

MUNICIPAL BUILDING, MOBILE, ALABAMA, SEPTEMBER 16, 2025

The Council of the City of Mobile, Alabama, met in the City Council’s Conference Room on the ninth floor of the Mobile Government Plaza on Tuesday, September 16, 2025, at 9:00 a.m.

Councilmembers:

Present: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Absent: None

The meeting was called to order. The Council reviewed and discussed the agenda for their meeting to be held today at 10:30 a.m.

Approved:

COUNCIL PRESIDENT

CITY CLERK

MUNICIPAL BUILDING, MOBILE, ALABAMA, SEPTEMBER 16, 2025

The City Council of the City of Mobile, Alabama, met in the Auditorium of the Government Plaza on Tuesday, September 16, 2025, at 10:30 a.m., for the regular meeting.

The meeting was called to order by the City Clerk.

Reverend Tom Heard, Public Safety Chaplain offered the invocation.

The Presiding Officer led the Pledge of Allegiance.

Present on Roll Call:

Chairman: Small
Vice-Chairman: Gregory
Councilmembers: Penn, Carroll, Reynolds, Daves, and Woods
Absent: None

STATEMENT OF RULES BY PRESIDING OFFICER

The Presiding Officer provided an overview of the City Council’s Rules of Procedure.

APPROVAL OF MINUTES

The minutes from the meeting of August 27, 2025 were approved as submitted.

COMMUNICATIONS FROM THE MAYOR

Mayor Stimpson offered comments about the 10th anniversary of Airbus in Mobile.

Mayor Stimpson said that the Parks and Recreation Department will be hosting a “STREAM” event on Saturday, September 20, 2025 from 9:00 a.m. – 12:00 p.m.

Mayor Stimpson stated that the City of Mobile is storm ready according to the National Weather Service.

The following employee was presented as Employee of the Month:
William C. Mobley #17261

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Mayor Stimpson read a proclamation celebrating the 10th anniversary of the opening of The National Maritime Museum of the Gulf of Mexico.

Mayor Stimpson read a proclamation declaring September 30, 2025 as “Frank Harkins Day” in Mobile in recognition of his 50 years of service at Goodwill Gulf Coast.

ADOPTION OF THE AGENDA

Councilmember Penn moved to adopt the agenda, which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the agenda adopted.

APPEALS

Request of Olivia Hammond for a waiver of the Noise Ordinance at The Bragg Mitchell Mansion on November 1, 2025, from 7:30 p.m. – 11:30 p.m. (District 1).

Councilmember Carroll moved to adopt the waiver, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver adopted.

Request of Indivisible Mobile for a waiver of the Noise Ordinance at Mardi Gras Park on October 18, 2025, from 4:00 p.m. – 5:30 p.m. (District 2).

Councilmember Carroll moved to adopt the waiver, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver adopted.

Request of Raymon Mitchell for a waive of the Noise Ordinance at 965 Elmira Street on October 31, 2025, from 5:00 p.m. – 9:00 p.m. (District 2).

Councilmember Carroll moved to adopt the waiver, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver adopted.

Request of the Mystics of Time for a waiver of the Noise Ordinance at 607 Government Street on December 31, 2025, from 9:00 p.m. – 1:00 a.m. (District 2).

Councilmember Carroll moved to adopt the waiver, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

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Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver adopted.

Request of The Child Advocacy Center for a waiver of the Noise Ordinance at Cathedral Square on March 28, 2026, from 10:00 a.m. – 2:00 p.m. (District 2).

Councilmember Carroll moved to adopt the waiver, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver adopted.

Request of Heather Humphries for a waiver of the Noise Ordinance at 2068 Venetia Road on October 11, 2025. From 7:00 p.m. – 12:00 a.m. (District 3).

Councilmember Carroll moved to adopt the waiver, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver adopted.

PUBLIC HEARINGS

PUBLIC HEARING TO DECLARE THE STRUCTURE AT 1109 ADAMS STREET A PUBLIC NUISANCE AND ORDER IT DEMOLISHED (DISTRICT 2).

The Presiding Officer announced that today was the day for the public hearing to declare the structure at 1109 Adams Street a public nuisance and order it demolished and asked if there was anyone present to speak for or against this matter.

No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PUBLIC HEARING TO DECLARE THE STRUCTURE AT 313 CALHOUN STREET A PUBLIC NUISANCE AND ORDER IT DEMOLISHED (DISTRICT 2).

The Presiding Officer announced that today was the day for the public hearing to declare the structure at 313 Calhoun Street a public nuisance and order it demolished and asked if there was anyone present to speak for or against this matter.

No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PUBLIC HEARING TO DECLARE THE STRUCTURE AT 1205 GHENT STREET A PUBLIC NUISANCE AND ORDER IT DEMOLISHED (DISTRICT 2).

The Presiding Officer announced that today was the day for the public hearing to declare the structure at 1205 Ghent Street a public nuisance and order it demolished and asked if there was anyone present to speak for or against this matter.

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No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PUBLIC HEARING TO DECLARE THE STRUCTURE AT 1966 HALLS MILL ROAD A PUBLIC NUISANCE AND ORDER IT DEMOLISHED (DISTRICT 2).

The Presiding Officer announced that today was the day for the public hearing to declare the structure at 1966 Halls Mill Road a public nuisance and order it demolished and asked if there was anyone present to speak for or against this matter.

No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PUBLIC HEARING TO FIX COSTS FOR SECURING OF THE STRUCTURE AT 33 E. I-65 SERVICE ROAD SOUTH; \$6,700.00 (DISTRICT 1).

The Presiding Officer announced that today was the day for the public hearing to fix costs for securing of the structure at 33 E. I-65 Service Road S. and asked if there was anyone present to speak for or against this matter.

No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PUBLIC HEARING TO FIX COSTS FOR DEMOLITION OF THE STRUCTURE AT 1720 NORTHVIEW DRIVE; \$2,500.00 (DISTRICT 1).

The Presiding Officer announced that today was the day for the public hearing to fix costs for securing of the structure at 1720 Northview Drive and asked if there was anyone present to speak for or against this matter.

No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PUBLIC HEARING TO FIX COSTS FOR DEMOLITION OF THE STRUCTURE AT 1220 SATCHELL STREET; \$2,400.00 (DISTRICT 1).

The Presiding Officer announced that today was the day for the public hearing to fix costs for securing of the structure at 1220 Satchell Street asked if there was anyone present to speak for or against this matter.

No one appeared.

The Presiding Officer declared the hearing concluded and that the necessary resolution authorizing the proper action would be introduced later in the meeting.

PRESENTATIONS OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

NON-AGENDA ITEMS:

Jabaria Dent, requested the Council to support the "Bridges to Great Futures" program by the Boys & Girls Club.

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Lindsay Blankenship, 1116 Sutherlin Court, provided the schedule of events for “Dedicated Dentist Day”.

Sabrina Mass, Mobile, Al, expressed her concerns about the recent Municipal election process.

AGENDA ITEMS:

The following citizens offered comments regarding Resolution 21-1149.

Eva Lee
Denise Martin
Albert Abrams

ORDINANCES HELD OVER

ADOPT CHAPTER 52 REAL PROPERTY MAINTENANCE AND ENFORCEMENT ARTICLE VIII, “VACANT STRUCTURE REGISTRY FOR HENRY AARON LOOP”. The following ordinance which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

ORDINANCE: 52-046-2025

Sponsored by: Mayor Stimpson

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, AS FOLLOWS:

VACANT STRUCTURE REGISTRY

Sec. 52-200. Adoption.

There is hereby adopted a vacant structure registry code for the Henry Aaron Loop in the City of Mobile.

Sec. 52-201. Purpose.

(a) The city has determined that uninspected and unmonitored vacant commercial structures in the Henry Aaron Loop (i) present a fire hazard; (ii) are often utilized by vagrants and transients (including drug abusers and traffickers) as dangerous and unsafe temporary shelters; (iii) detract from private and/or public efforts to rehabilitate or maintain surrounding buildings; and (iv) require additional regulation and services to protect the health, safety and welfare of the public.

(b) Under this Article, Owners of vacant commercial structures in the Henry Aaron Loop must register such vacant structures with the city, pay a vacant structure registration fee as set forth herein, and otherwise conform to the requirements of this vacant structure code.

(c) It is the intent of this Article that, through a registration, inspection, and monitoring process, and other improved public safety efforts, vacant commercial structures in the Henry Aaron Loop will be kept weathertight and secure from trespassers, will provide safe entry to police officers and firefighters in times of emergency, will not impede private and/or public efforts to rehabilitate or maintain surrounding properties, and will not otherwise present a public nuisance.

(d) It is the city's further intent for the provisions of this Article to supplement Chapter 52 Article II, Abatement of Unsafe Buildings and Structural Nuisances, by placing the responsibility to register and maintain a vacant commercial structure on the Owner of the structure before a condition of the structure becomes unsafe or a public nuisance.

