent?

28 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

COMMISSIONER JOE DAVIS: Consent, Mr. Chairman.

**B-7 - FISCAL YEAR 2019 BUDGET AMENDMENT - COMMISSION VEHICLE AND  
VEHICLE RELATED CHANGES**

MS. WANDA GAUTNEY: Next item is Fiscal Year 2019 budget amendment. I have two recommendations: Approve the purchase of one (1) new vehicle off the State of Alabama contract in the amount thirty-nine thousand, twenty-nine dollars (\$39,029) for Commission District 3 and authorize me to issue the purchase order with the funding to be from Commission general contingency.

Two is adopt Resolution Number 2019-021 amending the Fiscal Year 2019 budget from the Commission general contingency for the new vehicle purchase for District 3 and for the fuel and maintenance of vehicles for District 2 and 3 Commissioners.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Consent?

COMMISSIONER JOE DAVIS: Consent.

COMMISSIONER BILLIE JO UNDERWOOD: Yes.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All right.

**B-8 - AMENDMENT TO MEMORANDUM OF AGREEMENT WITH NORTH BALDWIN  
UTILITIES FOR GRANT SUPPORT SERVICES FOR THE BALDWIN COUNTY  
COMMISSION**

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Next.

MS. WANDA GAUTNEY: Next is amendment to the Memorandum of Agreement with North Baldwin Utilities for grant support services.

This is to approve the attached amendment between the Baldwin County Commission and North Baldwin Utilities for grant support services in the amount of twenty-five thousand (\$25,000) plus out-of-pocket expenses incurred in the performance of the services through September the 30th, 2019, with an automatic renewal for an additional one (1) year with the option to cancel with or without cause by either party with thirty (30) days written notice and authorize the Chairman to execute the agreement.

COMMISSIONER JEB BALL: Consent.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Any questions?

COMMISSIONER BILLIE JO UNDERWOOD: Consent.

COMMISSIONER JOE DAVIS: Consent.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Okay. Consent. Okay.

**B-9 - ARCHITECTURAL SERVICES FOR THE BALDWIN COUNTY COURTHOUSE**  
**COURTROOM NO. 7 REMODEL LOCATED IN BAY MINETTE FOR THE BALDWIN**  
**COUNTY COMMISSION**

MS. WANDA GAUTNEY: Next item is architectural services for the Baldwin County Courthouse, Courtroom Number 7 remodel.

This is to approve the fee proposal received for



1 architectural services from Adams Stewart Architects,  
2 LLC, for the remodel of Courtroom Number 7 in the amount  
3 of nine percent (9%) of the cost estimate plus normal  
4 reimbursement -- reimbursable expenses and authorize the  
5 Chairman to execute the fee proposal. And the estimated  
6 amount is thirteen thousand, five hundred dollars  
7 (\$15,500).

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

9 That's for the --

10 COMMISSIONER BILLIE JO UNDERWOOD: Architect.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
12 architect. Consent?

13 COMMISSIONER JEB BALL: Consent.

14 COMMISSIONER JOE DAVIS: Consent.

15 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

16 MS. WANDA GAUTNEY: The estimated cost for the  
17 renovations a hundred and fifty thousand (\$150,000).

18 COMMISSIONER JEB BALL: Wanda, does that come  
19 in much less than we initially thought; right?

20 MS. WANDA GAUTNEY: Well, yeah, probably, kind  
21 of, sort of. But you know how it is when you start  
22 remodeling. You run into things. So we're hoping it  
23 comes in around that.

24 COMMISSIONER BILLIE JO UNDERWOOD: That's a lot  
25 less.

26 MR. RON CINK: Every time I touch that  
27 courthouse --

28 MS. WANDA GAUTNEY: I know. I dread it.

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 That thing is something else.

3 MR. RON CINK: Thank you.

4

5 **B-10 - RENTAL OF ONE (1) COPY MACHINE FOR THE BALDWIN COUNTY**

6 **SOLID WASTE ADMINISTRATION DEPARTMENT LOCATED IN SUMMERDALE,**

7 **ALABAMA**

8 MS. WANDA GAUTNEY: Okay. The last item I have  
9 is rental of one (1) copy machine for the Baldwin County  
10 Solid Waste Administration Department located in  
11 Summerdale.

12 This is to approve and authorize the Chairman to  
13 execute the rental agreement with Sharp Electronics  
14 Corporation for the rental of one (1) copy machine off  
15 the State of Alabama bid for thirty-six (36) months,  
16 effective the day of execution as follows.

17 The amount is two hundred nineteen dollars and  
18 sixty-seven cents per month (\$219.67) per month with the  
19 excess charge for copies at black and white at  
20 point-zero-zero-five-four (\$.0054) and color at  
21 point-zero-four-zero-zero (\$.0400).

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

23 Okay.

24 COMMISSIONER JEB BALL: Consent.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

26 Consent?

27 MS. WANDA GAUTNEY: And that's all I have.

28 Thank you.

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Thank you, Wanda.

3 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

4 COMMISSIONER JEB BALL: Thanks, Wanda.

5

6 **C-1 - BALDWIN BEACH EXPRESS/I-10 INTERCHANGE LIGHTING PROJECT**

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All

8 right. Next.

9 MR. RON CINK: Mr. Nunnally.

10 MR. JOEY NUNNALLY: Good morning.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Good morning.

13 MR. JOEY NUNNALLY: Item C-1 is going to be --

14 I've only got two today. This is concerning the Baldwin  
15 Beach Express/I-10 interchange lighting project.

16 We -- today is -- is just for discussion; okay? So  
17 the staff recommendation is basically to discuss the  
18 request from the Alabama Department of Transportation for  
19 the Baldwin County Commission to assist in funding the  
20 construction and maintenance of the Baldwin Beach  
21 Express/I-10 lighting -- interchange lighting project.

22 A couple weeks ago, I got a request from Mr. Brian  
23 Aaron, who's the Assistant Region Engineer in Mobile. He  
24 reached out to us and said they had a project in their  
25 database about lighting this -- this intersection.

26 Lighting a particular interchange on a -- on the  
27 interstate is quite expensive. Just to kind of give you  
28 a little background, when the Beach Express was initially

1 built, the lighting was included in the project. And it  
2 was about one-point-five million dollars (\$1,500,000) at  
3 that time.

4 And that became a funding issue. The lighting  
5 didn't warrant; okay? There is a warrant study that's  
6 done for lighting at particular intersections based on  
7 traffic and other factors. And it didn't warrant, so  
8 they pulled it out of the original project.

9 Well, now the traffic has picked up, they think it's  
10 going to warrant; okay? But they haven't run the warrant  
11 study.

12 But what they want from the Commission is basically  
13 a commitment to fund fifty percent (50%) of the cost in  
14 order for them to proceed with the warrant study, very  
15 similar to what they do with the signals that they, you  
16 know, request.

17 In the future, if we get a signal request from  
18 ALDOT, they'll do the same. They'll ask for our --  
19 our -- our funding commitment before they commit to the  
20 warrant study for the signal. So they're basically  
21 doing -- asking for the same thing here.

22 Just some things to consider; okay? Obviously,  
23 one-point-five million (\$1,500,000), which is no drop in  
24 the bucket for us. So fifty percent (50%) of that is  
25 going to be about seven hundred and fifty thousand  
26 (\$750,000).

27 This intersection is totally inside the county at  
28 this current time, so that's why they approached us. If

1 this was a municipality, it was inside the city limits,  
2 they would be approaching that City for this commitment;  
3 okay?

4 So we've got Buc-ee's going up on this corner here.  
5 Loxley is the closest town limits. It's very likely they  
6 may try to incorporate that; okay?

7 We've got parcels on the north side that have  
8 recently started re-zoning to heavy, major commercial;  
9 okay? We've got -- there's probably four or five parcels  
10 that's already re-zoned just over the past few years.

11 So things to consider/discuss, obviously, we're  
12 looking for funding for the Baldwin Beach Express II,  
13 which is going to be the continuation of this route from  
14 10 to 65.

15 And we could easily -- If lighting was an issue, we  
16 could easily do it at that time, if we had funding in  
17 place to do so as well. So lots of things to consider,  
18 but I just wanted to throw all of that out there on the  
19 table.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
21 Have they got a timeline that they'd like to have this  
22 done by?

23 MR. JOEY NUNNALLY: So they're not really  
24 pushing this.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26 Okay.

27 MR. JOEY NUNNALLY: They're -- they're just  
28 kind of wanting to know, I guess, where we stand. And I

1 told them that I'd find out kind of where we stood as a  
2 group.

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

4 Uh-huh. (Indicates affirmatively.)

5 MR. JOEY NUNNALLY: They are not pushing this  
6 hard.

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

8 Okay.

9 MR. JOEY NUNNALLY: So that's -- that's --  
10 that's something else. Now, obviously, once you put the  
11 seven fifty grand (\$750,000) in for construction, you've  
12 got maintenance costs. You've got the monthly utility  
13 bills to consider.

14 Some of those -- This is all in the background, but  
15 I'll just go ahead and read it. The estimated total  
16 construction is one-point-five million (\$1,500,000).  
17 Seven hundred fifty thousand (\$750,000) would be our  
18 fifty percent (50%). The estimated maintenance cost is  
19 about five thousand dollars (\$5,000) annually. And the  
20 estimated utility cost is about fourteen thousand dollars  
21 (\$14,000) annually.

22 It's -- Now, go -- go to the next slide. Just to  
23 kind of give you an idea of what kind of lighting they're  
24 looking at, these big mast arms, is what we call them,  
25 these mast pole lighting facilities is kind of what  
26 they're looking at doing.

27 This is a good picture of both mast arms and  
28 luminaries. And this is actually the Loxley interchange

1 here. So the lighting plan would look something like to  
2 this.

3 COMMISSIONER JOE DAVIS: So their warrant study  
4 is going to determine whether or not the lights are  
5 needed, what's going on right now?

6 MR. JOEY NUNNALLY: That's correct.

7 COMMISSIONER BILLIE JO UNDERWOOD: But you're  
8 saying they need a commitment to proceed --

9 MR. JOEY NUNNALLY: They need --

10 COMMISSIONER BILLIE JO UNDERWOOD: -- on our  
11 warrant study?

12 MR. JOEY NUNNALLY: -- a commitment of  
13 fifty percent (50%) funding --

14 COMMISSIONER BILLIE JO UNDERWOOD: Oh, on the  
15 fifty percent (50%). Okay.

16 MR. JOEY NUNNALLY: -- in order for them to  
17 proceed with the warrant study. Now, obviously, we --  
18 we -- we do this for a living. We've kind of got a good  
19 feel about whether or not it's going to warrant or not.  
20 It's probably going to warrant, okay, probably going to  
21 warrant lighting.

22 When we first opened the interchange, it did not.  
23 But we were actually getting a couple complaints about  
24 how dark it was at that intersection.

25 Now, the Buc-ee's is going in. And part of Buc-ee's  
26 agreement with us was for us to install two signals.

27 One -- Can you go back two slides?

28 One was going to be -- I don't have my pointer this

1 morning -- going to be a signal -- a signal going in at  
2 this location, and a signal going in at this location.

3 And, of course, Buc-ee's is going in here. So the  
4 signal going in at this location --

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

6 Will have some --

7 MR. JOEY NUNNALLY: -- the poles will have  
8 luminaires on them. So that intersection will be  
9 lighted, actually. But it'll just be that intersection  
10 of the off ramp and on ramp. Of course, this  
11 intersection here with the signal here also will be  
12 lighted at that intersection.

13 And, of course, Buc-ee's is huge. If y'all drove by  
14 there, you can see it. There is going to be a lot of  
15 lighting here, which will probably help light some of  
16 that as well.

17 COMMISSIONER JEB BALL: So, Joey, do you think  
18 that this would be something that we could maybe push  
19 down the road a little further --

20 MR. JOEY NUNNALLY: I do.

21 COMMISSIONER JEB BALL: -- and not -- not make  
22 a decision on it today, but -- Because, like you said,  
23 once Buc-ee's gets lit up, that whole place is going to  
24 be lit up.

25 And I just don't -- I just don't feel like now  
26 committing to that much money for something that we don't  
27 even know if they're going to warrant the study yet or  
28 not. So whatever we need to do to --



1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Well, I think, you know, we can -- we can table this

3 until, you know, they get the warrant study done.

4 Because they're going to do the warrant study, anyway,

5 are they not?

6 MR. JOEY NUNNALLY: I don't think they're going

7 to do --

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

9 They won't?

10 MR. JOEY NUNNALLY: -- it unless we fund it.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Okay. Okay. All right.

13 MR. JOEY NUNNALLY: Now, but, my conversations

14 with ALDOT is they don't -- they don't mind pushing this

15 back three years.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

17 Yeah. They have got to come up with seven hundred fifty

18 thousand dollars (\$750,000) also.

19 MR. JOEY NUNNALLY: They do, and they don't

20 have it right now.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

22 Yeah.

23 COMMISSIONER BILLIE JO UNDERWOOD: Is Buc-ee's

24 a twenty-four (24) hour facility?

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

26 Uh-huh. (Indicates affirmatively.)

27 MR. JOEY NUNNALLY: Yes.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Oh,

1     yeah.

2                 COMMISSIONER BILLIE JO UNDERWOOD:   So of they  
3     stay lit up all twenty-four (24) hours -- I know at the  
4     Exit 37 in Bay Minette, when that gas station closes  
5     down, it's dark.   But if --

6                 COMMISSIONER JEB BALL:   This stays open.

7                 COMMISSIONER BILLIE JO UNDERWOOD:   -- this  
8     stays open, that will -- that will help a little.

9                 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
10    This is -- this is twenty-four (24) hours.

11                Go ahead.

12                ATTORNEY DAVID CONNER:   Mr. Chairman.

13                On the agenda item, Joey, it says ALDOT is also  
14    requesting the County to fund maintenance utility costs  
15    after construction.

16                MR. JOEY NUNNALLY:   Yes, sir.

17                ATTORNEY DAVID CONNER:   Do the Counties or  
18    Cities normally fund those interchanges in the corporate  
19    limits?

20                MR. JOEY NUNNALLY:   Yes, sir.

21                ATTORNEY DAVID CONNER:   Okay.

22                COMMISSIONER JEB BALL:   And, see, that -- and  
23    we don't know that yet.   If we do this and then Loxley  
24    incorporates it, and then are we stuck paying -- then it  
25    would turn over to Loxley?

26                MR. JOEY NUNNALLY:   Yes.

27                COMMISSIONER JEB BALL:   I say wait a little  
28    bit, Mr. Chairman.

1 COMMISSIONER JOE DAVIS: Mr. Chairman, I think,  
2 too, that in waiting until we see the impact of Buc-ee's  
3 lighting, particularly, because I think that's going to  
4 significantly change what's there now. And if they're  
5 not in a rush, then I don't see us rushing at this point.

6 COMMISSIONER BILLIE JO UNDERWOOD: When would  
7 the signals be installed?

8 MR. JOEY NUNNALLY: We are on a deadline now to  
9 be -- to have them ready to turn on by December 12th.

10 COMMISSIONER BILLIE JO UNDERWOOD: Of this  
11 year?

12 MR. JOEY NUNNALLY: Yes. Now, we're are in  
13 discussion with Buc-ee's, because Buc-ee's will not open  
14 by December the 12th. They're going to be open sometime  
15 in January.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
17 January 21st.