Sec. 52-202. Definitions.

(a) For purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them as follows:

(1) Actively marketed: A property is being "actively marketed" when its Owner is, in good faith, doing those things and performing those activities standard and effective in the industry necessary to sell or lease a structure, including, but not limited to, using the services of a realtor licensed in the State of Alabama, or advertising the availability of the structure for sale or lease.

(2) Boarded: A Vacant Structure shall be deemed to be "boarded" if in place of one or more exterior doors, other than a storm door, or of one or more windows, there is a sheet or sheets of plywood or similar material covering the space for such door or window, in compliance with Mobile City Code, Section 52-1, Property Maintenance Code Boarding Methods.

(3) Code official: The city's code official, as defined in Section 52-22 of this Chapter, or his or her designee.

(4) Commercial structure: Any structure used or intended to be used to generate revenue. Commercial structures include structures leased to tenants who occupy the property for non-commercial uses such as residences or offices of non-profit organizations.

(5) Director: The City of Mobile official designated by the Mayor as the person to whom the Code Official reports, either directly or through the chain of command.

(6) Henry Aaron Loop: That geographic area within downtown Mobile bounded by Beauregard Street on the north, Water Street on the east, Canal Street on the south, and Broad Street on the west.

(7) Occupy/occupied/occupies: Any building or structure shall be deemed to be "occupied" if one or more persons conducts a lawful business or lawfully resides in the building as the licensed business occupant, or as the legal or equitable owner/occupant(s) or tenant(s) on a permanent, non-transient basis, or any combination of the same.

(8) Open: A Vacant Structure shall be deemed to be "open" if any one or more exterior doors other than a storm door is broken, open, and/or closed but without a properly functioning lock to secure it; if one or more windows is broken or not capable of being locked and secured from intrusion; if any other opening in the structure allows entry into the structure by an unauthorized person; or any combination of the same.

(9) Owner: Any person, agent, firm or corporation having legal title to the real property, including any mortgage holder, bank, lien holder, company, institution, individual or other entity listed in the records of the office of the judge of probate of the county, and/or the estate of any deceased owner(s), and/or the last assessed owner in the property tax records of the Mobile County Revenue Commissioner with the legal right to enter the property.

(10) Square footage: The gross interior floor area of the structure measured to the exterior face of perimeter walls, including basements and mezzanines, but excluding structured parking and unenclosed exterior areas.

(11) Vacant Structure Registry: The structure registry created pursuant to this Article, specifically by section 52-204(a).

(12) Vacant Structure: A commercial structure on a parcel of real property that either:

(A) Has, for a continuous period of at least six (6) months, lacked regular, lawful occupancy by persons entitled to be on the premises, excluding intermittent, token, or incidental presence not amounting to bona fide use; or

(B) Has had substantially all lawful business operations cease for at least six (6) months. For purposes of this definition, if a discrete floor or other separately occupiable portion of a building has a current Certificate of Occupancy (CO) and is actively occupied, that occupied portion is not a Vacant Structure; however, any vacant portions of the building must be protected by fire-alarm systems that comply with Section 52-209(a)(5).

Sec. 52-203. Applicability, obligation to register, automatic registration, exemptions.

(a) Applicability and obligation to register. Except as provided in subsection (c) below, this Article is applicable to all Vacant Structures and their Owners in the Henry Aaron Loop in the City of Mobile. It is the obligation of the Owner of any Vacant Structure to register it with the Code Official in accordance with the provisions of section 52-204. Registration shall be required for all Vacant Structures, whether vacant and secure, vacant and open or vacant and boarded. Vacant Structures shall be registered on or before 30 days after becoming a Vacant Structure, unless exempt under subsection (c) below. The registration of a Vacant Structure and the payment of registration fees do not exonerate the Owner, agent, or responsible party from compliance with any other building code or zoning requirement.

(b) Registration by Code Official. When the Code Official has reason to believe a structure is a Vacant Structure that the Owner has failed to register, a notice will be posted on the subject structure stating that the Code Official has reason to believe that the structure is a Vacant Structure and directing the Owner to either (i) register the structure in accordance with the provisions of this Article or (ii) provide the Code Official evidence demonstrating that the structure is not a Vacant Structure. In addition to posting a notice on the suspected Vacant Structure, the Code Official shall, by certified mail; if undeliverable, by first-class mail, send a copy of the same notice to the Owner(s) of the property listed in the records of the Revenue Commissioner of Mobile County, or other records readily available to the City. If, 30 days after posting and mailing, the Owner has neither registered the property in the Vacant Structure Registry nor demonstrated to the satisfaction of the Code Official that the property is not a Vacant Structure, the Code Official shall add the structure to the Vacant Structure Registry using the information of record. In addition to all other fees, Owners of properties registered by the Code Official under this section shall owe a failure to register fee under Section 52-204 (d) (4).

(c) Exemptions. The following are exempt from the requirements of this Article:

(1) Any building owned by the city, county, state, or federal government.

(2) Buildings under construction or property that, in the reasonable discretion of the Code Official, is being actively renovated or rehabilitated; provided, this exemption shall be available for no more than 18 months, unless the Owner provides written justification satisfactory to the Code Official to extend the exemption.

(3) Actively Marketed Vacant Structures; provided, this exemption shall be available for no more than six (6) months, unless the Owner provides written justification satisfactory to the Code Official to extend the exemption.

(4) Vacant Structures that are vacant due to fire damage or damage caused by an extreme weather event; provided, this exemption shall be available for no more than six (6) months following the fire or extreme weather event, unless the City Council by resolution extends the exemption period due to a major disaster affecting numerous properties in the Henry Aaron Loop.

(5) Actively Marketed commercial structures in the Henry Aaron Loop purchased through an arm's length transaction for up to twelve (12) months following the date on which the purchase closes.

(6) Mixed-Occupancy Buildings. A building containing one or more Vacant Areas is not required to register under this Article if: (i) at least one discrete area of the building holds a current Certificate of Occupancy (CO) and is actively occupied; and (ii) all Vacant Areas comply with §52-209(a)(5), provided that the occupied area constitutes at least twenty

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percent (20%) of the building's gross leasable floor area or ten thousand (10,000) square feet, whichever is less.

Sec. 52-204. Registry, registration information, amending information, fees, dedicated, account, publication.

(a) Registry created. The Vacant Structure Registry is hereby created. The Code Official is hereby authorized to create, compile, monitor and enforce the Vacant Structure Registry. The city finance department is authorized to aid and assist the Code Official with the administration and collection of fees and other matters related to this Article.

(b) Registration information. Owners of property(ies) on which one or more Vacant Structures are located shall register the same with the city on a form supplied by the city. The registration form will require the following information, at a minimum:

(1) The street address of the Vacant Structure(s);

(2) The type of Vacant Structure(s);

(3) The square footage for each Vacant Structure;

(4) The name, residence address, business address, email address, telephone number, and mobile telephone number of all Owners of the Vacant Structure;

(5) The name, address, e-mail address, telephone number, and mobile telephone number, of all persons authorized to make or order repairs or services for the Vacant Structure;

(6) If an Owner resides or is domiciled outside the city, the name, address, e-mail address, mobile number and telephone number of a person located within the city who is designated to accept legal notices or service of process on matters concerning the Vacant Structure;

(7) If the Owner is a corporation or a limited liability company, the name(s), address(es), and telephone number(s) of an officer or agent of the corporation or limited liability company designated to accept all legal notices of fees due or services of process with respect to the Vacant Structure;

(8) If the Owner is an estate, the name, address and telephone number of the executor of the estate;

(9) If the Owner is a trust, the name, address and telephone number of the trustee(s) designated to accept all legal notices of fees due or services of process with respect to the Vacant Structure;

(10) If the Owner is a partnership, the names, addresses and telephone number of all partners with an interest of ten percent or greater;

(11) If the Owner is any other form of unincorporated association, the names addresses and telephone numbers of all principals with an interest of ten percent or greater;

(12) Proof of a liability insurance policy in force for protection against damage to persons and property, so as to ensure that the purposes of this Article are met;

(13) Proof of a fire protection system(s) maintained and monitored in accordance with the International Fire Code 2021 Edition Section 901.6, as currently enacted or as hereafter amended.

(14) Proof of a plumbing system that either complies with city plumbing and building codes or is properly closed off and secured from infestation by rodents and insects.

(15) The Owner's plan for maintenance and repair of the Vacant Structure(s), including the time within which the Owner anticipates completion of all repairs necessary to bring the Vacant Structure(s) into compliance with the city building code.

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(c) Amending information. If the registration information collected in accordance with this section changes or becomes inaccurate during any calendar year, it is the responsibility of the Owner, responsible party or agent for the same to contact the Code Official within 30 days of the occurrence of such change and advise the city of those changes in writing.