18 MR. JOEY NUNNALLY: So we probably won't turn  
19 them on until Buc-ee's, obviously, starts generating the  
20 traffic to --

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
22 Warrant.

23 MR. JOEY NUNNALLY: -- warrant the signal turn  
24 on.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26 Now, the poles are set and everything. The only thing,  
27 they haven't -- they haven't put the mast arms and stuff  
28 like that. They haven't got everything wired. But, you

1 know, the poles are up now, what's going to be there.

2 Okay. All right. Thank you very much, Joey.

3 MR. JOEY NUNNALLY: Okay. Well, I'll --  
4 I'll -- I'll relay this information back out to ALDOT --

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
6 Okay.

7 MR. JOEY NUNNALLY: -- to push back their  
8 dates. Now, in three years, their computer system will  
9 bring this back up. And we'll talk it about in a couple  
10 years.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
12 Okay. Sounds great. And if we, you know -- when we  
13 start talking about the rest of it, it may fit right into  
14 that at that time.

15 MR. JOEY NUNNALLY: Yes.

16 COMMISSIONER JEB BALL: Exactly.

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
18 Okay.

19

20 **C-2 - CROSSWALK STRIPING FOR THE BALDWIN COUNTY SHERIFF'S OFFICE**

21 **AND BAY MINETTE POLICE DEPARTMENT**

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
23 Next.

24 MR. JOEY NUNNALLY: Item C-2 this is going to  
25 be a crosswalk striping for the Baldwin County Sheriff's  
26 Office and the Bay Minette Police Department.

27 We got a request from -- from both parties to do  
28 some striping around the square here in Bay Minette to

1 help them transport inmates back and forth to the  
2 courthouse and different places, and jails and stuff.

3 So they sent this photo of -- I think, if I'm not  
4 mistaken, now, I think one of their guys went to a  
5 conference somewhere. And they -- they saw where another  
6 police department had done this. And they liked it.

7 So they reached out to us and said, can you do this?  
8 And we said, well, yes. But we'll just have to obviously  
9 have to get it approved through y'all to do work for the  
10 City of Bay Minette. So -- so we worked up a little  
11 estimate, got material costs.

12 So the staff recommendation today is to approve the  
13 Highway Department Stripe Crew to stripe two crosswalks  
14 for the Baldwin County Sheriff's Office and the Bay  
15 Minette Police Department at an estimated cost of two  
16 thousand, four dollars and thirty cents (\$2,004.30) for  
17 labor and equipment.

18 The Baldwin County Sheriff's Office and the Bay  
19 Minette Police Department will provide materials for the  
20 project and will be invoiced actual cost of labor and  
21 equipment for the project.

22 So just -- so y'all know, there was an Attorney  
23 General's opinion out there back in 2010 that says we  
24 can't buy materials for the Cities and Municipalities.  
25 They have got to buy them themselves. So that's kind of  
26 how -- why we broke it down the way we broke it down.

27 COMMISSIONER JEB BALL: Consent.

28 COMMISSIONER JOE DAVIS: That's Consent.

1 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

3 Consent. Okay.

4 MR. JOEY NUNNALLY: Okay. Just so y'all know,  
5 this -- this map shows four locations. The one on the  
6 far right is where the City wants theirs. The other  
7 three are possible locations where the Sheriff's Office  
8 is going to want theirs. So I'm going, obviously, get --  
9 batten those down to only one of those. So far it's  
10 going to be one we stripe.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Okay. All right.

13 MR. JOEY NUNNALLY: All right. That's all I've  
14 got. Thank y'all.

15 COMMISSIONER JEB BALL: Thanks, Joey.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: No  
17 addendas?

18 MR. JOEY NUNNALLY: No addendas.

19 COMMISSIONER JEB BALL: Not today.

20 MR. JOEY NUNNALLY: I'm taking it easy y'all.

21 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

22

23 **D-1 - WRITE-OFF OF NON-SUFFICIENT FUNDS (NSF) CHECKS**

24 MS. KIM CREECH: Commissioners, the item that I  
25 have is to write off NSF checks that we have totalling  
26 sixty-four dollars (\$64). It's a total of three checks  
27 that were written to BRATS.

28 Y'all have any questions on those?

1 COMMISSIONER BILLIE JO UNDERWOOD: (Indicates  
2 negatively.)

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
4 Okay.

5 COMMISSIONER JEB BALL: Consent.

6 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

7 COMMISSIONER JOE DAVIS: Mr. Chairman, if we  
8 could, do we have a method that we know of where we can  
9 track this so we don't have the same person writing bad  
10 checks? Do we have that capability?

11 MS. KIM CREECH: Well, these are checks wrote  
12 to BRATS. I mean, one person did write two separate  
13 checks for seven dollars (\$7). These were done in 2016.  
14 And our process is we go turn those over to the District  
15 Attorney's office.

16 COMMISSIONER JOE DAVIS: Sure.

17 MS. KIM CREECH: BRATS. And any department is  
18 aware of these checks that are done. I mean, I have them  
19 in Sales Tax. It could be the same person that's writing  
20 that same check. And they have to come back in, you  
21 know, and -- and make good on them.

22 COMMISSIONER JOE DAVIS: Okay. Just curious.  
23 Thanks.

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
25 right.

26  
27 E-1 - BALDWIN COUNTY SOLID WASTE UNCOLLECTIBLE RESIDENTIAL  
28 ACCOUNTS

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Next.

3 MR. RON CINK: Ms. Graham.

4 MS. TERRI GRAHAM: The item I have, Item E-1,  
5 is the uncollectible residential accounts for -- for  
6 November. The amount is eight hundred sixty-four dollars  
7 and ten cents (\$864.10).

8 Just so you guys know, we bill a little over six  
9 hundred thousand dollars (\$600,000) a month on average.  
10 So it's not a ton. Doing pretty good.

11 COMMISSIONER JEB BALL: Terri, are these  
12 people -- do they come -- are they going to come to court  
13 on these?

14 MS. TERRI GRAHAM: They -- they've probably  
15 already been to court.

16 COMMISSIONER JEB BALL: Okay.

17 MS. TERRI GRAHAM: So we either couldn't get  
18 them served, like they're -- they've already been through  
19 that process. So they're probably out of the area, most  
20 of them --

21 COMMISSIONER JEB BALL: Okay.

22 MS. TERRI GRAHAM: -- unservable or deceased.

23 COMMISSIONER JEB BALL: That's a low number for  
24 that.

25 COMMISSIONER BILLIE JO UNDERWOOD: I mean,  
26 generally low like that, that's a low amount, considering  
27 what you deal with.

28 MS. TERRI GRAHAM: Yes. Some months you'll see



1 more than that. And six hundred thousand (\$600,000) is a  
2 low. January, we bill well over seven hundred thousand  
3 (\$700,000).

4 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: And  
6 if you'll notice that three of them were deceased people.

7 COMMISSIONER BILLIE JO UNDERWOOD: Okay. That  
8 happens.

9 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
10 Yeah. So, I mean, yeah.

11 COMMISSIONER JEB BALL: All right. Consent.

12 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
14 Okay. All right.

15

16 **G-1 - CASE NO. Z-18041 - DORGAN PROPERTY REZONING**

17 MR. RON CINK: Mr. Jackson.

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
19 Mr. Vince.

20 MR. VINCE JACKSON: I'm going to walk down  
21 here.

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Get  
23 close to the door.

24 MR. VINCE JACKSON: That's right.

25 COMMISSIONER JOE DAVIS: Get near the door, I  
26 see.

27 MR. VINCE JACKSON: We have three re-zoning  
28 applications today. Two of them are in Planning District

1 26. The first is Case Z-18041, Dorgan property.

2 The request is re-zone B-2, which is the  
3 Neighborhood Business District, to RSF-4, which is  
4 Single-Family designation.

5 And this request involves point-nine-five  
6 (.95) acres. And the purpose is to allow three (3)  
7 single-family residential lots on the subject property.

8 And this property is located on the east side of  
9 Scenic Highway 98, approximately three hundred fifty  
10 (350) feet south of County Road 32. Once again, this is  
11 in Planning District 26.

12 On the screen is the locator map showing the zoning  
13 of the subject property and its location. As you can  
14 see, the areas in pink are currently zoned B-2; the areas  
15 in yellow, RSF-1; the darker yellow, RSF-2; and the  
16 orange, which is just to the northeast is RMF-6, which is  
17 Multifamily.

18 And that multifamily property is approximately one  
19 (1) acre. And it was recently divided into three (3)  
20 single-family lots or three single lots. Here is the  
21 aerial photography of the property. And then here is a  
22 proposed layout.

23 As I stated, they are proposing three single-family  
24 lots. And you can see with the three lots that front on  
25 County Road 32 how -- although three lots proposed for  
26 Scenic 98 would be a little bit smaller, they do somewhat  
27 mirror each other. And you would have the -- the corner  
28 lot would remain commercial.

1        So you would have a transition with commercial on  
2        the corner lot, the RSF-4, down to the RSF-1 to the  
3        south. Also, this property is located within the Point  
4        Clear/Battles Wharf Historic District. So any new  
5        construction would require approval from the Baldwin  
6        County Architectural Review Board.

7        And then here's some pictures of the subject  
8        property and some of the surrounding parcels.

9        This was considered by the Planning Commission at  
10       their October meeting. The Planning Commission voted to  
11       recommend approval to the County Commission. And the  
12       staff concurs with their recommendation.

13       As can tell from your agenda packets and from the  
14       Planning Commission minutes, which were included, this  
15       request has generated considerable controversy.

16       There are a number of letters that were attached to  
17       the agenda item. And since the item was submitted last  
18       week, I have received additional letters, which will be  
19       attached to your agenda item for the public hearing next  
20       week.

21       There are a number of people here from Point Clear  
22       and to represent the applicant. They may wish to speak.  
23       So if you'd like, I can step aside and let them talk, or  
24       I can go ahead and answer any questions you might have.

25       COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26       Commissioners, y'all have any questions at this time?

27       COMMISSIONER BILLIE JO UNDERWOOD: I have a  
28       question for you first. You noted that when in 1993,

1 that was one of the first areas to come under zoning.

2 MR. VINCE JACKSON: Yes.

3 COMMISSIONER BILLIE JO UNDERWOOD: That there  
4 was only two destination; RSF-1 and RSF-2.

5 MR. VINCE JACKSON: Uh-huh. (Indicates  
6 affirmatively.)

7 COMMISSIONER BILLIE JO UNDERWOOD: And you  
8 noted in your Planning Commission -- in the minutes that  
9 I read that had some of the RSF-2 lots -- they are  
10 smaller. What was definition of the minimum lot size of  
11 RSF-2 back then, or has it changed, or it is still the  
12 same?

13 MR. VINCE JACKSON: It has changed. And I'll  
14 have to go back and look at the old ordinance to make  
15 sure I'm telling you exactly right. But there used to be  
16 more single-family designations.

17 There -- there was an R1-A, there was an R1-B, R2-A  
18 and R2-B. And so the way they were originally described  
19 was R1-A and R2-A. And those were the two that were  
20 chosen for Point Clear.

21 I believe that the -- the minimum lot size for R2-A  
22 back then was twenty thousand (20,000) square feet, but  
23 I'll need to check on that to make sure.

24 COMMISSIONER BILLIE JO UNDERWOOD: Okay. So  
25 they were sizeable lots?

26 MR. VINCE JACKSON: Yes.

27 COMMISSIONER BILLIE JO UNDERWOOD: Okay. And  
28 then I think you were saying your justification for the

1 recommendation was the fact that a lot of those lots were  
2 smaller. But they were kind of brought in that way. So  
3 I was just trying to understand, you know, why we  
4 would -- if -- if -- The Master Plan states RSF-1 and  
5 RSF-2; is that right?

6 MR. VINCE JACKSON: Uh-huh. (Indicates  
7 affirmatively.)

8 COMMISSIONER BILLIE JO UNDERWOOD: I get all  
9 those.

10 MR. VINCE JACKSON: Just residential.

11 COMMISSIONER BILLIE JO UNDERWOOD: 1's and 2's;  
12 right? I can go there.

13 MR. VINCE JACKSON: Uh-huh. (Indicates  
14 affirmatively.)

15 COMMISSIONER BILLIE JO UNDERWOOD: Okay.  
16 That's all.

17 MR. VINCE JACKSON: And they -- they were lots  
18 of record prior to -- many years prior to the adoption of  
19 zoning.

20 At that time when zoning first came into Baldwin  
21 County, the individual Planning Districts had their own  
22 ordinances. And so they could kind of pick and choose  
23 what designations they wanted to have. And that was what  
24 the -- the committee at that time chose for Point Clear.

25 The RSF-4 designation that we have now didn't even  
26 exist back then. I think if we were looking at it now,  
27 you know, zoning it for the first time, we would probably  
28 want to make some recommendations that were a little

1 closer to the actual sizes of the lots.

2 I mean, it really doesn't matter, because that's  
3 lots of record. They can be used as building sites.  
4 But, you know, if you're trying to make everything  
5 conform --

6 COMMISSIONER BILLIE JO UNDERWOOD: Well, I was  
7 just trying to understand that comment that you had made  
8 at Planning Commission that was after a lot of  
9 discussion. That was where I was trying to go with my  
10 thought processes.

11 MR. VINCE JACKSON: Right.

12 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

13 MR. VINCE JACKSON: And you can see, if you --  
14 if you look on map on the screen, that the lots down  
15 there, Nellie Pose Lane, now, that is kind of a unique  
16 situation, because it's a family subdivision.

17 And I think, the way I understand it, the owners of  
18 the lots, they own their lots, and then they own some  
19 interest in the -- the common property there by the bay.

20 But those are -- those lots, they're zoned RSF-2.  
21 They're all less than five thousand (5,000) square feet.  
22 Now, again, they were lots of record.

23 COMMISSIONER BILLIE JO UNDERWOOD: That's lots  
24 of record?

25 MR. VINCE JACKSON: Right.

26 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

27 MR. VINCE JACKSON: There was a lot of that  
28 before, you know -- a lot of those small lots that were

1 there before zoning came in. And they were zoned what is  
2 now known as RSF-2.

3 MR. BURTON CRAIGE: I've got a question. If --  
4 if he decided to -- I know he wants to put three houses  
5 on there. But if he decided he wanted to, with RS-4 --  
6 it's RS-4 we're talking about, he -- he could put up --  
7 eight thousand (8,000) square foot lots, he could put  
8 about six or seven houses on this, couldn't he? I  
9 mean --

10 MR. VINCE JACKSON: The minimum lot size is  
11 seventy-five hundred (7,500) square feet. And with  
12 point-nine-five (.95) acres, it would allow you up to  
13 five lots. But you have to meet all area and dimensional  
14 requirements of the zoning designation.

15 MR. BURTON CRAIGE: So the front, they're  
16 supposed to be sixty (60) feet.

17 MR. VINCE JACKSON. Right. There -- there is  
18 not enough room to do more than three because of the  
19 minimum lot width of the building line. So they couldn't  
20 just decide to do five. Three is the most they could do  
21 if they get the zoning.