(d) Fees. There shall be a fee for each Vacant Structure subject to registration on the Vacant Structure Registry. The fees shall be remitted to the Code Official for deposit into a dedicated fund as defined in paragraph (e) below, as follows:

(1) For commercial structures used as residences with one to three units;

(i) For the first year, \$250.

(ii) For the second year, \$500.

(iii) For the third year, \$750.

(iv) For each subsequent year, \$1,000.

(2) For commercial structures used as residences with four to six units, and mixed commercial use and residential use of two to three residential units;

(i) For the first year, \$500.

(ii) For the second year, \$1,000.

(iii) For the third year, \$1,500.

(iv) For each subsequent year, \$2,000.

(3) For commercial structures used as residences with seven or greater units, and mixed commercial use and residential use with four or greater units:

(i) For the first year, \$1,000.

(ii) For the second year, \$2,000.

(iii) For the third year, \$3,000.

(iv) For each subsequent year, \$4,000.

(4) For commercial structures without any residential units, the greater of:

(i) For the first year, \$1,000 or \$0.05 per square foot.

(ii) For the second year, \$2,000 or \$0.10 per square foot.

(iii) For the third year, \$3,000 or \$0.15 per square foot.

(iv) For each subsequent year, \$4,000 or \$0.20 per square foot.

(5) In addition to the above registration fees, for Vacant Structures that are registered by the Code Official under Section 52-203 (b), a failure to register fee of \$500.00.

(6) The Vacant Structure shall be registered prior to the issuance of any building permits for that structure, except for a demolition permit.

(e) Dedicated account. All fees collected pursuant to this Article shall be deposited into a fund known as the Vacant Structures Registry Fund and shall be appropriated to the city's Tax Increment Finance District 1 Fund, and therefore used solely to repair, rehabilitate or stabilize Vacant Structures, to administer this Article, in an effort to support economic development, property rehabilitation and blight reduction in the Henry Aaron Loop. All amounts remaining in the Vacant Structures Registry Fund at the end of the fiscal year shall not lapse but shall retain their dedication to the purposes of the Fund.

(f) Publication. The city may, from time to time and in its reasonable discretion, publish or disclose certain information contained in the Vacant Structure Registry, including, but not limited to:

(1) General demographic information about Vacant Structures registered on the Vacant Structure Registry;

(2) The address of Vacant Structures on the Vacant Structure Registry;

(3) The Owners of each Vacant Structure;

(4) The amount of time any Vacant Structure has been on the Vacant Structure Registry; and

(5) The amount of any delinquent fees due under this Article, or otherwise due to the city for any Vacant Structure.

The City shall not publish personal telephone numbers, personal e-mail addresses, individual residential mailing addresses, or other information protected from disclosure by law of natural-person Owners listed on the Vacant Structure Registry.

(g) Changes in ownership. A change in ownership of a Vacant Structure shall not remove the Vacant Structure from the Vacant Properties Registry or from complying with the requirements of this Article, nor shall it restart the period of exemption in subdivision (3), or (5), subsection (c) of section 52-203 of this Code. Fees arising under this article shall continue to accrue at the applicable rate until the structure either no longer constitutes a Vacant Structure or qualifies for an exemption, all transfers of ownership notwithstanding. All fees arising under this article shall run with the property and failure to pay such fees may result in the city filing a lien that attaches to the property. Such liens shall be municipal code liens enforceable in rem pursuant to Ala. Code §§ 11-40-62 through 11-40-69.

Sec. 52-205. Right of appeal.

(a) Request for reconsideration. The Owner shall have the right to request reconsideration by the Director of (i) the imposition of the registration fees imposed by this Article and/or (ii) the designation of a building as a Vacant Structure, by filing a request for reconsideration in writing to the Director no later than 15 calendar days after the date of the notice to the Owner that a property has been placed on the Vacant Structure Registry pursuant to section 52-203(b) or that fees are due under this Article. On the request for reconsideration, the Owner shall bear the burden of providing satisfactory proof that the building is occupied, that the building is not a Vacant Structure, or that the building is a Vacant Structure but exempt from registration.

(b) Director's determination. Within 30 days, or as soon thereafter as is practicable, after the Director receives a request for reconsideration pursuant to section 52-205(a) above, the Director will contact the Owner(s) and afford them the opportunity to meet in person or virtually to present their request for reconsideration. Within 30 days, or as soon thereafter as is practicable after consideration of all information provided by the Owner, the Director shall grant or deny the request in writing and provide the Owner with a copy of the decision.

(c) Appeal of Director's decision. If the Owner receives an unfavorable decision from the Director, the Owner may appeal that decision to the City Council for review at a public hearing, which may be conducted during a regularly scheduled City Council meeting. Within 15 days following the date of the notice of the Director's decision, an Owner may file a written appeal with the City Clerk, indicating the portion of the decision he or she claims is inaccurate or incorrect. As soon as practicable after receiving the appeal, the City Clerk will request a copy of the record from the Director and, following receipt of the record, will schedule a public hearing to consider the appeal. Notice of the public hearing shall be provided to the Owner who shall be afforded the opportunity to appear in person and be heard. As soon as practicable after conclusion of the public hearing, the City Council will determine whether the decision of the Director properly applied the provisions of this Article and will affirm the decision if it finds that the Director properly applied the provisions of this Article and the decision is supported by substantial evidence.

(d) An Owner may appeal a decision of the City Council made pursuant to section 52-205(c) above, within thirty (30) days of its issuance to the Circuit Court of Mobile County.

Sec. 52-206. Penalties for Violations of this Article.

The failure or refusal of any Owner to register a Vacant Structure as required by this Article, knowingly providing false information or withholding information required to be provided by the registration requirements, or failure to comply with any of the provisions of this Article shall constitute a misdemeanor

offense, punishable upon conviction thereof by a fine of up to \$500, imprisonment for a period not to exceed six (6) months, and other penalties in accordance with Chapter 1

Article II of the Mobile City Code for each violation. Each month that an Owner knowingly fails or refuses to register a vacant structure as required by this Article shall be a separate violation. Criminal enforcement under this section is reserved for willful or repeated violations; nonpayment of fees may be pursued through civil remedies, including liens, under Section 52-208.

Sec. 52-207. Inspections, monitoring, corrective action.

(a) At the time of registration, or at any time thereafter, the Code Official shall determine whether an inspection of a Vacant Structure is necessary to identify any conditions that present a threat to public safety.

(b) The Code Official is authorized to conduct inspections of structures on the Vacant Structure Registry, and, to the extent feasible under the circumstances to take reasonable steps to ensure the structure (i) complies with the security and maintenance regulations for Vacant Structures in Section 52-209; (ii) is being kept weathertight and secure from trespassers; (iii) provides for safe entry to police officers and firefighters in times of emergency, (iv) does not impede private and/or public efforts to rehabilitate or maintain surrounding properties; (v) and does not present a public hazard. Inspection may be a visual inspection of the exterior of the vacant structure by the Code Official or his/her designee.

(c) If the Code Official determines that an internal inspection is necessary, he/she will make a reasonable effort to locate the owner, the owner's authorized agent, or other person having charge or control of the structure (herein referred to collectively as the "Owner") and request entry. If the Owner fails or refuses to grant entry, the Code Official shall have recourse to the remedies provided by law to secure entry.

(d) Any corrective action required to abate unsafe buildings and structural nuisances shall proceed under Article II of this Chapter 52.

Sec. 52-208. Non-payment; collection; municipal code liens.

(a) Personal obligation; civil action. Except for Owners who have properly perfected an appeal under §52-205, any registration, renewal, or other non-penalty fee due under §52-204 constitutes a debt due to the City. The City may commence a civil action to collect any unpaid amount. Nothing herein limits the City's ability to assess late charges authorized by this Article.

(b) Municipal code liens (civil penalties; enforcement/abatement costs). In lieu of, or in addition to, a civil action, the City may, upon nonpayment, record a Notice of Municipal Code Lien against the real property for any civil penalty imposed under this Article and any enforcement or abatement costs incurred to secure, inspect, re-inspect, board, clean, or otherwise remedy violations of this Article, consistent with Ala. Code §§11-40-62 through 11-40-69. Such municipal code liens do not include routine registration or renewal fees.

(c) Recording; interest; priority; owner-occupied exclusion. Upon recordation in the Office of the Judge of Probate, a municipal code lien shall bear interest at seven and one-half percent (7.5%) per annum from the date of filing and shall be superior to all liens except tax liens, as provided in Ala. Code §§11-40-62(4) and 11-40-63(b). Owner-occupied real property is excluded from in-rem enforcement as provided in §11-40-63(a).

(d) Notice of nonpayment. Prior to recording a municipal code lien or filing suit, the City shall provide written notice by certified mail to the Owner at the address of record; if undeliverable, the City may provide notice by first-class mail and posting a conspicuous notice on the structure.

(e) Foreclosure of municipal code liens. Municipal code liens may be enforced by judicial in-rem foreclosure pursuant to Ala. Code §§11-40-64 through 11-40-69 and City Code §52-139.

(f) Other lien authorities unaffected. This section does not limit the City's authority to assess and enforce assessment liens arising from unsafe structure abatement under Ala. Code §11-53B-1 et seq. or weed liens under Ala. Code §11-67-1 et seq., when those statutes are invoked.

Sec. 52-209. Vacant structure security and maintenance regulations.

(a) It shall be the responsibility of the Owner of a Vacant Structure to ensure the following:

(1) Vacant Structures shall be secured so as not to be accessible to unauthorized persons. Securing of Vacant Structures includes, but is not limited to, closing and locking windows, doors, walk-through, sliding, and garage doors/gates, and any other opening that may allow access to the interior of the property and/or structures. In the case of broken windows securing means re-glazing or boarding the windows.

(2) The Owner shall ensure that the property on which the structure is located is continuously in compliance with the requirements of this Article and all applicable provisions of the city's building code.

(3) The Owner of a Vacant Structure shall perform or provide for the performance of periodic maintenance, including but not limited to grass cutting or leaf removal on a timely basis.

(4) The Owner shall maintain a policy of liability insurance with coverage for not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) aggregate protecting against injury or damage to person or property arising from the Vacant Structure and shall provide the Code Official proof of insurance upon request.

(5) The Owner shall ensure that the Vacant Structure is at all times protected by a fire alarm system(s) that detects fires, transmits alarm signals to the public safety answering point (PSAP) via a UL-listed central station and is continuously monitored, maintained, and inspected as required by the International Fire Code 2021 Edition Section 901.6 and NFPA 72, as currently enacted or as hereafter amended. The system shall be supported by a dedicated power source. If the power source is electricity, it must comply with the city's electrical code.

(6) The Owner shall ensure that the Vacant Structure has a plumbing system that either complies with the city's plumbing and building codes or is properly closed off and secured from infestation by rodents and insects.

(7) The Owner shall install and maintain a Knox Box, type and mounting location as required by the Fire Code Official.

(8) The Owner shall ensure that the Vacant Structure and surrounding property have exterior lighting as required by the Code Official.

Sec. 52-210. Relation to other codes and laws.

It is to be understood that the intent and purpose of this Article are separate and distinct from other parts and sections of this City Code and the general laws of the State of Alabama which may also be applicable. The provisions of this Article are applicable to the Owners of such Vacant Structures as set forth herein and are in addition to and not in lieu of all other applicable provisions of this City Code. Where a condition constitutes an unsafe building or structural nuisance under Article II of this Chapter, enforcement, abatement, and cost recovery shall proceed under Article II; this Article addresses registration, inspection, and monitoring of vacant structures before such conditions arise or in parallel where appropriate.

Sec. 52-211. Severability.

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The provisions of this Article VIII are severable. If any part of this article is held to be invalid by a court of competent jurisdiction, the remaining provisions of this chapter and of this article shall remain in full force and effect.

Sec. 52-212. Effective Date

This Article shall be effective the first day of the first month commencing six (6) months following its adoption.

Sec. 52-213. Review.

Within twenty-four (24) months after the effective date of this Article, the Director shall report to the City Council on compliance, costs, and outcomes in the Henry Aaron Loop and recommend whether to (i) continue, (ii) modify, or (iii) expand the program citywide.

The ordinance was read by the City Clerk, whereupon Councilmember Daves moved to hold the ordinance over for one week, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the ordinance held over for one week until the regular meeting of September 24, 2025.

CONSIDER THE MODIFICATION OF A PREVIOUSLY APPROVED PLANNING APPROVAL FOR PROPERTY LOCATED AT 3610 AND 3720 MICHAEL BOULEVARD.

The following ordinance which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

ORDINANCE: 64-047-2025

Sponsored by: Councilmember Daves

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

WHEREAS, a Planning Approval was approved on February 21, 2008, to allow the expansion of a private school athletic complex located at 3610 and 3720 Michael Boulevard and described as follows:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA, RUN THENCE NORTH 89°36' EAST, 1322.92 FEET; THENCE RUN SOUTH 00°32' EAST, 460 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE SOUTH 00°32' EAST, 1545.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MICHAEL BOULEVARD; THENCE RUN NORTH 74°09'49" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 637.97 FEET TO A POINT WHERE THE NORTH RIGHT-OF-WAY LINE OF MICHAEL BOULEVARD INTERSECTS THE EAST LINE OF MATTHEWS PARK ENTRANCE ROAD; THENCE RUN NORTH 00°32' WEST, ALONG SAID EAST LINE, 1366.94 FEET; THENCE RUN NORTH 89°36'48" EAST, 612.11 FEET TO THE POINT-OF-BEGINNING. TRACT CONTAINS 20.43 ACRES, MORE OR LESS.

ALSO,

LOT 1, MCGILL-TOOLEN ATHLETIC COMPLEX WEST, AS RECORDED ON INSTRUMENT # 2023070883, PROBATE RECORDS, MOBILE COUNTY, ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on March 17, 2025, to allow the expansion of a private school athletic complex.

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WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on April 17, 2025, and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Removal of references to off-site parking at the YMCA and Matthews Park;
2. Revision of the site plan to remove the note stating, “cans will be supplied for city pick up”, and replace it with “site will be serviced by the existing dumpster(s) available on site”;
3. Placement of a note on the site plan that the site will fully comply with development standards set forth in Article 3 of the Unified Development Code (UDC);
4. Retention of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to their recording in Probate Court, and the provision of a copy of the recorded site plan (.pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City’s and the larger community’s best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Removal of references to off-site parking at the YMCA and Matthews Park;
2. Revision of the site plan to remove the note stating, “cans will be supplied for city pick up”, and replace it with “site will be serviced by the existing dumpster(s) available on site”;
3. Placement of a note on the site plan that the site will fully comply with development standards set forth in Article 3 of the Unified Development Code (UDC);
4. Retention of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to their recording in Probate Court, and the provision of a copy of the recorded site plan (.pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

The ordinance was read by the City Clerk, whereupon Councilmember Daves moved to adopt the ordinance, which was seconded by Councilmember Gregory and the vote was as follows:

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Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the ordinance adopted.

CONSIDER THE MODIFICAITON OF A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 3610 AND 3720 MICHAEL BOULEVARD. The following ordinance which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

ORDINANCE: 64-048-2025

Sponsored by: Councilmember Daves

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

WHEREAS, a Planned Unit Development was approved on February 21, 2008, to allow the expansion of an existing stadium complex with multiple buildings on a single building site located at 3610 and 3720 Michael Boulevard and described as follows:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA, RUN THENCE NORTH 89°36' EAST, 1322.92 FEET; THENCE RUN SOUTH 00°32' EAST, 460 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE SOUTH 00°32' EAST, 1545.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MICHAEL BOULEVARD; THENCE RUN NORTH 74°09'49" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 637.97 FEET TO A POINT WHERE THE NORTH RIGHT-OF-WAY LINE OF MICHAEL BOULEVARD INTERSECTS THE EAST LINE OF MATTHEWS PARK ENTRANCE ROAD; THENCE RUN NORTH 00°32' WEST, ALONG SAID EAST LINE, 1366.94 FEET; THENCE RUN NORTH 89°36'48" EAST, 612.11 FEET TO THE POINT-OF-BEGINNING. TRACT CONTAINS 20.43 ACRES, MORE OR LESS.

ALSO,

LOT 1, MCGILL-TOOLEN ATHLETIC COMPLEX WEST, AS RECORDED ON INSTRUMENT # 2023070883, PROBATE RECORDS, MOBILE COUNTY, ALABAMA.

WHEREAS, the owner of said property applied for a Major Modification of the Planned Unit Development on March 17, 2025, to allow the expansion of an existing stadium complex with multiple buildings on a single building site.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on April 17, 2025, and recommended approval of the Major Modification of the Planned Unit Development (PUD) subject to the following conditions:

7. Removal of references to off-site parking at the YMCA and Matthews Park;
8. Revision of the site plan to remove the note stating, "cans will be supplied for city pick up", and replace it with "site will be serviced by the existing dumpster(s) available on site";
9. Placement of a note on the site plan that the site will fully comply with development standards set forth in Article 3 of the Unified Development Code (UDC);
10. Retention of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
11. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to their recording in Probate Court, and the provision of a copy of the recorded site plan (.pdf) to Planning and Zoning; and,
12. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

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- I. Is consistent with all applicable requirements of this Chapter;
- J. Is compatible with the character of the surrounding neighborhood;
- K. Will not impede the orderly development and improvement of surrounding property;
- L. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- M. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- N. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- O. Shall not be detrimental or endanger the public health, safety or general welfare.
- P. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

- 7. Removal of references to off-site parking at the YMCA and Matthews Park;
- 8. Revision of the site plan to remove the note stating "cans will be supplied for city pick up", and replace it with "site will be serviced by the existing dumpster(s) available on site";
- 9. Placement of a note on the site plan that the site will fully comply with development standards set forth in Article 3 of the Unified Development Code (UDC);
- 10. Retention of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
- 11. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to their recording in Probate Court, and the provision of a copy of the recorded site plan (.pdf) to Planning and Zoning; and,
- 12. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

The ordinance was read by the City Clerk, whereupon Councilmember Daves moved to adopt the ordinance, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the ordinance adopted.