22 COMMISSIONER BILLIE JO UNDERWOOD: But in the  
23 general area, most things are either RSF-1 or RSF-2.  
24 From what I read, you could only get two lots, if it was  
25 RSF-2.

26 MR. VINCE JACKSON: That's right.

27 MR. BURTON CRAIGE: This is the only RS-4 that  
28 will be in the whole 26.

1 COMMISSIONER BILLIE JO UNDERWOOD: I understand  
2 that.

3 MR. BURTON CRAIGE: You know. We -- we thought  
4 a lot about this. And I think the -- you know, you can  
5 look at it one way, and it makes a lot of sense to do it.

6 And then you can look at it another way, that it,  
7 you know -- long term, we worry that, you know, it sets a  
8 precedence that we could end up having lots of people  
9 wanting to go after RS-4.

10 And, you know, it could just -- like the west side  
11 of town is being built up, unbelievably being built up as  
12 far as the -- the houses being built over there.

13 There's a lot of people with five and ten acre lots  
14 that they want to sell. If they could ever get RS-4 over  
15 there, they could build fifty (50), sixty (60), seventy  
16 (70) houses.

17 And, but anyway, Allen, you want to say anything or  
18 not? You articulate it better than I can.

19 MR. ALLEN CHASON: Is it appropriate,  
20 Mr. Chairman?

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
22 Yeah, yeah. Go ahead.

23 MR. ALLEN CHASON: Is this the wrong time? I  
24 don't know. I've never been to one of these.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: No.  
26 We're here -- we're to listen, you know, to y'all's  
27 discussion, you know.

28 MR. ALLEN CHASON: I -- I know this isn't a



1 public hearing, so I'll be brief. I'm Allen Chason. I'm  
2 not -- I don't have my lawyer hat on today. I'm a  
3 resident and neighbor is why I'm here. And I'm on the  
4 Board of Directors of Point Clear Property Owners  
5 Association.

6 We have two meetings a year. Some of you have been  
7 to some of our meetings of our members. And we just had  
8 our fall meeting. And we have -- as of right now, we  
9 have three hundred and fifty-seven (357) members of our  
10 association.

11 And we think we -- you know, three hundred and  
12 fifty-seven (357) people aren't going to agree on  
13 anything. But, for the most part, we think that we have  
14 the near unanimous support of -- of the residents of  
15 Point Clear in the position we've taken in this case.

16 I was a little bit concerned. I've been in touch  
17 with Vince. I looked online at the package you were  
18 given, I think, last Thursday or so. And a -- a good  
19 number of letters in opposition that I know have come in  
20 were not in your package.

21 Now, I think Vince said maybe he supplemented it.  
22 But it looks -- I think that Vince says that in  
23 additional to our -- our association board, that we have  
24 about probably over twenty (20) letters in opposition to  
25 this application.

26 I want you to understand that we take it seriously  
27 when we oppose a land use application. And we don't want  
28 to be known as just a group that's against everything.

1 But this is important to us. And it's important not  
2 because of one extra lot. That's not what that is about.  
3 He could -- he could go to R-2, like all the surrounding  
4 property. Actually, the immediately surrounding property  
5 on three sides of him is R-1, which is a thirty thousand  
6 (30,000) foot lot.

7 We would not have an opposition if he went to R-2.  
8 And if he went to R-2, he could build two lots instead of  
9 three. But he wants that third lot. And to get that  
10 third lot, he's got to go R-4.

11 And, again, this is not -- our objection is not  
12 about two lots versus three lots. It's about the  
13 precedent that's set.

14 Because I've been doing this for forty-two (42)  
15 years. And you can say, well, these are all standalone  
16 cases. But I have been there and done that where it's  
17 the precedent of what you did in the prior case.

18 And if you grant R-4 on this location, there's no  
19 reason, logically, that you could deny anybody R-4 up and  
20 down Scenic Highway 98.

21 And there is a lot of undeveloped land, particularly  
22 on the east side of Scenic Highway 98, five (5) lots per  
23 acre, so you get a twenty (20) lot undivided -- twenty  
24 (20) acre piece, you're talking a hundred (100) houses.

25 That is totally out of character with that Point  
26 Clear community. And that's what we're worried about.  
27 And that's why we're here.

28 Now, back to Commissioner Underwood's question

1 about, well, there's some small lots like the Nellie Pose  
2 Lane that are lots of record, so they can stay there.

3 Yes, that's true. But a Zoning Ordinance is what we  
4 call aspirational, which means this is what we aspire  
5 this community to be. It's -- it's -- you don't just  
6 zone things the way they are. You zone them the way you  
7 want them to be.

8 And, I mean, nobody's going to tell that family, the  
9 Nellie Pose family, that they couldn't live in those lots  
10 anymore when zoning came in down there twenty (20) years  
11 or so ago.

12 The planners that adopted this ordinance twenty (20)  
13 years ago said, this is the way we want this community to  
14 be. And, under circumstances, if changes happens,  
15 certain changes, then you've got to comply with the  
16 Zoning Ordinance.

17 And that applies to lots of record, and it applies  
18 to nonconforming uses. So, you know, I -- I hope you'll  
19 all understand that.

20 COMMISSIONER BILLIE JO UNDERWOOD: Well, if I  
21 may say this, I was just trying to understand why it was  
22 recommended by the Planning Department. That was my  
23 questioning there. I take re-zoning very seriously.

24 MR. ALLEN CHASON: I appreciate that. The  
25 Master Plan that was adopted by a prior Commission -- I  
26 don't know what this Commission -- how -- how you see  
27 that. But it -- it -- it says that Point Clear is a  
28 low-densely residential community.

1 I think you understand that District 26 is basically  
2 up and down the bay there, Scenic 98. That's -- I  
3 don't -- I haven't measured how long it is from the south  
4 city limits of Fairhope all the way down to Pelican  
5 Point, but that's probably, what, ten (10) miles or more?

6 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
7 About ten (10) miles.

8 MR. ALLEN CHASON: And there not a single R-4  
9 lot, with -- with one minor, unusual exception where  
10 the -- where one peels off there and there's a triangle.  
11 You know, I -- I don't think that really counts.

12 Aside from that exception, there's no R-4 in -- in  
13 all of District 26. The overwhelming majority of it is  
14 residential R-1 or R-2. And that's the way we want to  
15 keep it.

16 That -- that has been the consistent plan of this  
17 Commission for Point Clear since the Zoning Ordinance was  
18 adopted. And we would like to keep it that way.

19 As I said, you know, we generally want to just --  
20 our policy, we try not to let personalities be involved.  
21 You know, sometimes it's uncomfortable, because we have  
22 to post things that our neighbors want to do. And we  
23 don't like doing that.

24 But -- but to try -- We've tried to be objective in  
25 the cases that we've opposed. And it's generally, as  
26 long as we leave the zoning like it is, you don't hear  
27 from us. It's only when people re-zone and get variances  
28 that it gets our attention.

1        So it's the precedent setting value of this. And  
2        even if -- even if the members of this Commission say,  
3        well, you know, we're going to put -- we're going to give  
4        you R-4 here, but we -- we're not -- we're going on  
5        record. We're not going to put it anywhere else in  
6        District 26, that won't work, because the -- the -- the  
7        judicial review of these decisions is one of the things  
8        that a judge looks at when he's reviewing a decision, a  
9        land use decision of a Commission or a City Council, is  
10       what are the neighboring -- what kind of districts are in  
11       that neighborhood.

12       And the answer to that question is R-1 and R-2. And  
13       that's the way we want to keep it. And we don't want to  
14       introduce R-4.

15       We've all heard the sewer problems that they have in  
16       Fairhope, I personally believe that a big part of that  
17       problem is high-density development. You get more people  
18       in fewer spaces, and you overload the sewer system.

19       And a lot of people feel like Fairhope just needs to  
20       slow down and get the sewer situation under control and  
21       quit dumping raw sewage in the bay.

22       And -- and one of the many solutions to that problem  
23       is to stay with low-density zoning, which is what we ask  
24       you to do. We -- we very much respectfully ask you to --  
25       to refuse this application.

26       We've got several members of the board here. Greer  
27       Ratcliff is here. Greer lives on the opposite side of  
28       Scenic 98 from this property, very directly impacted

1 here.

2 And so if you have any questions, we'll be very  
3 happy to answer them. And I appreciate you letting me  
4 say my peace outside of a public hearing.

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
6 Okay. Thanks, Allen.

7 MR. BURTON CRAIGE: Can I say one quick thing?  
8 What Jeff wants to do here, we like. I mean, we -- we  
9 like what he wants to do. We like the three house on the  
10 other side, now that there are three.

11 But it's just exactly what he said. This -- this --  
12 the precedence it's going to set, I mean, I think he's  
13 done a good job in -- in trying to make it compatible  
14 with Point Clear. It's just that's our problem.

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
16 Okay. What's your name, please?

17 MR. JEFF BARNES: I'm Jeff Barnes. So I guess  
18 I'm here as a representative of property owner,  
19 Mr. Dorgan. I'm also part of a -- of a developer group  
20 that owns the adjacent property that is going to be  
21 developing three homes on the RMF-6 lots that you see  
22 before you.

23 So just a little -- just why -- how -- you know, why  
24 we're even here is the fact that Mr. Dorgan was -- you  
25 know, we told him what we were going to do with our three  
26 lots. So he said he would be willing to and would like  
27 to kind of mirror what we're doing to complement what  
28 we're doing.

1        So the reason that we start looking at dimensions of  
2        the acre he owns -- It's currently zoned B-2. The reason  
3        that we selected RSF-4 was not because we could squeeze  
4        seventy-five hundred (7,500) square foot lots on the  
5        property. It was basically based on the -- that width  
6        that we needed to work with.

7        We have to have a minimum sixty (60) foot wide lot  
8        at the building line to do that. And so to get three  
9        lots, that's just the way the math worked out.

10       But the lots were actually in the twelve thousand,  
11       five hundred (12,500) foot range to fifteen thousand  
12       (15,000) square foot range. So they're basically  
13       twice -- you know, one of them, at least, is twice what  
14       the minimum would be.

15       We felt like this would be a great compromise. And  
16       I do respect the position the Point Clear Property Owners  
17       Association. They're passionate about their  
18       neighborhood, and they should be.

19       But for years they -- you know, it's -- it's --  
20       they -- they don't want anything zoned B-2. So we felt a  
21       down-zoning from B-2 to a Single-Family Residential would  
22       be well received.

23       So just as far as -- And then when we -- when we  
24       went before the Planning Commission and -- and gained  
25       unanimous support by them, one of the -- the questions  
26       that -- that they challenged all of us on was this issue  
27       of -- of the precedence. You know, will this open up the  
28       floodgates for, you know, other developers to come in and

1 try to do the same thing.

2 So I've thought about that concept since. And I  
3 just wanted to bring out or point out a couple things. I  
4 don't think it will at all.

5 First of all, the -- you know, I have measured  
6 the -- the distance from the Grand Hotel to Pelican  
7 Point. First of all, it's just over ten (10) miles. And  
8 so I may have -- I may have missed a few lots here and  
9 there, but I was just counting the parcels that exists  
10 between the Grand Hotel and Pelican Point.

11 On both side of the highway, there's just over a  
12 thousand (1,000), a thousand and seventy-seven (1,077)  
13 parcels. So I don't know if you'd venture a guess as to  
14 how many of those are under sixty-six (66) feet. But  
15 that number is about five hundred and forty-two (542).

16 So fifty percent (50%) of the current lots are  
17 already, I guess, nonconforming, because they're less,  
18 you know, than sixty-six (66) feet wide.

19 So it's not the precedence there. I mean, I guess  
20 this touches on the issue that Vince talked about earlier  
21 about would these lots have been zoned RSF-4 at the time  
22 that was instilled.

23 But, anyway, that's -- My numbers may be off a few,  
24 but I don't think so. So, you know, that's the current  
25 condition. And the deterrence from the developer's  
26 standpoint, I want to point out that I -- I -- I really  
27 think that between the Federal Highway Setback that  
28 applies to Scenic Highway 98, which -- which, if you



1 don't know, structures have been setback one hundred  
2 (100) feet from the center line of that highway.

3 So based upon eighty (80) foot right-of-way, I mean,  
4 our setbacks are sixty (60) feet. Not only ours, but, I  
5 mean, all the way down the highway, you've got a sixty  
6 (60) foot setback, which is twice what the normal lot  
7 would require.

8 And so for somebody to come in and do a series of  
9 seventy-five hundred (7,500) square foot lots that meet  
10 the minimum width of sixty (60) feet, they would have to  
11 be sixty (60) by one twenty-five (125); okay?

12 By the time you apply the sixty (60) foot front  
13 setback and the thirty (30) foot rear setback, and ten  
14 (10) foot side setbacks, you're squeezed down to a  
15 fourteen hundred (1,400) square foot footprint.

16 I don't know of any development that would -- or any  
17 developer that pursue such a challenge to create these  
18 series of small lots when they only have that buildable  
19 area to deal with.

20 And -- and another point is the amount of wetlands  
21 it is to east of these properties. It's significant. So  
22 between the Federal setback and the -- the wetlands kind  
23 of compressing this, I -- I don't -- you know, I may be  
24 wrong, but I don't think that the -- the precedence would  
25 be set.

26 My final point is there -- there's one thing to go  
27 from B-2 to a residential -- I mean, that's, I guess,  
28 down zoning -- verses anything else. The only -- you've

1 got this little node of B-2 property. You've got  
2 property across the street. You've got the Washhouse.  
3 And there may be a couple other lots that are zoned B-2.  
4 So everything else is RSF-1 or 2. To go to RSF-4 is  
5 going to require an up-zone versus a down-zoning.

6 And so I can only imagine the -- the opposition to  
7 someone trying to up-zone an already-zoned residential  
8 property.

9 So I guess those are the primarily points I wanted  
10 to make. So if you have any questions, let me know.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Okay.

13 MR. SCOTT HUTCHISON: Skip, may I?

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

15 Yeah, yeah. Go ahead.

16 MR. SCOTT HUTCHISON: Scott Hutchison with HMR.  
17 We're the engineers on the project.

18 Just to reiterate something Jeff -- a couple things  
19 Jeff pointed out. It's a little -- little confusing,  
20 maybe a little misleading to say that -- that, yes, there  
21 is no RSF-4 down there. However, there are dozens upon  
22 dozens of lots that -- that meet or are actually below  
23 the requirements for RSF-4.

24 So I -- I don't agree with the precedence setting  
25 deal. If it were -- if it were set today, there would be  
26 hundreds of lots down there that are RSF-4, if we -- if  
27 that existed when -- when this was zoned.

28 And just from a -- from a planning standpoint, you

1 go from -- from commercial to business to higher-density  
2 residential to lower-density residential. And it's  
3 currently B-2.

4 I think that's really getting lost here, where --  
5 where we are, in fact, proposing to down zone from a --  
6 from a commercial, which we could go development right  
7 now as commercial, which nobody down there wants.

8 And we're -- we're proposing to transition to -- to  
9 a -- a residential. I don't think that that lot -- the  
10 yellow lot to the south of this, it's being presented  
11 like there's some danger of -- of if you re-zone this  
12 RSF-4, that that and everything else down below it  
13 could -- could -- could -- could legally or easily be  
14 moved to RSF-4. And I -- I don't agree with that.

15 If this stays B-2, you could argue that, well, it  
16 could easily be re-zoned to B-2, since it's adjacent  
17 to -- to B-2.

18 So I just -- And, again, we're talking about three  
19 lots instead of two lots. And -- and it -- it -- it's --  
20 it's -- In my twenty (20) something years of doing this,  
21 I -- I don't see how that opens up any kind of floodgate  
22 whatsoever.

23 I think it's a good -- Personally, I thought this  
24 would be the easiest -- one of the easiest no-brainer  
25 re-zoning I've done. But I was obviously mistaken.

26 So I -- I just don't want that to get lost, that  
27 there are many, many, many lots down there that are --  
28 that are much smaller than this and much smaller than

1 what R-4 requires.

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

3 Okay.

4 MR. JEFF BARNES: One other point, if I may.  
5 The RMH-6 property that was re-zoned in 2006 will allow  
6 for six (6) units per acre, will allow for sixty-five  
7 hundred (6,500) square foot lots, will allow multifamily  
8 duplex/triplex apartment buildings, so arguably  
9 definitely more dense zoning.

10 So this would be a question for Vince. But since  
11 2006, has there been a floodgate or a frenzy of  
12 developers trying to seek what was already established in  
13 2006?

14 MR. VINCE JACKSON: No. There's just been one,  
15 and it was a -- it was an existing development called  
16 Point Clear Landing. And it was -- When the zoning came  
17 in, they zoned it RSF-1 or at the time R1-A.

18 So that request was giving them a conforming zoning  
19 and also allowed them to add six (6) units to the  
20 existing development.

21 But there -- there has not been a flood -- you know,  
22 we have not had -- I don't think anyone has even asked  
23 about RMF-6 down there, not since that property was  
24 re-zoned.

25 MR. ALLEN CHASON: Mr. Chairman, in response to  
26 Scott and others that have said that they don't think  
27 this is going to be precedence, let me point out in your  
28 own ordinance what it says. This Section 19.6 of the

1 County Zoning Ordinance. This is a form that Vince gives  
2 everybody to fill out when they file an application to  
3 re-zone. And here's what it says:

4 *The County Commission shall consider whether*  
5 *the proposed re-zoning is consistent with the*  
6 *factors listed below.*

7 Factor Number 1:

8 *Is the requested change compatible with the*  
9 *existing development patterns and the zoning of*  
10 *nearby properties.*

11 That's my point. Your own regulation tells you that  
12 when you consider a re-zoning, you must consider how  
13 nearby properties are zoned.

14 MR. JEFF BARNES: Well, following that logic,  
15 we could come in and request RMF-6 on this, just like we  
16 did on the -- the RMF-6 above. But, obviously, we're not  
17 doing that, nor would I think that if I presented that to  
18 you that I could really argue for that.

19 COMMISSIONER BILLIE JO UNDERWOOD: I want to  
20 ask a procedural question. Once these discussions are  
21 finished, this just still goes to the regular --

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Oh,  
23 yeah. Yeah.

24 COMMISSIONER BILLIE JO UNDERWOOD: -- meeting  
25 and -- and then public hearing and all? Okay. This is  
26 just discussion; is that correct?

27 ATTORNEY DAVID CONNER: That's correct.

28 COMMISSIONER BILLIE JO UNDERWOOD: I just want

1 to make sure I'm on that right track.

2 ATTORNEY DAVID CONNER: That's right. There  
3 will be a public hearing at your next --

4 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

5 ATTORNEY DAVID CONNER: -- County Commission  
6 meeting.

7 COMMISSIONER BILLIE JO UNDERWOOD: Normal  
8 re-zoning.

9 ATTORNEY DAVID CONNER: That's correct.

10 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

11 ATTORNEY DAVID CONNER: And I want to --  
12 Mr. Chairman, just briefly.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
14 Yes. Go ahead.

15 ATTORNEY DAVID CONNER: I -- I -- you guys are  
16 lucky that you get to hear this case, because it's one of  
17 the more complicated cases that I think you'll hear,  
18 believe it or not.

19 What you have is both side doing a good job arguing  
20 their positions; one saying it's not a precedence, one  
21 saying it could be a precedence, and then one saying but  
22 look at the RSF-4 -- 6, so if you've already got that,  
23 this is less than that.

24 So I don't want anybody to confuse you that this is  
25 an easy -- easy question.

26 COMMISSIONER BILLIE JO UNDERWOOD: It's not.

27 ATTORNEY DAVID CONNER: It's the -- it starts  
28 out with the question that you mentioned earlier. There

1 are -- And -- and that's why even the language -- Allen  
2 is exactly right on what the ordinance says. But it does  
3 use the words "compatible with existing development  
4 patterns or zoning."

5 And so there are a number of lots down there, as  
6 Vince mentioned, that if you look at the development  
7 pattern -- Because they already existed -- are  
8 smaller-sized lots.

9 Clearly, there's been no re-zoning that's happened  
10 down there. And an argument could be made -- We'd have  
11 to go back and look at the intent of the Planning  
12 Commission and the County Commission when they adopted  
13 the ordinance in 93.

14 Was that decision made at that point in time to --  
15 to not include any higher density in that area because it  
16 didn't exist, or they did not include any higher density  
17 because they didn't want it to exist, and so they  
18 establish those classifications over those properties so  
19 that they'd be locked in place and then the next  
20 applications coming forward could be considered --  
21 considered.

22 Again, all very complicated stuff. So I don't want  
23 anybody to make you think that it's -- that it's easy.  
24 Because it's a decision that's -- that's -- that is --  
25 that is -- it's very much discretionary is what I'm  
26 trying to say, in many ways.

27 Your job, I think, at the end of the day -- And we  
28 advise the Planning Commission to as well -- is to look

1 at this particular area and make a determination as to  
2 whether or not y'all think that zoning is right for this  
3 location.

4 Could there be a precedential effect? Sure, there  
5 could be a precedential effect. But the effect of that  
6 could also be limited. You know, just because you get  
7 one RMF-6 in this location doesn't mean you have to drive  
8 that same classification ten (10) miles down the road.

9 But anybody that comes before you is going to use  
10 that zoning to try and argue for another zoning in that  
11 area, if they so desire.

12 I think staff is doing an admirable thing in trying  
13 to help the citizen accomplish what they want to  
14 accomplish. Because there is no other mechanism in order  
15 for them to have three lots there, which I don't think  
16 anybody necessarily even -- even -- And I don't want to  
17 put words in your mouth -- is concerned about the three  
18 lots, per se.

19 It is the impact and the precedential effect that  
20 establishing that zoning classification could have up and  
21 down County Road 1 is the problem.

22 So I suggest that you continue to get the  
23 information here that you're getting. And then have some  
24 discussion, look back.

25 And the main thing is, is where you want this to go.  
26 Do you see this as a transitional corner where you might  
27 have more of this? Do you see this as something you want  
28 to keep like it is?



1 That's really the decision at the end of the day  
2 that you have to make. Is this zoning classification  
3 appropriate for this area? Is this something you want to  
4 see and/or potentially encourage?

5 And we just need to know what your feelings are  
6 about that to make sure that this the -- the area,  
7 the direction that you want to go.

8 And I hope -- I hope that made it -- helped you a  
9 little bit about what the ultimate decision is. But I  
10 wanted to assure you by saying that if you're feeling  
11 confused about this, hearing both sides of it, that's  
12 natural, because this is not an easy decision, based on  
13 the facts that are here. Is that fair enough?

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
15 Okay.

16 COMMISSIONER BILLIE JO UNDERWOOD: We already  
17 figured that out. But thank you.

18 ATTORNEY DAVID CONNER: Normally -- normally --  
19 normally -- normally you come in and you've got one of  
20 these things here and it's just -- it either is or it  
21 isn't.

22 But because of this particular area -- And I don't  
23 think you can take away the unique area of County Road 1  
24 in particular, as to how it's been developed and what is  
25 it. You know, this in a different location in the county  
26 is a different decision. But that is a different area.

27 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Okay.

2 MR. VINCE JACKSON: I have --

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Go  
4 ahead.

5 MR. VINCE JACKSON: -- just a few more  
6 comments. I'll try to go fast.

7 The question about the -- the letters, e-mails, I  
8 looked at what's posted. There were three (3) -- I  
9 believe three (3) correspondence that were included in  
10 the staff report. Then there were eighteen (18) letters  
11 of opposition and one (1) letter of support. And I  
12 looked at what was posted, and that was all there.

13 COMMISSIONER BILLIE JO UNDERWOOD: It's on  
14 there. It's after the minutes --

15 MR. VINCE JACKSON: Right.

16 COMMISSIONER BILLIE JO UNDERWOOD: -- from the  
17 Planning Commission.

18 MR. VINCE JACKSON: Right. Right.

19 COMMISSIONER BILLIE JO UNDERWOOD: Yeah.

20 MR. VINCE JACKSON: And then since then, I have  
21 received additional letters. I actually received one  
22 this morning. And y'all will get those with what I  
23 submit for your public hearing next week. Those were  
24 not -- I -- I did not have those in time to get those  
25 on -- on this packet.

26 But I don't have anything else. I've going through  
27 my e-mails. So if there's something I'm supposed to  
28 have, I need to get it, because I don't have it. We've

1 provided everything that we gotten.

2 And I just wanted to quickly mention a couple more  
3 things. We do view this as a down-zoning. This is  
4 re-zoning from commercial to residential.

5 We've done a number of those over the years. I  
6 don't think I've ever had one be controversial until now.  
7 So this is a little different.

8 Of course, this is a unique area, and we understand  
9 that. But the overwhelming feedback that we have gotten  
10 from this area with previous re-zonings is we don't want  
11 commercial. We're not happy with the B-2. And so when  
12 this application came up, we thought, well, here's an  
13 opportunity to take some of the B-2 off the table.

14 We do try to advise our applicants -- I don't like  
15 to see people waste their time and their money. And a  
16 lot of times if people -- if I see that something is just  
17 not going to happen, I'll tell them not to apply, because  
18 I just don't want them to go through all that and then  
19 get turned down and then be barred from coming back for a  
20 year.

21 But we do view this as down zoning. In another  
22 area, some of the undeveloped property, that's either  
23 going to be RSF-1 or RA, so that's an up-zoning. And  
24 that's a -- we look at that in a completely different  
25 manner than we look at this. As far as standards, those  
26 are in the staff report. And you can see how we address  
27 those.

28 But this is a public hearing. We will talk about

1 this again next week. And I'm sure there will be a lot  
2 more to say. But I'm open for questions. You know, so  
3 if there's anything you need to ask me now or next week,  
4 let me know.

5 COMMISSIONER BILLIE JO UNDERWOOD: I do have  
6 one question.

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
8 Okay.

9 COMMISSIONER BILLIE JO UNDERWOOD: I think I  
10 read everything about this case that I could. And there  
11 was a mention from -- I don't remember. It was some of  
12 the comments at the Planning Commission meeting about a  
13 potential -- doing RSF-2.

14 But my understanding is the applicant wants three  
15 lots; is that correct?

16 MR. VINCE JACKSON: (Indicates affirmatively.)

17 COMMISSIONER BILLIE JO UNDERWOOD: So there's  
18 no -- It's -- it's either/or. You don't want -- you  
19 don't want anything less than the ability to have three  
20 lots. And to have three lots, you -- the RSF-4 is the  
21 only thing that'll get you that; is that correct?

22 MR. JEFF BARNES: Mathematically and  
23 potentially, we could --

24 COMMISSIONER BILLIE JO UNDERWOOD: I know you  
25 could do more.

26 MR. JEFF BARNES: -- we could extend the  
27 property and take up more of that B-2 zoned corner and  
28 create what we needed for three lots. But with the --

1 the Federal setbacks that are impacting us twice on the  
2 corner -- being 32 and 98 -- we're so compressed as to  
3 what the commercial could even be used for that we --

4 COMMISSIONER BILLIE JO UNDERWOOD: So you own  
5 the property next to it?

6 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
7 Yeah. Oh, yes. They own -- they own the -- he owns the  
8 whole corner from 32 down to the thing there. He owns  
9 the whole property.

10 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
12 Now, you mentioned about the Federal. That's --  
13 that's -- that's a county road, is it not, Joey?

14 MR. VINCE JACKSON: Yes.

15 MR. JOEY NUNNALLY: So --

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
17 That part is. So those --

18 MR. JOEY NUNNALLY: -- Scenic 98 and 32 are  
19 both county roads, but the -- but the statute he's  
20 talking about is actually a State statute.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
22 State statute, okay, not Federal. Okay. State.

23 MR. JEFF BARNES: Okay. State.

24 MR. VINCE JACKSON: Yeah, it's a State statute.  
25 It's unique to the unincorporated areas of Baldwin  
26 County.

27 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
28 Yeah. Okay. Yeah.

1 MR. VINCE JACKSON: But and, you know, on the  
2 question of RSF-2, you-all can approve RSF-2, because  
3 it's a more restrictive designation than -- than what's  
4 the been advertised. So that is -- that is an option for  
5 y'all.

6 Any other questions?

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Any  
8 other questions?

9 (No response.)

10 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
11 Okay. Then this will be -- it'll be a public hearing.

12 MR. RON CINK: Public hearing.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
14 Public hearing at the November 20th meeting. Okay.  
15 Thank y'all.

16 MR. ALLEN CHASON: Thank you very much.

17

18 **G-2 - CASE NO. Z-18044 - DCF, LLC PROPERTY REZONING**

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
20 right. Next. G-2.

21 MR. VINCE JACKSON: Okay. Our next one is also  
22 in Planning District 26. This is Z-18044, DCF, LLC,  
23 property re-zoning from RSF-1 to RSF-2.

24 The applicant is requesting to re-zone  
25 two-point-four-three (2.43) acres to allow what is  
26 described as a single-family subdivision,  
27 multigenerational, residential development.

28 When we talk about family subdivision, we're usually

1 talking about something different than what is proposed  
2 here. But the -- what they want to do is combine this  
3 property with some adjacent property, which is already  
4 zoned RSF-2. That would give them three (3) acres total,  
5 I believe. And then they -- there's a couple other  
6 things they would need to do.

7 Ultimately, they want to submit a planned  
8 residential site plan. But with only three (3) acres, in  
9 order to do that, first they have to have the RSF-2  
10 zoning. Then they'll have to have a variance.

11 If the zoning is approved next week, then they have  
12 a pending variance application before the Board of  
13 Adjustment for December the 10th.

14 And if that application is approved, then they will  
15 come back with a planned residential development site  
16 plan application, which works the same way as re-zoning,  
17 where it goes to the Planning Commission for a  
18 recommendation, and it comes back to the County  
19 Commission for final vote.

20 So there are a number of parts, a number of hoops  
21 that they would still have to jump through. The  
22 re-zoning is the first part of that.

23 And this is two-point-four-three (2.43) acres. The  
24 darker yellow parcel to the north is the smaller parcel,  
25 but that is the parcel that they would combine this with  
26 if the re-zoning is approved.

27 And then they would proceed with the other steps  
28 with the ultimate goal of developing the family

1 subdivision.

2 This one has also generated some opposition. There  
3 is an adjacent property owner here. She may wish to  
4 speak to you. And you have -- you have some letters  
5 included in your agenda item.