CIP RESOLUTIONS HELD OVER

APPROVE PURCHASE ORDER TO GRAYBAR ELECTRIC COMPANY, INC. FOR STREETLIGHT POLES ON ST. LOUIS STREET; \$61,826.66. The following resolution which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

RESOLUTION: 08-1161-2025

Sponsored by: Mayor Stimpson

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BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>29160</u>	2025	(2060) TRAFFIC ENGINEERING	14 VISCO DECORATIVE 11FT STREET LIGHT POLES FOR ST LOUIS ST (OMNIA COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$61,826.66	(075199) GRAYBAR ELECTRIC CO INC

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

RESOLUTIONS HELD OVER

AUTHORIZE REVISED SOLID WASTE DISPOSAL AUTHORITY LANDFILL ACCOUNTING AGREEMENT. The following resolution which was introduced and read at the regular meeting of August 27, 2025, and held over until the regular meetings of September 2, 2025, and September 16, 2025, was called up by the Presiding Officer

RESOLUTION: 01-1120-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are authorized to execute and attest, respectively, for and on behalf of the City of Mobile, the revised Agreement for accounting services described in the LANDFILL ACCOUNTING AGREEMENT between the City of Mobile and the Solid Waste Disposal Authority (SWDA) of The City of Mobile, Alabama attached hereto, or one with wording substantially similar, and made apart hereof, as though set forth in full, and to take such further action necessary to effectuate the Agreement. A copy of said Agreement is on file in the office of the City Clerk.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

AUTHORIZE CONTRACT WITH PORT CITY TRANSIT, LLC FOR SERVICES TO OPERATE CITY'S TRANSIT SYSTEM; \$12,100,000.00 PER YEAR. The following resolution which was introduced and read at the regular meeting of September 2, 2025, and held over until the regular meetings of September 9, 2025, and September 16, 2025, was called up by the Presiding Officer.

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RESOLUTION: 21-1149-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, an agreement, by and between the City of Mobile and Port City Transit, LLC, for five years, renewable for one additional five-year period without further City Council approval, in a total amount not to exceed \$12,100,000.00 per year, as appropriated funds are available, and to make application for, receive, and expend any such grant or other funds in furtherance of this purposes of this agreement, for services to operate the City of Mobile transit system, as outlined in the agreement attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the Office of the City Clerk.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Reynolds

Councilmember Woods moved to amend the Resolution with the copy on file in the City Clerk's Office, which was seconded by Councilmember Daves, and following comments from Councilmembers Penn, Reynolds, and Woods the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The Presiding Officer declared the amendment adopted.

The Presiding Officer called for the vote on the original motion as amended and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted as amended.

AUTHORIZE AMENDED LOAN AGREEMENT WITH JAMES W. BUFFETT DECLARATION OF TRUST 1990. The following resolution which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

RESOLUTION: 01-1162-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are authorized to execute and attest, respectively, for and on behalf of the City of Mobile, the Amended Loan Agreement between the City of Mobile and James W. Buffett Declaration of Trust 1990, for items on loan to the City to create an exhibit which honors Jimmy Buffett for the public to enjoy, which is attached hereto or one with wording substantially similar, and made apart hereof, as though set forth in full, and to take such further action necessary to effectuate the Agreement. A copy of said Agreement is on file in the office of the City Clerk.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

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The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

AUTHORIZE EASEMENT AGREEMENT WITH 195, LLC FOR PRIVATE ROAD IN LOGAN COTTAGES. The following resolution which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

RESOLUTION: 01-1163-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, an Easement Agreement with 195, LLC, an Alabama limited liability company and owner of real property known as Logan Cottages, for the grant to the City of certain easement rights over, across and through the Private Road designated as Walsh Court as stated in the plat, to provide for the continuing maintenance of the Private Road by 195, LLC, and to provide for the indemnification of the City from liability and claims for damages which may arise out of 195, LLC breach of its obligations or the existence of said Private Road. The Agreement is attached hereto or one with wording substantially similar, and made a part hereof, as though set forth in full to take further action necessary to effectuate the Agreement. A copy of said Agreement is on file in the office of the City Clerk.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO SOUTHERN EMERGENCY & RESCUE VEHICLE SALES, LLC FOR AMBULANCE FOR MFRD; \$365,894.70. The following resolution which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

RESOLUTION: 08-1166-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>28473</u>	2025	(1510) FIRE ADMINISTRATION	ONE AEV TRAUMAHAWK AMBULANCE FOR MFRD (HGAC COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$365,894.70	(298972) <u>SOUTHERN EMERGENCY & RESCUE VEHICLE SALES LLC</u>

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The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

CONSIDER ADOPTION OF THE 2025-2026 GENERAL FUND AND CAPITAL IMPROVEMENT FUND BUDGETS. The following resolution which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

RESOLUTION: 09-1169-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the 2025-2026 General Fund and Capital Improvements Fund budgets are adopted.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

AUTHORIZE AMENDMENTS, REALLOCATIONS, APPROPRIATIONS, AND TRANSFERS TO THE FY 2025 GENERAL BUDGET FOR PORT SECURITY GRANT FUNDS. The following resolution which was introduced and read at the regular meeting of September 9, 2025, and held over until the regular meeting of September 16, 2025, was called up by the Presiding Officer.

RESOLUTION: 09-1170-2025

Sponsored by: Mayor Stimpson

WHEREAS, the City of Mobile periodically designates funds as match money to support the receipt and use of port security grant funds; and

WHEREAS, there exist in the FY 2025 police department budget available funding to commit funds as port security grant match funds; and

WHEREAS, these funds will support and enhance the city's port security efforts; and

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the following amendments, reallocations, appropriations and transfers be made to the fiscal year 2025 general fund budget:

Decrease FY 2025 line item 1004 1542 40010 (regular pay, police support services) by \$250,000.

Transfer \$250,000 from the general fund operating account to the port security grant fund (fund 5309).

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to amend the resolution as follows:

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- A. Decrease “transfers out to grants” from \$28,750 to \$0. This could have been done in the FY 2025 budget as the funds aren’t actually transferred as operating costs.
- B. Decrease the Visit Mobile allocation by \$219,658 from \$4,914,000 to \$4,694,342. David and I briefly discussed this and we both agree that Visit Mobile appeared to be a bit over funded for FY 2026. In reality, the allocation is specified by contract and yearly budgeting is an estimate. We both agree that the FY 2026 budget appeared to be about \$200,000 over. Regardless, the funding for VM will comply with the contract and is expected to be closer to \$4.7 mil than \$4.9 mil.
- C. Increase operational expenses in permitting (Build Mobile) by \$17,800, based on budget recalculations.
- D. Increase operational expenses in planning & zoning (Build Mobile) by \$37,350, based on budget recalculations.
- E. Increase municipal enforcement personnel by \$193,800, based on the reallocation and addition of inspectors.

The move was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The Presiding Officer declared the amendment adopted.

The Presiding Officer called for the vote on the original motion as amended and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted as amended.

SUSPENSION OF RULES FOR IMMEDIATE CONSIDERATION OF CONSENT RESOLUTIONS BEING INTRODUCED FOR THE FIRST TIME.

Councilmember Gregory moved for the suspension of the rules to consider consent resolutions 03-1180 through 46-1207 being introduced for the first time. The motion was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The Presiding Officer declared unanimous consent granted for the items.

CONSENT RESOLUTIONS BEING INTRODUCED

RE-APPOINT HUNTER WHIDDON TO THE CITIZENS PARKS AND RECREATION ADVISORY COMMITTEE. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 03-1180-2025

Sponsored by: Councilmember Reynolds

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that Hunter Whiddon is re-appointed to the Citizens Parks and Recreation Advisory Committee effective immediately for a term ending September 17, 2027.