6 One of them was from the Point Clear Property Owners  
7 Association. And I have received some additional letters  
8 that you will -- y'all will get when you receive your  
9 packets for the public hearing.

10 We did recommend approval of this. Planning  
11 Commission recommended approval. But there are other --  
12 other steps. You know, the -- the variance is likely to  
13 be proved a steep obstacle. So it's -- it's hard to say  
14 where this ultimately might go.

15 But we did -- Re-Zone from RSF-1 to RSF-2 doesn't --  
16 in the grand scheme of things doesn't change anything  
17 that much, except that it does allow the potential for  
18 more divisions. But the use of the property would remain  
19 the same.

20 Those are all the comments I have right now.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

22 Okay. Is there any one --

23 MR. BURTON CRAIGE: Yeah. By the way, I'm  
24 Burton Craige with the Point Clear Property Owners  
25 Association.

26 My understand is -- Our position is, is the fact  
27 that we don't mind the additional changing -- You said  
28 R -- R-1 to R-2?



1 MR. VINCE JACKSON: RSF-1 to RSF-2.

2 MR. BURTON CRAIGE: Yeah. We don't mind that a  
3 bit. It's the variance we're going to have to fight,  
4 that we disagree with.

5 And my understanding is they want to put three or  
6 four houses in the back and want to move the house on  
7 the -- on the water up front where it's two houses down,  
8 make that three houses and then put a pool in, in the  
9 middle of all that.

10 If this got passed, it's amazing how this could  
11 change all the way up and down the bay. All these people  
12 have lots, three and four and five -- You know, of  
13 course, five acres, you could apply for a PUD.

14 But there's a lot of people who have two and three  
15 acres. And you can kind of see how the -- it all changes  
16 when you pass and get into Fairhope, where all the houses  
17 are.

18 You know, you have a street that goes down where  
19 somebody had a bay house. And they've lined up all these  
20 houses on each side. It's just not a bit conducive of  
21 what, you know, Point Clear is.

22 So I don't know if we need to be back another time  
23 to fight the variance. But we don't mind a bit going  
24 from R-1 to R-2. I mean, am I talking about the wrong  
25 thing at the wrong time?

26 MR. VINCE JACKSON: Well, the variance is not  
27 up for discussion.

28 MR. BURTON CRAIGE: Right.

1 MR. VINCE JACKSON: That's considered by the  
2 Board of Adjustment.

3 MR. BURTON CRAIGE: Would we come back here  
4 again?

5 MR. VINCE JACKSON: No, sir. That meeting is  
6 in Robertsdale. It will be December 10th in the  
7 afternoon.

8 MR. BURTON CRAIGE: It'll be a working session?  
9 It'll be -- it's a public meeting?

10 MR. VINCE JACKSON: No, it's --

11 MR. BURTON CRAIGE: So we won't have time to  
12 really talk about it ahead of time?

13 MR. VINCE JACKSON: No, sir. They -- the Board  
14 of Adjustment does not have work sessions. But you can  
15 certainly -- I believe there's already a sign up. And  
16 you can certainly go ahead and send us comments.

17 The application is pending. They just wanted to  
18 wait and see what happens with this before moving forward  
19 with the variance.

20 MR. BURTON CRAIGE: Have you seen many of these  
21 get passed?

22 MR. VINCE JACKSON: This is a little different.  
23 This is a little unprecedented. Now, it used to be that  
24 the minimum lot area for a PRD was three acres. And at  
25 some point it was changed to five.

26 And during the transition period, we had people ask  
27 for variances, because they kind of already had a plan in  
28 the works based on three acres. And so there were a few

1 variances back then, and they were granted. We've had  
2 some -- maybe a few since that were just, you know, where  
3 maybe it's four and a half.

4 So this is -- this is a little bit different. What  
5 they're -- what they're proposing to do is a little bit  
6 different. And if -- if it ultimately is approved as a  
7 PRD, then the PRD -- then the PRD site plan will control  
8 what happens. But, you know, with the variance and then  
9 that other application will be part of it, you know, it's  
10 hard to say where this will go.

11 MR. BURTON CRAIGE: A lot of people come and  
12 they want to do a family subdivision and have their  
13 children and their, you know, cousins and so-and-so and  
14 so-and-so buy the lots in the back. And that, you  
15 know -- if I had a lot, I'd probably want the same thing.

16 But it never happens. They end up, you know,  
17 selling them off. Or somebody moves in there for three  
18 years and then they get in financial trouble and they  
19 need to sell off a lot. So they all turn into things  
20 they weren't suppose to be, as far as the family is  
21 concerned.

22 MR. VINCE JACKSON: The way -- the way I  
23 understand what they're proposing is there will be eight  
24 homes, and that individual family members would own the  
25 home and the actual land under the home, and that  
26 everything else would be common area for the family.

27 MR. BURTON CRAIGE: Like they would own --  
28 three -- three houses would be on the bay.

1 MR. VINCE JACKSON: Uh-huh. (Indicates  
2 affirmatively.)

3 MR. BURTON CRAIGE: Okay. There's two on there  
4 now.

5 MR. VINCE JACKSON: Right.

6 MR. BURTON CRAIGE: Okay. They'd move -- move  
7 one over and put another one in; correct?

8 MR. VINCE JACKSON: That's correct.

9 MR. BURTON CRAIGE: Okay. And all would be  
10 sixty (60) feet wide?

11 MR. VINCE JACKSON: Yeah.

12 MR. BURTON CRAIGE: And then they'd go with  
13 four houses in the back and the pool.

14 MR. VINCE JACKSON: And then there's one kind  
15 of in the middle.

16 MR. BURTON CRAIGE: Yeah.

17 MR. VINCE JACKSON: Yeah. But we're not, you  
18 know --

19 COMMISSIONER BILLIE JO UNDERWOOD: We're not  
20 discussing that today, actually. But --

21 MR. VINCE JACKSON: No.

22 COMMISSIONER BILLIE JO UNDERWOOD: -- the thing  
23 is, didn't you say that if a PRD was approved by the  
24 Planning Commission, then we'd still get to see it again?

25 MR. VINCE JACKSON: Yes.

26 COMMISSIONER BILLIE JO UNDERWOOD: So it would  
27 be the same procedure --

28 MR. VINCE JACKSON: Yes.

1 COMMISSIONER BILLIE JO UNDERWOOD: -- as a  
2 re-zoning. So --

3 MR. VINCE JACKSON: Exactly.

4 COMMISSIONER BILLIE JO UNDERWOOD: -- it would  
5 be a public hearing --

6 MR. VINCE JACKSON: Exactly.

7 COMMISSIONER BILLIE JO UNDERWOOD: -- prior to  
8 a PRD. We --

9 MR. BURTON CRAIGE: We -- we just don't --

10 COMMISSIONER BILLIE JO UNDERWOOD: Like today,  
11 I think the only thing we're talking about is --

12 MR. VINCE JACKSON: Re-zoning.

13 COMMISSIONER BILLIE JO UNDERWOOD: -- going  
14 from RSF-1 to RSF-2, which I think we just got a really  
15 good lesson on those two things. But this is all  
16 something that would be later. But the -- the variance  
17 case would be something that's in order for them to move  
18 forward with the PRD; right?

19 MR. VINCE JACKSON: That's right.

20 COMMISSIONER BILLIE JO UNDERWOOD: And so you  
21 would have an opportunity to -- to go there. It's just  
22 not a work session --

23 MR. BURTON CRAIGE: Okay.

24 COMMISSIONER BILLIE JO UNDERWOOD: -- you know.

25 MR. VINCE JACKSON: And -- and there are  
26 certified notices that go out about a week before the  
27 Board of Adjustment meeting. It is scheduled for  
28 December the 10th.

1 MR. BURTON CRAIGE: Well, I want y'all to  
2 really take note that we're not against everything. It's  
3 fine to take it from RSF-1 to RSF-2.

4 MR. VINCE JACKSON: But, now, and if this  
5 re-zoning is not approved next week, the variance becomes  
6 a moot point. It won't move forward.

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
8 Okay. Anyone else?

9 MR. FRANK FEAGIN: Yeah. I'm Frank Feagin with  
10 the Property Owners Association. And just understand  
11 what we do in coming here is representing three hundred  
12 fifty (350) or so people; okay? We don't just decide on  
13 ourselves to object to things.

14 So on both of these cases, we had a lot of input  
15 from our members to say, do you want all of us to come,  
16 or do you want us to just send you?

17 You know, and that's -- that's kind of why we're  
18 here. But we're representing three hundred and fifty  
19 (350) or so people that don't want some of this stuff.

20 MR. BURTON CRAIGE: Wasn't there a homeowner  
21 here, you said?

22 MR. VINCE JACKSON: I think she left.

23 MR. BURTON CRAIGE: She did?

24 MR. VINCE JACKSON: Yeah. She was standing  
25 right there, but I think she left.

26 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: She  
27 left.

28 MR. BURTON CRAIGE: Okay. Well, thank you all.

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Okay.

3 MR. BURTON CRAIGE: We're going to leave.

4 COMMISSIONER JEB BALL: Thank you.

5

6 **G-3 - CASE NO. Z-18046 - THE RESERVE AT DAPHNE PLANNED**

7 **RESIDENTIAL DEVELOPMENT (PRD) SITE PLAN**

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All

9 right. Next.

10 MR. VINCE JACKSON: I have one more.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Okay.

13 MR. VINCE JACKSON: This one is the -- the  
14 largest area and the least controversy.

15 COMMISSIONER JEB BALL: Hopefully.

16 COMMISSIONER BILLIE JO UNDERWOOD: Promises.

17 MR. VINCE JACKSON: This is --

18 ATTORNEY DAVID CONNER: And away from the  
19 water.

20 MR. VINCE JACKSON: -- The Reserve at Daphne  
21 PRD. This is PRD site plan approval. The applicant is  
22 requesting site plan approval of a proposed development  
23 to be know as The Reserve at Daphne consisting of six  
24 hundred and nine (609) lots on approximately four hundred  
25 and sixteen (416) acres.

26 This involves three planning districts: Planning  
27 District 15; Planning District 28; and also Planning  
28 District 7, which is un-zoned.

1 And this would -- it's located north of The Reserve  
2 at Daphne, Phase I; and south of Plantation Hills, east  
3 of County Road 54.

4 The zoning in the zoned areas is RSF-2. And that's  
5 a single-family designation. And that was approved by  
6 the County Commission on June 19 of this year.

7 We have actually looked at the PRD site plan  
8 previously. It's kind of -- it's gone through some  
9 changes and evolutions.

10 And with the six hundred nine (609) lots that are  
11 proposed now, that's actually a little bit less than -- I  
12 believe they started out with six hundred twelve (612).  
13 So we're now -- we've been up, and now we're back down.  
14 So we're a little bit less than where we started. And  
15 the Planning Commission has recommended this three times  
16 in all its different incarnations.

17 There -- there has been discussion at the north end  
18 of the development about perhaps some other entrance/exit  
19 into the development. But this is a multiphase  
20 development that will occur over a number of years. And  
21 the -- the northern phases are towards the end of the  
22 development schedule. So I think there will be time in  
23 the future to perhaps talk about some other access.

24 Mr. Pumphrey is here with Dewberry. He's  
25 representing the application, if you have any specific  
26 questions of him.

27 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
28 Y'all have any questions?



1 COMMISSIONER JEB BALL: I don't.

2 COMMISSIONER BILLIE JO UNDERWOOD: I read all  
3 that one, too.

4 MR. VINCE JACKSON: But, like I said, this --  
5 this -- this was reviewed by the Planning Commission  
6 three times. They recommended approval all three times.

7 But it hasn't been voted on the County Commission,  
8 because it was tabled and then withdrawn. And now here  
9 we are, ready to --

10 COMMISSIONER JEB BALL: Public hearing?

11 MR. VINCE JACKSON: Yes, sir. It will be a  
12 public hearing.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
14 Public hearing, yeah.

15 MR. VINCE JACKSON: And it's PRD site plan  
16 approval, but the process works same way as re-zoning.

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
18 Okay.

19 MR. VINCE JACKSON: I think I'm --

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
21 This is part of the headwaters of Fish River, if I'm not  
22 mistaken; is that right?

23 MR. STEPHEN PUMPHREY: Fish River comes across  
24 the east side of this property.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26 Okay.

27 MR. STEPHEN PUMPHREY: But I have talked to the  
28 developer about the northern access point. As you know,

1 that's Plantation Hills. There's only one section up  
2 there that's undeveloped.

3 Our -- our client is definitely willing to make a  
4 connection there, if they ever develop. And it'll have  
5 to obviously go to the Planning Commission. If they  
6 require a stub-out road, then obviously we would tie into  
7 it. But, right now, there is nothing for us to connect  
8 to. There's no access point up there.

9 And I'm sure if we -- if we have that happen one  
10 day, you're going to have a mess on your hands with a lot  
11 of people showing up, taking traffic back through  
12 Plantation Hills. But that may never happen. So I --  
13 but we're willing to make that connection, if it's  
14 required. But that's years down the road.

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
16 Yeah. The only thing, there was -- we did -- we did a  
17 stormwater management plan. And some of that property  
18 that's up there was recommended for use for a detention  
19 pond that would help alleviate a big part of that  
20 drainage problem in Fish River that we're having. You  
21 know, that's, you know --

22 MR. STEPHEN PUMPHREY: Like a regional  
23 detention pond?

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
25 Yeah, a regional, a large one, you know.

26 COMMISSIONER JEB BALL: How many of these do  
27 you have in the subdivision?

28 MR. STEPHEN PUMPHREY: I'm sorry?

1 COMMISSIONER JEB BALL: How many ponds do you  
2 have in the subdivision?

3 MR. STEPHEN PUMPHREY: That's part of the  
4 problem. Yeah, there's probably -- You can see them on  
5 the site. They're all over, for the most part. And  
6 there's even some dry ponds that aren't shown on that  
7 site.

8 Unfortunately, that's why we keep coming back to  
9 you. Every time we move into the next phase --

10 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
11 Yeah.

12 MR. STEPHEN PUMPHREY: -- we start doing the  
13 real engineering on the site, and guess what happens.  
14 We've got to put another pond in or move a pond, change  
15 the lot counts.

16 So every time we move north with another phase of  
17 the development, we do the engineering on it. We'll  
18 probably be coming back with another plan, revised plan,  
19 because it'll change.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
21 Yeah. See, that's -- that's the part that, you know, the  
22 further we go north, you know, you know, we're -- we're  
23 doing it up here.

24 But if we get the southern part, mostly developed,  
25 that doesn't get -- there's no way to change any of that  
26 as far as detention goes, you know.

27 And, you know -- you understand detention. You  
28 know, the further away, you know, you try to retain more

1 water and you kind of gradually, you know, get -- get  
2 reduced so you have a better flow of water, a constant  
3 flow instead of having, you know, big gushes coming in.  
4 So that's --

5 MR. STEPHEN PUMPHREY: Well, I can say that  
6 I've never worked with a better client that will work  
7 with any entity.

8 If the County has some areas they'd like to look at,  
9 this client is probably one of the best clients I've ever  
10 worked with that would consider working with the County  
11 and/or Municipality or something like that. But we  
12 probably need to find out fairly soon so we can  
13 incorporate that into the master plan.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: And  
15 that's what I'm saying, you know. That's something that,  
16 you know, we really need to go back.

17 And we -- I talked to Joey about it already. You  
18 know, we -- we've got some of these plans out there that,  
19 you know, we've identified the areas.

20 And everything's been identified already by, you  
21 know, the -- the study that was done. But, you know,  
22 it's never went anywhere.

23 And we need -- we need to get off -- off the center  
24 and try to move in to try to get some of these things  
25 taken care of.

26 MR. STEPHEN PUMPHREY: And we've left a lot of  
27 area. You can -- you can look at this map. It's kind of  
28 hard to put to scale. We have left a lot area, most of

1 it because it's a topographical challenge.

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

3 Yeah, it is.

4 MR. STEPHEN PUMPHREY: But there are a lot of  
5 green space here that we may be able to go in and do  
6 things with. But, again, we just need to find out what  
7 we need to do.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
9 right.

10 ATTORNEY DAVID CONNER: Is it conceivable that  
11 if y'all were to go to a larger-sized detention pond, it  
12 might address some of the concerns that the Chairman is  
13 speaking about, that you could lose some of your ponds  
14 and -- and -- and put them together in a larger --

15 MR. STEPHEN PUMPHREY: Not necessarily.  
16 Because some of those are because we have to collect the  
17 water because of -- we call it the topo -- the property  
18 diverts the water in a different direction. We still  
19 have to pick it up in those other areas, not all --

20 ATTORNEY DAVID CONNER: I think what Joey was  
21 telling me, the area that y'all were looking at before  
22 was in the large square at the top?

23 MR. STEPHEN PUMPHREY: Yes.

24 ATTORNEY DAVID CONNER: And I notice you've got  
25 lots platted up there. That's why I was asking would it  
26 be possible to maybe re-plat some of those to create a  
27 larger detention area that would accomplish both  
28 objectives.

1 MR. STEPHEN PUMPHREY: I think so.

2 ATTORNEY DAVID CONNER: Okay.

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

4 Okay. Anything else on this one?

5 (No response.)

6 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

7 Okay. This one also will be a public hearing.

8 MR. VINCE JACKSON: Yes, sir. That's all. And

9 I apologize for having so much on this meeting.

10 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

11 It's got to be done.

12 MR. STEPHEN PUMPHREY: By the way,

13 congratulations to our new Commissioners.

14 COMMISSIONER JOE DAVIS: Thank you.

15 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

16 COMMISSIONER JEB BALL: Thank you.

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

18 Thank you so much.

19 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All

21 right. Moving right along now.

22

23 **J-1 - PROFESSIONAL SERVICES CONTRACT FOR ONE (1) HISTORICAL**

24 **PAINTING ON THE WAR OF 1812 BATTLE AT FORT BOWYER**

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All

26 right. Next item.

27 MR. RON CINK: Ms. Felisha Anderson.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Ms. Felisha.

2 MS. FELISHA ANDERSON: The first item I have is  
3 a professional services agreement between Baldwin County  
4 Commission and Rick Reeves to do one (1) historical  
5 painting of the War of 1812 for Fort Morgan.

6 This was brought up last year when we started  
7 working on bicentennial projects. The contract is the  
8 same exact contract as you-all approved for Blakeley,  
9 Historic Blakeley State Park. And the money was approved  
10 in this year's budget.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
12 Looks good.

13 COMMISSIONER JEB BALL: Consent.

14 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

15 COMMISSIONER JOE DAVIS: Consent.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
17 Now, where is this painting going to be hung at?

18 MS. FELISHA ANDERSON: Fort Morgan.

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
20 It's going to be at Fort Morgan? Okay. Okay.

21 MS. FELISHA ANDERSON: Yes, sir.

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
23 right.

24  
25 J-2 - AL 200 BALDWIN COUNTY BICENTENNIAL STEERING COMMITTEE -  
26 REQUEST FOR USE OF THE BALDWIN COUNTY COLISEUM FOR THE MAKING  
27 ALABAMA: A BICENTENNIAL TRAVELING EXHIBIT

28 MS. FELISHA ANDERSON: Next is Alabama 200, the

1 Baldwin County Bicentennial Steering Committee. The  
2 request is the use of the Baldwin County Coliseum for the  
3 Making Alabama: A Bicentennial Traveling Exhibit. The  
4 exhibit will be here December 3rd through 21st.

5 COMMISSIONER JEB BALL: Consent, Mr. Chairman.

6 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

7 MR. RON CINK: Commissioners, this is a  
8 courtesy that we -- the coliseum belongs to the Baldwin  
9 County Commission, but Cattle and Fair also has residence  
10 there. This is just a courtesy to letter to Mr. Hankins.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
12 Hankins, yeah.

13 COMMISSIONER JEB BALL: Consent.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: To  
15 use one of our days, basically.

16 MR. RON CINK: Precisely.

17 COMMISSIONER BILLIE JO UNDERWOOD: Are we  
18 limited?

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
20 Yeah.

21 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

22

23 **J-3 - AL 200 BICENTENNIAL AND ARCHIVES AND HISTORY PROMOTIONAL**

24 **ITEMS**

25 MS. FELISHA ANDERSON: Okay. Next is the  
26 Alabama 200 Bicentennial and Archives and History  
27 promotional items.

28 We are requesting that the Archives Department and



1 also the Baldwin County Bicentennial Steering Committee  
2 be allowed to purchase promotional items for the citizens  
3 of Baldwin County.

4 Most of these things are given away free to the  
5 public, but there are some larger items that we do sell,  
6 would like to sell to the public, like the T-shirts and  
7 the tapestry throw.

8 COMMISSIONER JEB BALL: Consent, Mr. Chairman.

9 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
10 Consent?

11 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

12 MR. RON CINK: Consent.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
14 right.

15 MS. KIM CREECH: Ron, just in that staff -- or  
16 in that recommendation, just be able to put public  
17 purpose in there so in case this item is ever pulled from  
18 the examiners that we're giving something of value,  
19 meeting a public purpose.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
21 Yeah.

22

23 **R-1 - LOAN AGREEMENT BETWEEN THE CITY OF BAY MINETTE AND BALDWIN**  
24 **COUNTY COMMISSION FOR THE USE OF A CERTAIN CITY-OWNED TRAILER**

25 MS. FELISHA ANDERSON: Okay. Do I do my  
26 addendum as well?

27 MR. RON CINK: Yes, ma'am. If you want to go  
28 ahead and knock that one out, please.

1 MS. FELISHA ANDERSON: Okay. Also,  
2 Commissioners, I have addendum. There is a loan  
3 agreement between the City of Bay Minette and Baldwin  
4 County Commission for the use of a certain City-owned  
5 trailer.

6 With the celebration of the Bicentennial, we would  
7 like to create a Happy Birthday, Alabama float that will  
8 participate in all of the parades next year, including  
9 the Alabama Day Parade in Montgomery.

10 The City owns a certain trailer and has agreed to  
11 loan it to Baldwin County Commission. The only thing  
12 that they are requesting is that we provide insurance for  
13 the one year that we have the trailer.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
15 Okay.

16 MR. RON CINK: And we checked with our  
17 insurance carrier on that.

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: And  
19 it's okay?

20 MS. FELISHA ANDERSON: It's okay. Yes, sir.

21 COMMISSIONER JEB BALL: Consent, Mr. Chairman.

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
23 right.

24 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
26 right. Put that one as Consent then.

27

28 M-1 - FISCAL YEAR 2019 JOINT FUNDING AGREEMENT BETWEEN THE

BALDWIN COUNTY COMMISSION AND THE U. S. GEOLOGICAL SURVEY

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All right. Next.

MR. RON CINK: EMA.

MR. JESSIE PEACOCK: I just want to be moved ahead of Vince next time.

COMMISSIONER JEB BALL: Sit down, Joey.

MR. JESSIE PEACOCK: Sorry. So Item 1, this is just the USGS grant that we fund every year for our river gages at Stix River and Loxley and Seminole.

The new Commissioners may not be aware, but it's -- we give them twenty-two thousand, one hundred dollars (\$22,100) every year for these four, monitoring the river gages. We do this every year.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All right. Is this going to include the new one we're going to get, or are we going monitor that one?

MR. JOEY NUNNALLY: So -- so, once -- so that one is being funded through a separate entity right now.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Yeah.

MR. JOEY NUNNALLY: So once that money runs out, it would be included on this.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Okay.

MR. JOEY NUNNALLY: But that won't be until the next two or three years.

COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Okay. All right. Good.

2 MR. JOEY NUNNALLY: Because right now -- And,  
3 Dan, correct me if I'm wrong. But the GOMESA money that  
4 we got was going to fund the maintenance and operation  
5 for two or three years.

6 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
7 Okay.

8 COMMISSIONER JEB BALL: Consent.

9 MR. JOEY NUNNALLY: Then in two or three years,  
10 you'll have another one coming.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
12 right. That's Consent then.

13 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
15 right. Okay.

16

17 **N-1 - MEMORANDUM OF AGREEMENT BETWEEN BALDWIN COUNTY COMMISSION**  
18 **(JUVENILE DETENTION CENTER) AND THE ALABAMA STATE DEPARTMENT OF**  
19 **EDUCATION - ALLOCATION TO PROVIDE EDUCATIONAL SERVICES TO**  
20 **STUDENTS**

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
22 Next, Ron.

23 MR. RON CINK: Ron.

24 MR. RON BALLARD: Commissioners, Item N-1 is a  
25 Memorandum of Agreement between the Baldwin County  
26 Commissioner, Juvenile Detention, and the State  
27 Department of Education.

28 And this is a -- this a new thing that came up. And

1 basically they just wanted to ensure that the allocation  
2 that they provide or that they -- that we provide  
3 educational services at Juvenile Detention, that we have  
4 a roll, that we take attendance.

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

6 Basically, this is -- has to do with --

7 MR. RON BALLARD: Yeah, the funding --

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
9 the funding that you already get for --

10 MR. RON BALLARD: The Educational Trust Fund  
11 that provides the educational -- the teacher, basically,  
12 and our educational services that we have in Detention.  
13 They want to ensure that those allocations are provided  
14 for that by us talking attendance --

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

16 Okay. All right.

17 MR. RON BALLARD: -- is what that is.

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
19 right. Okay.

20 MR. RON BALLARD: So I've already -- the  
21 teachers have already started that process. It's just  
22 taking attendance of our students.

23 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

24 Okay.

25

26 R-2 - DEPARTMENT OF YOUTH SERVICES (DYS) PART 1 AND PART 2

27 GRANT/SUBSIDY AGREEMENT FISCAL YEAR 2018-2019

28 MR. RON BALLARD: And I do have addendum.

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Okay.

3 MR. RON BALLARD: I do have addendum. And  
4 that's the yearly grant from the Department of the Youth  
5 Services. It's -- it's one hundred fifty-three thousand,  
6 nine hundred sixty-six dollars (\$153,966).

7 Basically that's broke down into a Part 1 and a  
8 Part 2. Part 1 has to do with they provide fourteen  
9 thousand (\$14,000) for each county, fourteen thousand  
10 (\$14,000) for Baldwin County.

11 I also have the contract counties, which is Conecuh,  
12 Escambia, Choctaw, Washington, and Clark. So fourteen  
13 thousand (\$14,000) that comes out to eighty-four thousand  
14 dollars (\$84,000).

15 And then the Part 2 has to deal with the 2010 US  
16 Census. And that money comes out to be sixty-nine  
17 thousand, nine hundred and sixty-six (\$69,966).

18 So I foresee, you know, of course, when the Census  
19 comes up in 2020, that that amount is going to raise  
20 significantly, I would assume.

21 COMMISSIONER JEB BALL: So I've got one  
22 question.

23 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
24 Yes.

25 COMMISSIONER JEB BALL: The two -- two separate  
26 things in front of us, the M-1, what did we decide to do  
27 with that?

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 That's going to be Consent.

2 COMMISSIONER JEB BALL: Okay.

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

4 Yeah.

5 MR. RON CINK: And, with your permission, the  
6 addenda as well.

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: The  
8 addenda to go with it, yeah.

9 COMMISSIONER JEB BALL: Consent's good.

10 COMMISSIONER BILLIE JO UNDERWOOD: Consent.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Because it has to deal with the same thing; right?

13 MR. RON CINK: Well, they're two different  
14 animals.

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

16 Okay.

17 MR. RON CINK: One deals with the education  
18 side. The other one is the normal State agreement that  
19 we have with DYS.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

21 Okay.

22 COMMISSIONER JEB BALL: Make sure we do -- that  
23 we have two Consents.

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

25 Yeah.

26 MR. RON CINK: And it authorizes to Chairman  
27 to -- to execute it.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All

1 right.

2

3 **O-1 - APPOINTMENT OF AN INTERIM PERSONNEL DIRECTOR**

4 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
5 right. Next.

6 MR. RON CINK: Personnel. This is an  
7 appointment of an Interim Personnel Director.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: You  
9 know, as -- as y'all know, that Friday's Andrea's very  
10 last day. She's retiring. She's going to take, you  
11 know -- have a new granddaughter coming in, and she's  
12 going to want to spend some time with it.

13 So that position right now is a -- is a director's  
14 position, appointed thing. So I thought that we maybe  
15 need to look at appointing someone interim right now to  
16 fill that slot. Because that slot's got to be filled.  
17 We've got to do something. We've got to have somebody  
18 doing something so.

19 COMMISSIONER JOE DAVIS: Somebody's got to  
20 handle --

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
22 Somebody's got to handle --

23 COMMISSIONER JOE DAVIS: -- the details.

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
25 the stuff, yeah.

26 MR. RON CINK: You've got time cards. You've  
27 got personnel --

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All



1 kinds of issues that needs to come up.

2 COMMISSIONER JOE DAVIS: Sure.

3 COMMISSIONER JEB BALL: So what do we need to  
4 do, make a recommendation?

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
6 Well, yeah, you know, if y'all -- if anybody has a  
7 recommendation, you know, and we can -- we can do that.

8 And we can make this appointment on the -- the 20th,  
9 you know, you know, the interim. And, you know, we need  
10 to sit down and probably discuss, you know, what the  
11 salary is and everything else, too. So --

12 COMMISSIONER JEB BALL: Sure.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: So,  
14 you know, do y'all have any ideas?

15 ATTORNEY DAVID CONNER: Because this will be an  
16 interim position --

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
18 This will be interim right now.

19 ATTORNEY DAVID CONNER: -- whether you --  
20 whether you choose someone externally or whether you  
21 choose someone internally -- If you choose someone  
22 internally, the contract normally states that they will  
23 be able to go back to their merit system position --

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
25 Yeah.

26 ATTORNEY DAVID CONNER: -- without losing that.  
27 So you include that provision in it.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Yeah.

2 ATTORNEY DAVID CONNER: But it is something  
3 that you should do. Because under the personnel manual  
4 and different things, that Personnel Director has to make  
5 certain recommendations as far as disciplinary actions  
6 and matters.

7 Ans so if you -- if you do that internally, then  
8 certainly we would include the provision -- I guess very  
9 similar to what we did with EMA and also the Planning  
10 Department before Vince was ultimately pointed.