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The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

RE-APPOINT JESSICA FAIRLEY, P. ANN FORBES, AND JOHN RUZIC TO THE MOBILE HISTORIC DEVELOPMENT COMMISSION. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 03-1181-2025

Sponsored by: Mayor Stimpson

WHEREAS, William S. Stimpson, Mayor, pursuant to Mobile City Code Section 44- 72(c), has nominated the below named individuals to serve on the Mobile Historic Development Commission;

BE IT RESOLVED THAT THE CITY COUNCIL FOR THE CITY OF MOBILE hereby reappoints the following individual to serve on the Mobile Historic Development Commission, as follows:

Jessica Fairley (At Large) for a term ending August 2028;

AND hereby appoints the following individuals to serve on the Mobile Historic Development Commission, as follows:

P. Ann Forbes (Lower Dauphin Street Commercial) for a term ending August 2028;

John D. Ruzic (At Large) for a term ending August 2028.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

DECLARE THE STRUCTURE AT 1109 ADAMS STREET A PUBLIC NUISANCE AND ORDER IT DEMOLISHED. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1182-2025

Sponsored by: Councilmember Carroll

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at 1109 ADAMS STREET has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with Section 4, Subsection 5 of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A -No. 1, 2, 5, 6, 7, 8, 12, 14 and 15; and**

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WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at 1109 ADAMS STREET described as:

LOT 11 BLK 25 CAMP GROUND TRT MBK 1 PG 12 #SEC 40 T4S R1W #MP29 06 40 0 004

Parcel Number: 29 06 40 0 004 462

Last Assessed to: OLOG INC A CORPORATION C/O TOMMY JONES

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall. also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

DECLARE THE STRUCTURE AT 313 CALHOUN STREET A PUBLIC NUISANCE AND ORDER IT DEMOLISHED. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1183-2025

Sponsored by: Councilmember Carroll

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at 313 CALHOUN STREET has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with Section 4, Subsection 5 of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A -No. 5, 6, 7, 8, 12, 14 and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at 313 CALHOUN STREET described as:

BEG AT SW COR BASIL & CALHOUN ST RUN THENS-LY ALG W/L OF CALHOUN ST 26 FT RUN THEN W-LY & PAR WITH BASIL ST 81 FT RUN THEN N-LY & PAR

**WITH CALHOUN ST 26 FT RUN THEN E-LY ON S/L OF BASIL ST 81 FT TO PL OF
BEG ACC TO SURVEY BY HENRY SNORDEN DTD 7-13-46 PARCEL A #SEC 40 T4S
R1W #MP29 0640 0004**

Parcel Number: 29 06 40 0 004 404

Last Assessed. to: MASSEY MARCO

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

**DECLARE THE STRUCTURE AT 1205 GHENT STREET A PUBLIC NUISANCE AND
ORDER IT DEMOLISHED.** The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1184-2025

Sponsored by: Councilmember Carroll

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at 1205 GHENT STREET has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with Section 4, Subsection 5 of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A - No. 2, 3, 4, 5, 6, 7, 8 and 14; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at 1205 GHENT STREET described as:

**SOUTH 50 FT OF LOT 1 BLK 20 TOULMIN TRACT DBK 112 P 175 #SEC 28 T4S R1W
#MP29 10 28 4 003**

Parcel Number: 29 10 28 4 003 051.001

Last Assessed to: KOF CHURCH INC

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is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

DECLARE THE STRUCTURE AT 1966 HALLS MILL ROAD A PUBLIC NUISANCE AND ORDER IT DEMOLISHED. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1185-2025

Sponsored by: Councilmember Carroll

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at 1966 HALLS MILL ROAD has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with Section 4, Subsection 5 of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A -No. 2, 3, 4, 5, 6, 7, 8, 14 and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at 1966 HALLS MILL ROAD described as:

PT LOT 14 BLK 2 FULTON HOME DBK 156/427 DESC AS BEG SW COR SABBATH & RUTH STS RUN S ALG RUTH ST 29.8 FT TO HALLS MILL RD TH SW ALG RD 105.6 FT TH N ALG PPTY OF AMERICAN BAKERIES CO 100 FT TO SABBATH ST TH E ALG SAID ST 78 FT TO BEG #SEC 28 T4S R1W #MP29 10 28 3 002

Parcel Number: 29 10 28 3 002 092

Last Assessed to: NOBLES ERRICK

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a

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certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

FIX COSTS FOR SECURING OF THE STRUCTURE AT 33 E. I-65 SERVICE ROAD SOUTH. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1186-2025

Sponsored by: Councilmember Penn

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the securing of the structure at 33 E. 1-65 Service Road South and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the securing of the structure 33 E. 1-65 Service Road South to be \$6,700.00 and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: \$6,700.00 shall constitute a special assessment against the property at structure 33 E. 1-65 Service Road South and being that property more particularly described as follows:

LOT 1 COLLEGE PARK SOUTH EASTERN QUADRANGLE NIT 2 MBK 35 P 105 #SEC 24 T4S R2W #MP28 06 24 1 000

Parcel No.: 28 06 24 1 000 005.002

Owner: KNA FAMILY LLC, A GEORGIA LMTD
840 MASHBURN DRIVE
ALPHARETTA, GA 3002-3507

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the securing of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

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The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

FIX COSTS FOR SECURING OF THE STRUCTURE AT 1720 NORTHVIEW DRIVE. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1187-2025

Sponsored by: Councilmember Penn

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, structure 2002, at 1720 affording to Northview all persons Drive an and the opportunity City to Council be of heard the City concerning of Mobile the having demolition held of such the public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the demolition of the structure 1720 Northview Drive to be \$2,500.00 and the City Council, having received the report and heard all objections which have been raised by and of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: \$2,500.00 shall constitute a special assessment against the property at structure 1720 Northview Drive and being that property more particularly described as follows:

LOT 1 RESUB OF LOT 2 NORTH VIEW SUB MBK 32 PG 68 #SEC 2 T4S R2W #MP28 01 02 4 001

Parcel No.: 28 01 02 4 001 045.01

Owner: SOUTHERN SENSATION LLC
1621 NORTHVIEW DRIVE
MOBILE, AL 36618

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the securing of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

FIX COSTS FOR DEMOLITION OF THE STRUCTURE AT 1220 SATCHELL STREET. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 40-1188-2025

Sponsored by: Councilmember Carroll

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WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the demolition of the structure at 1220 Satchell Street and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the demolition of the structure at 1220 Satchell Street to be \$2,400.00 and the City Council, having received the report and heard all objection which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: \$2,400.00 shall constitute a special assessment against the property at structure 1220 Satchell Street and being that property more particularly described as follows:

LOT 26 BLK 10 LAFARGUE PL SEC SUB DBK 121 P 511 #SEC 44 T4S R1W #MP29 02 44 0 013

Parcel No.: 29 02 44 0 013 366.01

**Owner: THOMPSON ERIN C/O ANDRETTA WILLIAMS
1218 SATCHELL STREET
MOBILE, AL 36617**

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the securing of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

HONORARILY RENAME COLLINS AVENUE TO “HONORARY DOUGLAS AND MARY F. BANKS WAY”. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 46-1189-2025

Sponsored by: Councilmember Penn

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that Collins Avenue, be given the honorary name of “Honorary Douglas and Mary F. Banks Way”.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

MINUTES OF SEPTEMBER 16, 2025

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

HONORARILY RENAME A PORTION OF ESAU AVENUE TO “HONORARY JAMES PETTAWAY AVENUE”. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 46-1190-2025

Sponsored by: Councilmember Penn

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that a portion of Esau Avenue, at the corner of Esau Avenue and Butler Street, be given the honorary name of “Honorary James Pettaway Avenue”.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE AWARD OF SPECIAL BONUS TO THE FIREFIGHTER OF THE MONTH; MOBLEY. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 60-1191-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor, upon nomination by City supervisors, recommends to the City Council that it authorize awards, pursuant to Section 11-40-22 Code of Alabama 1975, of \$500 each to the following employee(s):

August 2025 FFOM – William C. Mobley (Emp #17261)

This employee is to be commended for his exemplary work performance or innovations that significantly reduce costs or results in an outstanding improvement in service to the public.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

HONORARILY RE-NAME THE INTERSECTION OF JONES AVENUE AND CARLETON AVENUE TO “HONORARY WOODROW AND NETTIE CURTIS AVENUE”. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 46-1207-2025

Sponsored by: Councilmember Penn

MINUTES OF SEPTEMBER 16, 2025

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the intersection of Jones Avenue and Carleton Avenue be given the honorary name of “Honorary Woodrow and Nettie Curtis Avenue”.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

CIP RESOLUTIONS BEING INTRODUCED

AUTHORIZE CONTRACT WITH AEIKER CONSTRUCTION CORPORATION FOR SPLASHPAD AT CRAWFORD-MURPHY PARK; \$394,000.00. The following resolution was held over until the regular meeting of September 24, 2025.

RESOLUTION: 21-1192-2025

Sponsored by: Councilmember Carroll and Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, an Agreement, by and between the City of Mobile, and the company listed below, for work as outlined in the contract attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the office of the City Clerk.

Name of Company: Aeiker Construction Corporation

Project Name: CIP Crawford-Murphy Park – Splash Pad

Project Number: PR-006-25

Amount: \$394,000.00

SUSPENSION OF RULES FOR IMMEDIATE CONSIDERATION OF RESOLUTIONS BEING INTRODUCED FOR THE FIRST TIME. Councilmember Gregory moved for the suspension of the rules to consider resolutions 08-1193, 08-1194, 08-1195, 08-1196, 08-1197, 08-1198, 08-1199, and 09-1201 being introduced for the first time. The motion was seconded by Councilmember Daves, and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The Presiding Officer declared unanimous consent granted for the items.