11 MR. RON CINK: No, Vince is not appointed.

12 ATTORNEY DAVID CONNER: I'm sorry. We did  
13 it -- who was the interim we did? We did somebody,  
14 another interim. We've done it before.

15 MR. JOEY NUNNALLY: Me.

16 MR. RON CINK: Joey.

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
18 Joey.

19 ATTORNEY DAVID CONNER: Yeah, Joey. He took --  
20 he took an interim position before y'all ultimately  
21 appointed him. And we can use those similar contractual  
22 provisions to make sure that's taken care of.

23 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
24 Anybody have any suggestions?

25 COMMISSIONER JEB BALL: I have a  
26 recommendation.

27 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
28 Okay.

1 COMMISSIONER JEB BALL: To -- I don't know if  
2 Deidra is here.

3 MS. DEIDRA HANAK: Here I am.

4 COMMISSIONER JEB BALL: I'd recommend that she  
5 step into this role. That's not how you do it?

6 ATTORNEY DAVID CONNER: I'm sorry?

7 COMMISSIONER JEB BALL: I thought she said no.

8 MS. KIM CREECH: She's asking me a question.

9 COMMISSIONER JEB BALL: It's so quiet, we could  
10 here everything.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
12 Okay. Yeah. So y'all --

13 COMMISSIONER JOE DAVIS: Yes, I -- I would  
14 second that motion if that --

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
16 Well, we can't --

17 ATTORNEY DAVID CONNER: Can't make a motion.

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
19 make a motion, but, you know, it's something we've got to  
20 bring, so, you know, a recommendation --

21 ATTORNEY DAVID CONNER: Yeah.

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
23 we bring forward.

24 COMMISSIONER BILLIE JO UNDERWOOD: I --

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Go  
26 ahead.

27 COMMISSIONER BILLIE JO UNDERWOOD: Yeah. I --  
28 I'm fine with that recommendation. It's -- I just want

1 to know -- I don't know how much staff is in that  
2 department. Do they need someone -- Because I know she  
3 fills a role, too. Do they need --

4 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
5 Well, that's something, you know, that when we get to --

6 COMMISSIONER BILLIE JO UNDERWOOD: Will they be  
7 able to function --

8 COMMISSIONER JEB BALL: Yes.

9 COMMISSIONER BILLIE JO UNDERWOOD: Because  
10 that's my question.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
12 They just -- they've got a new person that's --

13 MS. DEIDRA HANAK: We just had a new person  
14 start this week.

15 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: She  
17 starts this week. You know --

18 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: It  
20 still -- it still leaves a hole -- a in hole in it, but  
21 it's something right now that we can -- we can fill until  
22 we make the determination --

23 COMMISSIONER BILLIE JO UNDERWOOD: Right.

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
25 on --

26 COMMISSIONER BILLIE JO UNDERWOOD: Whether or  
27 not we --

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER --

1 filling all the director's slot.

2 COMMISSIONER BILLIE JO UNDERWOOD: Okay. Okay.

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: You  
4 know, on the --

5 COMMISSIONER BILLIE JO UNDERWOOD: That's just  
6 all I wanted to know, if that --

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
8 Yeah, yeah.

9 COMMISSIONER BILLIE JO UNDERWOOD: -- if they  
10 were, you know -- I -- I -- I -- I -- I kind of  
11 remembered watching some of the things with Joey. But  
12 they've got a little bit bigger department. I didn't  
13 know --

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Oh,  
15 yeah.

16 COMMISSIONER BILLIE JO UNDERWOOD: -- how big  
17 the department is.

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
19 Well, there's -- there's basically, what, two people in  
20 there, three? But --

21 MS. DEIDRA HANAK: Well --

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
23 I mean, actually, what they actually handle, personnel --

24 MS. DEIDRA HANAK: There's --

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
26 and they've got parts -- They handle the risk management  
27 all the other stuff, you --

28 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
2 know, but there's basically, what, three now?

3 MS. DEIDRA HANAK: Yeah.

4 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
5 And, you know, one --

6 COMMISSIONER BILLIE JO UNDERWOOD: I just want  
7 to make it clear. My question wasn't about recommending  
8 her, it was do they need somebody to take her place.

9 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
10 Well, it's something we're going to have to, you know --

11 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

12 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
13 That --

14 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

15 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: You  
16 know, if this is -- if this -- if we choose to offer her  
17 the contract later or the thing, then --

18 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
20 then that slot will have to be first --

21 COMMISSIONER BILLIE JO UNDERWOOD: Well, I just  
22 didn't know how it works, if you pull somebody from  
23 another department that might have those kind of skills.  
24 I didn't --

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26 Yeah, yeah.

27 COMMISSIONER BILLIE JO UNDERWOOD: -- know, you  
28 know -- I didn't mean necessarily --

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Yeah.

3 COMMISSIONER BILLIE JO UNDERWOOD: -- bringing  
4 a brand-new person in right now. I just didn't know --

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

6 Yeah.

7 COMMISSIONER BILLIE JO UNDERWOOD: -- if there  
8 was another department --

9 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

10 Well, once --

11 COMMISSIONER BILLIE JO UNDERWOOD: -- that had  
12 someone --

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

14 Once that --

15 COMMISSIONER BILLIE JO UNDERWOOD: -- with  
16 those kind of skills.

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

18 Once that is done, then it'll go back to the Personnel to  
19 start advertising to fill that -- that --

20 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
22 that spot.

23 COMMISSIONER JOE DAVIS: Mr. Chairman, I would  
24 hope that Deidra would be moved to that slot, that she  
25 would have to latitude, as would --

26 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

27 Right.

28 COMMISSIONER JOE DAVIS: -- the existing person

1 to bring in people, like seasonal help, so we don't have  
2 a breakdown in anything going on.

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

4 Yeah, yeah.

5 COMMISSIONER JOE DAVIS: And then I do have a  
6 question relative to compensation --

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

8 Right.

9 COMMISSIONER JOE DAVIS: -- for that person  
10 when they move from the slot they're in now --

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

12 Uh-huh. (Indicates affirmatively.)

13 COMMISSIONER JOE DAVIS: -- to a higher slot.

14 I think that there needs to be -- if we're asking  
15 somebody to do a lot more, we ought to have some system  
16 in place that compensates --

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

18 Uh-huh. (Indicates affirmatively.)

19 COMMISSIONER JOE DAVIS: -- during that interim  
20 time.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

22 Yeah. All right. Do we --

23 COMMISSIONER JOE DAVIS: I don't know what that  
24 is, but that's my thoughts.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

26 Does anybody have an -- what, you know --

27 COMMISSIONER BILLIE JO UNDERWOOD: How does  
28 this work? I mean, is this just a Consent, or is this a



1 thing --

2 MR. RON CINK: It's a recommendation that --

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

4 It's a recommendation.

5 MR. RON CINK: -- that will come -- that will  
6 come to the Commission meeting.

7 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

9 Yeah, yeah.

10 ATTORNEY DAVID CONNER: All -- all you guys are  
11 trying to do right now is to reach some consensus about  
12 what you'd like to see happen.

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: See  
14 happen, yeah.

15 COMMISSIONER JOE DAVIS: Sure.

16 ATTORNEY DAVID CONNER: And then staff will  
17 prepare an agenda item, based on that consensus, with a  
18 proposed contract to submit to y'all at your -- at your  
19 meeting.

20 COMMISSIONER JEB BALL: I think we -- we've  
21 come to the agreement that Deidra is going to be our  
22 interim. Now we need to come to an agreement of how much  
23 we're going to pay her.

24 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
25 Yeah.

26 COMMISSIONER JEB BALL: And -- and if she is  
27 moving up into the interim director's role, then, you  
28 know, my personal opinion is, just like Commissioner

1 Davis stated, she should be compensated at a director's  
2 role. I don't know. Deidra is here. I don't know if  
3 she has a number.

4 MS. DEIDRA HANAK: Um.

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
6 Yeah, go ahead, please. Jump in here. Get both feet  
7 wet.

8 COMMISSIONER JOE DAVIS: We -- we are. Join  
9 us. You know, we -- we're getting our feet wet, too.

10 MS. DEIDRA HANAK: I'm enjoying listening.  
11 Well, Andrea is currently paid a little over ninety-three  
12 thousand (\$93,000).

13 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
14 Uh-huh. (Indicates affirmatively.)

15 MS. DEIDRA HANAK: Of course, I don't want to  
16 shoot for the stars, but I don't want to sell myself  
17 short. I have twelve (12) years with the County. And my  
18 degree is in HR Management. And I'm certified. I mean,  
19 I --

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Do  
21 you have a number?

22 MS. DEIDRA HANAK: Would eighty-seven (\$87,000)  
23 be a good number?

24 COMMISSIONER JEB BALL: Fine with that.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26 Sounds fine.

27 COMMISSIONER JOE DAVIS: And this -- this is  
28 the interim --

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 This is just interim.

3 COMMISSIONER JOE DAVIS: This is just interim.

4 COMMISSIONER BILLIE JO UNDERWOOD: What's your  
5 current?

6 MS. DEIDRA HANAK: My current? I'm almost  
7 fifty-nine thousand dollars (\$59,000).

8 COMMISSIONER BILLIE JO UNDERWOOD: Okay.

9 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
10 Yeah. So that's eighty-seven (\$87,000)?

11 COMMISSIONER JOE DAVIS: I think that's fine.  
12 Thank you.

13 MS. DEIDRA HANAK: Thank you.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
15 Okay. All right.

16 COMMISSIONER JEB BALL: And, Ron, since --  
17 since Andrea is leaving, and technically this is still --  
18 can be in the budget?

19 MR. RON CINK: Yeah.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
21 Yeah.

22 MR. RON CINK: Yes, sir. Yes, sir.

23 COMMISSIONER JEB BALL: All right. Sounds good  
24 to me.

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
26 That'll be --

27 MS. KIM CREECH: Just to let y'all --

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 That will be on --

2 MS. KIM CREECH: -- know, we'll be there help.  
3 There are functions that Finance and HR are joined at the  
4 hip. And we're there to assist.

5 COMMISSIONER JEB BALL: Right.

6 COMMISSIONER JOE DAVIS: Sure.

7 MS. KIM CREECH: And there's a lot of functions  
8 that Andrea did with benefits and paying and making  
9 sure --

10 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
11 That's fine.

12 MS. KIM CREECH: -- that, you know -- check  
13 what we're paying. So Finance will step in to help  
14 Deidra.

15 COMMISSIONER JEB BALL: Thanks, Kim.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
17 right.

18 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

19 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
20 right. That sounds good. All right.

21 COMMISSIONER JEB BALL: Congratulations,  
22 Deidra.

23 COMMISSIONER JOE DAVIS: Congratulations.

24 MS. DEIDRA HANAK: Thank you very much.

25 COMMISSIONER JOE DAVIS: My feet are real wet.  
26 Are yours?

27 MS. DEIDRA HANAK: Yeah.

28 COMMISSIONER JEB BALL: We're jumping in this

1 together; right?

2 MS. DEIDRA HANAK: That's right.

3

4 **Q-1 - PRESENTATION ON PADDLE THE GULF INITIATIVE**

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
6 right. Our next item is --

7 MR. RON CINK: Mr. Dan Dealy.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
9 Q-1.

10 MR. RON CINK: Just to fill you -- fill the  
11 Commission in on several issues that's affecting the  
12 Perdido Bay Watershed and our RESTORE.

13 MR. DAN DEALY: Welcome aboard. Glad you're  
14 swimming. We're going to talk about getting -- getting  
15 into the water a little bit.

16 This is -- this is not a decision-making  
17 presentation; okay? So this is an easy part of the day.  
18 In fact, as I mentioned at the last time -- the Road and  
19 Bridge meeting where I discussed attending and  
20 representing the Commission's interest and the County's  
21 interest over with the Perdido and Pensacola Bay's  
22 estuary program, which has just recently been stood up  
23 over Escambia County -- And -- and we have representation  
24 on that.

25 This is new estuary program, similar to the Mobile  
26 Bay National Estuary Program. They receive funding,  
27 grant funding from EPA. And they are working through the  
28 some of the preliminary aspects. And we're working with

1 the local agreement on this that.

2  
3 (Commissioner Jeb Ball left the Work Session.)  
4

5 MR. DAN DEALY: One of the items that has been  
6 in the background, building through that as well as  
7 through some of the requests we've made with the RESTORE  
8 Council in the background and with State Lands Division  
9 of the Alabama Department of Conservation and Natural  
10 Resources, is working on bluewater trails that will  
11 connect for off-beach tourism impact.

12 And Darryl Boudreau is here with the Nature  
13 Conservancy. And he's going to talk about one that's on  
14 the Perdido River. He'll mention to you that State Lands  
15 Division and ADC&R have recently completed the  
16 construction of several campsites on the Perdido, similar  
17 to what we have coming down the Mobile Bay Delta.

18 This is an economic opportunity for this area. We  
19 can't grow very much further west. So all our growth is  
20 going to be going east.

21 Escambia County has got a big growth aspect  
22 happening over here with the Navy Federal Credit Union  
23 across the Perdido Bay area. That is going to impact the  
24 watershed uses and access.

25 We need to -- we're getting in early on wise  
26 stewardship. And this offers a grand opportunity for  
27 people to access the waterway and for the understanding  
28 the importance of this watershed and for us to get in

1 early on stewardship on this.

2 And Darryl is going to talk about this first event,  
3 which is getting some regional, if not Southeast,  
4 national attention with people who paddle the water a  
5 lot. And that's a growth industry for tourism.

6 MR. DARRYL BOUDREAU: Dang, you pretty much  
7 covered it, Dan.

8 MR. DAN DEALY: You got it, buddy.

9 MR. DARRYL BOUDREAU: So, yeah. So seven  
10 hundred fifty thousand dollars (\$750,000) in coastal  
11 impact assessment program.

12 (Mr. Dan Dealy holding a poster board upside down.)

13 COMMISSIONER BILLIE JO UNDERWOOD: Flip that.

14 MR. DARRYL BOUDREAU: I was wondering what  
15 y'all were doing. I'm too old to be doing flips.

16 MR. RON CINK: You want me to hold that for  
17 you, Dan?

18 MR. DARRYL BOUDREAU: This is going to fail if  
19 he wants me to do flips.

20 So what I though I wanted to do is just try to show  
21 you what has been put in. So those sites that Dan  
22 mentioned, there's Gravel Landing, Staple Fork, and Otto  
23 Hill or Blue Lake. Are familiar with those, by any  
24 chance? You know where Barrineau Park Road crosses the  
25 river?

26 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
27 Yeah. Yeah.

28 MR. DARRYL BOUDREAU: Okay. So Barrineau Park

1 Road is just above Otto Hill. And so these are sites --  
2 There's a big logjam between Gravel and Loggerhead.

3 So what they did was put the three boat ramps in or  
4 launches, canoe launches, and then two shelter sites in  
5 between each one.

6 What we wanted to do was, as a way to try to have  
7 joint projects coming through Deepwater Horizon, we  
8 wanted to find a way for Florida and Alabama to work  
9 together to sort of set a precedent in this watershed.

10 And so I submitted a project, both in the Alabama  
11 portal and the Florida portal, to extend -- Florida has  
12 some great launches actually moving south, but we don't  
13 have any shelter sites, other than Otto Hill, which is  
14 there at Blue Lake where y'all's is.

15 So I submitted a project to put in seven (7)  
16 shelters, which will go all the way down -- and the last  
17 one is going to be here at Heron Bayou.

18 That is approved -- Well, I say it's approved. It's  
19 in the Florida proposed NRDA plan that's under public  
20 review right now. And assuming it doesn't fall off, that  
21 will be approved.

22 And so you'll now be able to put in at Gravel, once  
23 we get the logjam cleared, and be able canoe and camp or  
24 kayak and camp all the way down to Perdido Pass.

25 Well, this hit the radar of Paddle Florida, which is  
26 a nonprofit that does five- and six-night paddle events  
27 in each of our water management districts in Florida.

28 And last year they did the Choctawhatchee. This



1 year they -- they heard about the work we're doing to the  
2 Perdido, came over. I brought them over. And we met  
3 with some Alabama folks, Dan included. And they've  
4 decided to do the Perdido March 10th through 15th of  
5 2019.

6 It's going to be a five-night trip. They're going  
7 to start at Otto Hill, spend the first night there, the  
8 second night on our preserve, the third night at Blue  
9 Angel Recreation Area, the fourth night at Camp Dixie,  
10 fifth night -- fourth night at Camp Dixie, and then the  
11 fifth night at Big Lagoon. And then they're going to end  
12 up at Perdido Pass.

13 And the Alabama State Parks is providing all the  
14 attendees with parking passes so that they can leave  
15 their vehicles there.

16 Sixty (60) people, there's sixty (60) slots for  
17 this. And that's just for the people who are going to  
18 pay. There's also going to be support crews and --  
19 associated with this. And it's pretty much sold out  
20 already. And so now there's a waiting list.

21 And so that's going to bring sixty (60) people in  
22 for five nights, which is also going to mean they're  
23 going to come in the night before, likely, and stay the  
24 night after.

25 It's from all over the country. Half of their  
26 attendees are from Florida. The other half are from all  
27 over the country. They've got a real strong following.  
28 If you go to paddleflorida.org, that's their website.

1        So we're real excited about this, because before we  
2        even have the money to put these additional shelters in,  
3        we already have a well-established nonprofit that's going  
4        to come out here and do an event in 2019.

5        My ultimate vision is I want people -- do an annual  
6        event the week before the Mullet Festival and do a paddle  
7        the state line and then end up at that Flora-Bama.

8        And that way people understand the way the  
9        watershed -- the river feeds the bay, which feeds the  
10       gulf. It's just a way to get that -- that understanding  
11       of how our watershed works.

12       The other reason that we're doing this is that, as  
13       Dan mentioned, Navy Federal has got twenty thousand  
14       (20,000) jobs by 2020 -- ten thousand (10,000) jobs.

15       COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Ten  
16       thousand (10,000), yeah.

17       MR. DARRYL BOUDREAU: And there's several  
18       developers. What we'd like to do is make sure that this  
19       area is developed and support that economic growth, but  
20       we don't impact our rivers and our bay so that we're  
21       dealing with flooding issue and water quality issue down  
22       the road.

23       So that's pretty much it. Dan covered the estuary  
24       program. If you have any questions, I'll be more than  
25       happy to answer them. Appreciate the opportunity to be  
26       here.

27       COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
28       Okay.

1 MR. DARRYL BOUDREAU: And thank you for not  
2 making me do flips. Appreciate it.

3 MR. DAN DEALY: Easy. Easy and fun ending.

4 MR. DARRYL BOUDREAU: Yes, sir.

5 MR. JOEY NUNNALLY: I'm sorry.

6 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Go  
7 ahead.

8 MR. JOEY NUNNALLY: Mr. Chairman, if I might.  
9 The logjam that you referred to --

10 MR. DARRYL BOUDREAU: Yes, sir.

11 MR. JOEY NUNNALLY: -- I get questions all the  
12 time about when that logjam is going to be removed.  
13 Y'all are currently working on that?

14 MR. DARRYL BOUDREAU: So Escambia County has  
15 permitted -- And I always mess up. Is it LD? JD? I  
16 butchered this the last time.

17 MR. DAN DEALY: I'm not -- I'm not jumping in  
18 that water.

19 MR. DARRYL BOUDREAU: Yeah. There is a logger  
20 that Escambia County has permitted to remove -- start  
21 removing those logs. Part of the problem is access.  
22 Because the -- if you've ever been up that way, there's  
23 really no good way to get there to those logs.

24 So I think it's a slow process to get them out.  
25 There is man that's interested in doing it. He's --  
26 Escambia County's working with him. And we're working  
27 with Alabama to try to see if we can find some access to  
28 be able to get those out. I know it's been there a long

1 time.

2 MR. JOEY NUNNALLY: It has. Now, the logjam  
3 that's just north of the Barrineau Park Road bridge, that  
4 one's gone.

5 MR. DARRYL BOUDREAU: Yep. There was actually  
6 two. There was one at the train trestle and one at  
7 Barrineau Park Road. And when we -- I took sixteen  
8 people out, both Florida and Alabama, to pitch this idea.  
9 And we had portage around the Barrineau Park Road. And  
10 then I think when --

11

12 (Commissioner Jeb Ball rejoined the Work Session.)

13

14 MR. DARRYL BOUDREAU: What was the last  
15 tropical storm?

16 MS. KIM CREECH: Gordon.

17 MR. DARRYL BOUDREAU: Not the -- the one before  
18 that.

19 MR. JOEY NUNNALLY: Nate?

20 MR. DARRYL BOUDREAU: Nate. When Nate came  
21 through, I believe Nate washed those two out. I haven't  
22 been back on it. And I don't know if more logs came  
23 down. And that's one of the problems, is those logs get  
24 loose and they'll get caught up on the road and the  
25 railroad trestle.

26 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
27 right.

28 MR. DARRYL BOUDREAU: Thank y'all.

1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Thank you. So there's not actually no -- no action on  
3 this, just a presentation.

4 MR. DAN DEALY: Yes, sir. Just a presentation,  
5 no action required.

6 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
7 Okay.

8 MR. DAN DEALY: Just wanted to keep you aware  
9 of opportunities developing here.

10 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
11 Good. Good. Sounds great.

12 MR. DARRYL BOUDREAU: Look forward to working  
13 with y'all.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
15 right. Thank you.

16 MR. DAN DEALY: This afternoon there is another  
17 meeting of the estuary -- Perdido and Pensacola Bay  
18 Estuary Program, which you have a chair on -- a seat on  
19 as Chairman.

20 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
21 Uh-huh. (Indicates affirmatively.)

22 MR. DAN DEALY: And I will be attending just to  
23 observe and report back to you on -- on what's going on  
24 there.

25 Still working through all their own issues over  
26 there and setting this whole new estuary program up. So  
27 I'll be over there from about 1:30 to 5.

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Okay.

2 ATTORNEY DAVID CONNER: Mr. Chairman.

3 Dan, we sent comments on the agreement. And you  
4 were talking about getting extra seats for Baldwin  
5 County.

6 MR. DAN DEALY: The interest was we actually  
7 have two vote, and they have eight, I think, on a  
8 ten-seat -- out of thirteen possible votes, I think it  
9 is. There are two counties that have two votes each, and  
10 our county has one vote.

11 That was the outgrowth of just where it came from.  
12 Because that's how it's marked, as the Bay Area Resource  
13 Council had it set up.

14 ATTORNEY DAVID CONNER: Right.

15 MR. DAN DEALY: They're amenable to making  
16 those -- a change either to one vote per county or give  
17 us two votes. We can end up --

18 ATTORNEY DAVID CONNER: Especially if we're  
19 talking about funding coming into that program.

20 MR. DAN DEALY: Correct. And it will be  
21 receiving more funding both through EPA as well as  
22 RESTORE projects. And then perhaps in the future, it  
23 could be that the members are doing some --

24 ATTORNEY DAVID CONNER: So will they be sending  
25 out a revised draft, or do we need to help --

26 MR. DAN DEALY: We need to help --

27 ATTORNEY DAVID CONNER: -- send one out?

28 MR. DAN DEALY: We need to help send our

1 comments in on that. And the other aspect was do we want  
2 to get the Town of Perdido Beach involved? Because they  
3 actually have waterfront there. Get representation with  
4 Seminole and Lillian and --

5 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
6 Orange Beach.

7 MR. DAN DEALY: Orange Beach is already on  
8 there.

9 ATTORNEY DAVID CONNER: I think it's y'all and  
10 Orange Beach --

11 MR. DAN DEALY: That's correct.

12 MR. DARRYL BOUDREAU: And just to give a little  
13 background. I'm sorry. Yeah. I didn't know how much to  
14 dive into that.

15 So -- so that was one of the things that I stared  
16 with. I used to work for the Department of Environment  
17 Protection. I was the Assistant Director for the  
18 Northwest District.

19 When the oil spill happened, I was on Unified  
20 Command representing Florida over in New Orleans. DNT  
21 brought me on to try to make good things to happen with  
22 BP money.

23 And one of the things that I had -- my main push was  
24 to create estuary programs in the Panhandle, based on the  
25 NEP programs. Because we don't have any in the  
26 Panhandle. Mobile Bay and Tampa Bay are the two adjacent  
27 to us.

28 So that idea has caught on. And EPA got funding out

1 of Pot 2 to fund one, which the Perdido/Pensacola group  
2 won. Well, then Choctawhatchee is self-funding. So  
3 their county's get -- in Florida, the County is getting  
4 Pot 1 directly. Okaloosa and Walton are using their  
5 funding to create theirs.

6 So this idea has caught on. And we have -- Do y'all  
7 know Barbara Gibson with the Choctawhatchee, Yellow, and  
8 Pea River Watershed Management Authority?

9 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: I  
10 think I've met her, yeah.

11 MR. DARRYL BOUDREAU: So she is on both estuary  
12 programs. And so we're -- we really want Alabama at the  
13 table, obviously. You're -- you're upper watershed in  
14 Choctawhatchee, and you share the side with us on  
15 Perdido.

16 So we're looking forward to working with you. And,  
17 as Dan said, the original voting structure -- is it  
18 upside down again? No. The original --

19 COMMISSIONER BILLIE JO UNDERWOOD: You're --

20 MR. DARRYL BOUDREAU: Want to make sure now.  
21 The -- the original voting structure -- Barbara's been  
22 around thirty (30) years. And so we just basically  
23 converted that over to the estuary program structure  
24 model.

25 And then Phil West has been on, very active. So he  
26 was the first one on there. And then the City of Perdido  
27 Beach, I used to work with Patsy Park when she was the  
28 Mayor. So we'd love to have her or -- or them --



1 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

2 Yeah.

3 MR. DARRYL BOUDREAU: -- in it as well.

4 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

5 Yeah. Because, you know -- you know, if you get one or  
6 two votes, we're not ever gonna --

7 MR. DARRYL BOUDREAU: Oh, yeah.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

9 We're never gonna get --

10 MR. DARRYL BOUDREAU: Absolutely.

11 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: --  
12 nothing, you know. I'm sorry. That's just the way it  
13 works.

14 MR. DARRYL BOUDREAU: We absolutely -- you  
15 know, this is an equal partnership. So we absolutely  
16 agree and hear what you're saying.

17 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

18 Yeah.

19 MR. DARRYL BOUDREAU: And -- and just to kind  
20 of underline what Dan said, I think there's twenty-five  
21 million (\$25,000,000) in the next round of NRDA that's  
22 going to be in the control of Perdido Bay Watershed.

23 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

24 Yeah.

25 MR. DARRYL BOUDREAU: So there is a lot of  
26 money coming into this watershed.

27 MR. DAN DEALY: Yeah. And if we look at what  
28 Mobile Bay Estuary Program has been receiving through

1 RESTORE Act, they have received several tens of  
2 millions --

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
4 Yeah.

5 MR. DAN DEALY: -- to do projects which are  
6 beneficial for Baldwin County.

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
8 Uh-huh. (Indicates affirmatively.)

9 MR. DAN DEALY: So watershed planning,  
10 watershed restoration, that kind of stuff. So we're well  
11 aware of how they've been working. So getting our feet  
12 in early with the development of this estuary program, I  
13 think, is a good thing for y'all.

14 MR. DARRYL BOUDREAU: And if -- if I could add  
15 one thing. I'm sorry. I know --

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
17 Yeah.

18 MR. DARRYL BOUDREAU: -- and then I'm out of  
19 here. But the Paddle Trail, we're working very closely  
20 with Phillip Hinsley. And I don't know if y'all know  
21 him.

22 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: Oh,  
23 yeah.

24 COMMISSIONER BILLIE JO UNDERWOOD: Yeah.

25 MR. DARRYL BOUDREAU: Okay. So we're working  
26 very closely with him, because we want to sort of  
27 standardize, as much as possible, the blueway trails.  
28 And we're also working with Lisa Adams with Mobile

1 County --

2 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

3 Uh-huh. (Indicates affirmatively.)

4 MR. DARRYL BOUDREAU: -- so that we can --

5 Again, working together. We're focusing on our

6 ecotourism, you know, as a -- as a -- as a region and as

7 a watershed. So thank you, again.

8 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

9 Okay. Thank you.

10 COMMISSIONER JOE DAVIS: Thank you.

11 MR. DAN DEALY: See if we can find more ways to  
12 bring revenue into the county.

13 COMMISSIONER BILLIE JO UNDERWOOD: Thank you.

14 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

15 Okay. Thank y'all.

16

17 **R - ADDENDA**

18 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
19 right. Have we taken care of all the agenda?

20 MR. RON CINK: Everything is good.

21

22 **S - PUBLIC COMMENTS**

23 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

24 Public comments?

25 (No response.)

26

27 **T - PRESS QUESTIONS**

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:

1 Press questions?

2 (No response.)

3 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: No  
4 press.

5

6 **U - COMMISSIONER COMMENTS**

7 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
8 Commission comments?

9 (No response.)

10

11 **V - ADJOURNMENT**

12 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: All  
13 right. If nothing else, do I hear a motion to adjourn?

14 COMMISSIONER JEB BALL: Mr. Chairman, I make a  
15 motion to adjourn.

16 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
17 Okay. Been a motion made by Commissioner Ball. Do I  
18 hear a second?

19 COMMISSIONER BILLIE JO UNDERWOOD: Second.

20 COMMISSIONER JOE DAVIS: Second.

21 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER:  
22 Second by Commissioner Underwood. Any further  
23 discussion?

24 (No response.)

25 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: If  
26 not, all in favor, signify by saying aye.

27 (Commissioners say "aye" in unison.)

28 COMMISSION CHAIRMAN CHARLES "SKIP" GRUBER: We

1 are adjourned.

2  
3 (The Baldwin County Commission Work Session was adjourned at  
4 11:49 p.m.)

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## C E R T I F I C A T E

STATE OF ALABAMA)

BALDWIN COUNTY )

I hereby certify that the above and foregoing transcript was taken down by me in stenotype and the proceedings were transcribed by means of computer-aided transcription, and that the foregoing represents a true and correct transcript of the meeting given by said parties upon said meeting.

I further certify that I am neither of counsel nor of kin to the parties, nor am I in anywise interested in the result of said proceedings.



---

SUSAN C. ANDREWS,  
Certified Court Reporter,  
Certification No. 287

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