APPROVE PURCHASE ORDER TO ADELTE PORTS & MARITIME S.L. FOR INSTALLATION OF SECURITY CAMERAS AT THE CRUISE TERMINAL; \$29,940.00. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 08-1193-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

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Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>30067</u>	2025	(3032) ARCHITECTURAL ENGINEERING	INSTALLATION OF SECURITY CAMERAS ON CRUISE TERMINAL PASSENGER BOARDING BRIDGE (PRICE BELOW BID REQUIREMENT; SOLE SOURCE TO MAINTAIN NEW PURCHASE WARRANTY)	\$29,940.00	(294094) ADELTE PORTS & MARITIME S.L.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO ELECTRONIC SUPPLY COMPANY FOR SURVEILLANCE CAMERA SYSTEM REPAIR PARTS AND SUPPLIES FOR MPD; \$15,397.82. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 08-1194-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>29371</u>	2025	(1500) PUBLIC SAFETY ADMIN	MISCELLANEOUS SURVEILLANCE CAMERA SYSTEM REPAIR PARTS AND SUPPLIES FOR MPD (PRICE BELOW BID REQUIREMENT)	\$15,397.82	(054450) ELECTRONIC SUPPLY CO

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO EMERGENCY EQUIPMENT PROFESSIONAL, INC. FOR ENGINE OVERHAUL FOR FIRE PUMPER TRUCK; \$23,717.92. The following resolution was introduced by Councilmember Daves.

MINUTES OF SEPTEMBER 16, 2025

RESOLUTION: 08-1195-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>29371</u>	2025	(1510) FIRE ADMINISTRATION	ENGINE OVERHAUL FOR 2016 ROSENBAUER FIRE PUMPER TRUCK FOR MFRD (PRICE BELOW BID REQUIREMENT)	\$23,717.92	<u>(294963)</u> <u>EMERGENCY</u> <u>EQUIPMENT</u> <u>PROFESSIONAL,</u> <u>INC</u>

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO MAURING ARCHITECTURE P.C. FOR DESIGN, BID, AND BUILD PROFESSIONAL SERVICES FOR COOPER RIVERSIDE PARK RESTROOM ENHANCEMENTS; \$20,000.00. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 08-1196-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>30019</u>	2025	(2045) MAJOR PROJECTS	DESIGN, BID, AND BUILD PROFESSIONAL SERVICES FOR COOPER RIVERSIDE PARK RESTROOM ENHANCEMENTS (PROFESSIONAL SERVICE)	\$20,000.00	<u>(295849)</u> <u>MAURIN</u> <u>ARCHITECTURE</u> <u>P.C.</u>

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

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The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO RANSOM CLEANING SERVICES FOR POWER WASHING OF CRUISE TERMINAL; \$24,550.00. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 08-1197-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>30190</u>	2025	(3032) ARCHITECTURAL ENGINEERING	POWER WASHING OF CRUISE TERMINAL (PRICE BELOW BID REQUIREMENT)	\$24,550.00	(299335) <u>RANSOM</u> <u>CLEANING</u> <u>SERVICES</u>

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO TECHNICAL & SCIENTIFIC APPLICATION, INC. D/B/A TSA, FOR 16 LAPTOP COMPUTERS FOR MFRD; \$16,880.32. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 08-1198-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>28213</u>	2025	(1510) FIRE ADMINISTRATION	16 HP PROBOOK 16IN LAPTOP COMPUTERS FOR MFRD (AL STATE CONTRACT)	\$16,880.32	(279402) <u>TECHINICAL &</u> <u>SCIENTIFIC</u> <u>APPLICATION INC</u> <u>DBA TSA</u>

MINUTES OF SEPTEMBER 16, 2025

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO TECHNICAL & SCIENTIFIC APPLICATION, INC. FOR DESKTOP COMPUTER FOR GULF COAST TECHNOLOGY CENTER; \$22,672.47. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 08-1199-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>30026</u>	2025	(1502) GULF COAST TECHNOLOGY CENTER	CUSTOM DESKTOP COMPUTER FOR GULF COAST TECHNOLOGY CENTER (PRICE BELOW BID REQUIREMENT, AL STATE CONTRACT)	\$22,672.47	(279402) <u>TECHNICAL & SCIENTIFIC APPLICATION, INC</u>

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

APPROVE PURCHASE ORDER TO TIMECLOCK PLUS, LLC FOR TIMEKEEPING ACCOUNTS, SOFTWARE, AND BIOMETRIC READERS FOR MIT; \$54,737.12. The following resolution was held over until the regular meeting of September 24, 2025.

RESOLUTION: 08-1200-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

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Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>30010</u>	2025	(5000) INFORMATION TECHNOLOGY	IMPLEMENTATION OF 100 COMMUNITY CENTER PERSONNEL TIMEKEEPING ACCOUNTS TO INCLUDE SOFTWARE AND BIOMETRIC READERS FOR MIT (OMNIA COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$54,737.12	<u>(295232)</u> <u>TIMECLOCK PLUS</u> <u>LLC.</u>

TRANSFER FUNDS FROM LANGAN PARK DREDGING TO G-12MCWAT FOR THE THREE MILE CREEK WATERSHED RESTORATION PROJECT; \$45,563.00. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 09-1201-2025

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the sum of \$45,563.00 be transferred from District 7 Capital Project C0964 Langan Park Lake Dredging to Grant Project G-12MCWAT for Three Mile Creek Watershed Restoration Project.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the resolution adopted.

AUTHORIZE CHANGE ORDER #1 WITH WIREGRASS CONSTRUCTION COMPANY INC. FOR WESTERN BAYFRONT RESURFACING; \$1,056,860.25 INCREASE. The following resolution was held over until the regular meeting of September 24, 2025.

RESOLUTION: 13-1202-2025

Sponsored by: Mayor Stimpson

WHEREAS, the CITY entered into a contract dated May 28, 2024, with Wiregrass Construction Co. Inc. for construction services on the project known as Western Bayfront Resurfacing (COM Project No. 2024-3005-04); and

WHEREAS, the original contract amount was \$1,569,107.77 for a unit priced based contract for the resurfacing, striping, and miscellaneous repairs of multiple downtown city streets; and

WHEREAS, during construction, additional roadway corridors in the nearby vicinity were discovered to need timely resurfacing, striping, and miscellaneous repairs; and

WHEREAS, the construction cost for the timely repair was estimated to require an additional \$1,056,860.25 to be added to the \$1,569,107.77; and

MINUTES OF SEPTEMBER 16, 2025

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Council does hereby authorize the addition of Change Order #1 in the amount of \$1,056,860.25, for a total of \$2,625,968.02 to be paid to Wiregrass Construction Co. Inc. for the construction of Western Bayfront Resurfacing (COM Project No. 2024-3005-04).

AUTHORIZE CONTRACT WITH JAMES H. ADAMS & SONS CONSTRUCTION COMPANY, INC. FOR THE REPAIR AND STABILIZATION OF AZALEA CITY GOLF COURSE AND 12 MILE CREEK; \$642,444.00. The following resolution was held over until the regular meeting of September 24, 2025.

RESOLUTION: 21-1203-2025

Sponsored by: Mayor Stimpson and Councilmember Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, a contract, by and between the City of Mobile, and the company listed below, for work as outlined in the contract attached hereto and made a part hereof as though set forth in full, subject to the company signing the contract and furnishing the required bonds and insurance. A copy of said executed contract is on file in the office of the City Clerk.

Name of Company: James H. Adams & Sons Construction Company, Inc.
Project Name: Eroison Mitigation at Azalea City Golf Course and 12 Mile Creek
Project No.: 2024-2045-04
Amount: \$642,444.00

AMEND KAHTAN AHMED’S CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY. The following resolution was held over until the regular meeting of September 24, 2025.

RESOLUTION: 37-1204-2025

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that pursuant to the provisions of Ordinance #59-073, 2005, that the application of Kahtan Ahmed for a Certificate of Public Convenience and Necessity to operate a shuttle service is hereby approved. A copy of said application is on file in the office of the City Clerk.

CALL FOR PUBLIC HEARINGS

CALL FOR PUBLIC HEARING TO CONSIDER THE PROPOSED CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 2316 HILLWOOD DRIVE WEST (SCHEDULED FOR OCTOBER 21, 2025) (DISTRICT 3). The following resolution was introduced by Councilmember Woods.

RESOLUTION: 41-1205-2025

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Notice of Public Hearing for the Proposed Conditional Use Permit for Property Located at 2316 Hillwood Drive West

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Pursuant to Resolution of the Mobile, Alabama City Council adopted September 16, 2025, a public hearing will be held on the **21st day of October, 2025, at 10:30 a.m.**, to consider adoption of an ordinance for the proposed Conditional Use Permit for property located at 2316 Hillwood Drive West to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant and may take other actions allowed by law.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

WHEREAS, a Conditional Use Permit application was filed on June 10, 2025, to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District, located at 2316 Hillwood Drive West and described as follows:

LOT 34, BLOCK "A" EDGEWOOD PARK, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA IN MAP BOOK 5, PAGES 69-72.

LOT 33, BLOCK "A" EDGEWOOD PARK, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA, IN MAP BOOK 5, PAGES 69-72.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHERNMOST CORNER OF SAID LOT 33; THENCE RUN SOUTH 48 DEGREES 15 MINUTES WEST, 148.85 FEET ALONG THE LINE BETWEEN LOT 32 AND LOT 33 OF SAID EDGEWOOD PARK TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN SOUTH 25 DEGREES 52 MINUTES WEST, 391.9 FEET, MORE OR LESS TO THE MARGIN OF DOG RIVER; THENCE SOUTHEASTWARDLY, 70 FEET, MORE OR LESS TO A POINT ON SAID LINE BETWEEN LOT 32 AND LOT 33 OF EDGEWOOD PARK; THENCE RUN NORTH 17 DEGREES 30 MINUTES EAST 350 FEET MORE OR LESS ALONG THE EAST LINE OF SAID LOT 33 TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on August 21, 2025, and recommended approval of the Conditional Use Permit subject to the following conditions:

1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and,
2. Full compliance with all municipal codes and ordinances.

WHEREAS, The City Council finds that the Conditional Use Permit request:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. The request will not impede the orderly development and improvement of surrounding property; and
3. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood or be more injurious to property or improvements in the neighborhood.
4. The request will be adequately served by water and sanitary sewer services;

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5. The request is not noxious or offensive by reason of emissions, vibrations, noise, odor, dust, smoke or gas; and
6. The request shall not be detrimental to or endanger the public health, safety or general welfare.
7. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Conditional Use Permit is hereby approved with the following required conditions:

1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and,
2. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Councilmember Woods then moved to call for the public hearing, which move was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer set the date for the public hearing as October 21, 2025.

CALL FOR PUBLIC HEARING TO CONSIDER THE MODIFICATION OF A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 550 PROVIDENCE PARK DRIVE EAST (SCHEDULED FOR OCTOBER 21, 2025) (DISTRICT 6). The following resolution was introduced by Councilmember Woods.

RESOLUTION: 41-1206-2025

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Notice of Public Hearing for the Proposed Modification of a Previously Approved Planned Unit Development for Property Located at 550 Providence Park Drive East

Pursuant to Resolution of the Mobile, Alabama City Council adopted September 16, 2025, a public hearing will be held on the **21st day of October, 2025, at 10:30 a.m.**, to consider adoption of an ordinance for the modification of a Previously Approved Planned Unit Development for property located at 550 Providence Park Drive East to allow construction of a healthcare facility with multiple buildings on a single building site.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant and may take other actions allowed by law.

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AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022 SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development was approved on April 21, 2022, amending a previously approved master plan to allow construction of a healthcare facility with multiple buildings on a single building site located at 550 Providence Park Drive East and described as follows:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA; PROPERTY HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°-49' -19" EAST 495.91 FEET TO THE SOUTHEAST CORNER OF LOT 2, AIRPORT / CODY SUBDIVISION AS RECORDED IN MAP BOOK 86, PAGE 103, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 01°-07' -41" EAST 17.84 FEET TO THE SOUTHWEST CORNER OF LOT 1, HAVERTY'S SUBDIVISION AS RECORDED IN MAP BOOK 122, PAGE 24; THENCE NORTH 89°-51' -12" EAST 263.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° -12' -19" WEST ALONG THE WEST LINE OF LOT 2, PROVIDENCE PARK, UNIT SEVEN AS RECORDED IN MAP BOOK 108, PAGE 87 A DISTANCE OF 170.21 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE SOUTH 61°-50' -25" EAST 314.43 FEET TO A CORNER OF LOT 1, PROVIDENCE PARK, UNIT TWO AS RECORDED IN MAP BOOK 72, PAGE 49; THENCE NORTH 87°-08'-35" EAST 137.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST LINE OF PROVIDENCE PARK DRIVE EAST; THENCE SOUTHEASTWARDLY ALONG SAID WEST LINE AND ALONG THE ARC OF A 809.42 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 141.02 FEET (CHORD BEARS SOUTH 02° - 46' -38" EAST 140.84 FEET) TO THE P.T. THEREOF; THENCE SOUTH 07°-44' -30" EAST 92.28 FEET TO THE P.C. OF A 577.47 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 19.14 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 37.41 FEET (CHORD BEARS SOUTH 33°-08'-16" WEST 34.01 FEET) TO THE P.T. THEREOF; THENCE SOUTH 76°-00'-11" WEST 116.14 FEET TO THE P.C. OF A 799.14 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTWARDLY ALONG THE ARC OF SAID CURVE 108.31 FEET; THENCE SOUTH 06°-13'-52" EAST 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 4, PROVIDENCE PARK POB WEST, NORTH ADDITION, RESUBDIVISION OF LOT 3A AS RECORDED IN INSTRUMENT NUMBER 2021063287; THENCE WESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF A 849.14 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 183.74 FEET (CHORD BEARS SOUTH 89°-58'-03" WEST 183.38 FEET) TO THE NORTHWEST CORNER OF LOT 4; THENCE CONTINUE WESTWARDLY ALONG AN 850.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 274.98 FEET (CHORD BEARS NORTH 74°-40'-00" WEST 273.79 FEET) TO THE P.O.T. THEREOF; THENCE NORTH 65°-18'-37" WEST 217.00 FEET TO THE P.C. OF A 550.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTWARDLY ALONG THE ARC OF SAID CURVE 230.16 FEET TO THE P.T. THEREOF; THENCE SOUTH 89°-18'-07" WEST 77.87 FEET TO THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 39.20 FEET (CHORD BEARS SOUTH 45°-44'-39" WEST 35.31 FEET) TO THE P.T. THEREOF ON THE EAST LINE OF CODY ROAD; THENCE NORTH 00°-47'-50" EAST ALONG SAID EAST LINE 514.21 FEET TO THE POINT OF BEGINNING.

WHEREAS, the owner of said property applied for a Major Modification of the Planned Unit Development on July 21, 2025, to allow construction of a healthcare facility with multiple buildings on a single building site.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on August 21, 2025, and recommended approval of the Major Modification of the Planned Unit Development (PUD) subject to the following conditions:

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1. Revision of the site plan to illustrate the driveway to Cody Road will be paved with either asphalt or concrete;
2. Placement of a note on the site plan stating that the site will fully comply with tree planting and landscape area requirements;
3. Revision of the site plan to provide the number of beds and number of proposed parking spaces;
4. Revision of the site plan to depict any additional parking spaces over the minimum required as having an Alternative Paving Surface, if appropriate;
5. Placement of a note on the site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
6. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit site plan prior to their recording in Probate Court, and the provision of copies of the recorded site plans (pdf) to Planning and Zoning; and,
7. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- a) Is consistent with all applicable requirements of this Chapter;
- b) Is compatible with the character of the surrounding neighborhood;
- c) Will not impede the orderly development and improvement of surrounding property;
- d) Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e) Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f) Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g) Shall not be detrimental or endanger the public health, safety or general welfare.
- h) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planned Unit Development is hereby approved with the following required conditions:

1. Revision of the site plan to illustrate the driveway to Cody Road will be paved with either asphalt or concrete;
2. Placement of a note on the site plan stating that the site will fully comply with the tree planting and landscape area requirements;
3. Revision of the site plan to provide the number of beds and number of proposed parking spaces;
4. Revision of the site plan to depict any additional parking spaces over the minimum required as having an Alternative Paving Surface, if appropriate;
5. Placement of a note on the site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
6. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit site plan prior to their recording in Probate Court, and the provision of copies of the recorded site plans (pdf) to Planning and Zoning; and,
7. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Councilmember Woods then moved to call for the public hearing, which move was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

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The vote was then announced by the City Clerk, whereupon the Presiding Officer set the date for the public hearing as October 21, 2025.

ANNOUNCEMENTS

Lisa C. Lambert, City Clerk, announced that the next Council meeting will be held on Wednesday, September 24, 2025 due to the Mayoral Run-Off Election.

Councilmember Reynolds encouraged citizens to vote on September 23, 2025.

Councilmember Woods announced a District 6 community meeting will be held on September 18, 2025 at Oak Park Church at 5:30 p.m.

Councilmember Reynolds moved to adjourn the meeting, which was seconded by Councilmember Daves and the vote was as follows:

Ayes: Penn, Carroll, Small, Reynolds, Daves, Woods, and Gregory

Nays: None

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the regular meeting adjourned at approximately 11:56 a.m.

Adopted:

COUNCIL PRESIDENT

CITY CLERK