

MUNICIPAL BUILDING, MOBILE, ALABAMA, JANUARY 20, 2026

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 January 20, 2026, at 9:00 a.m.

Councilmembers:

Present: Penn, Ingram, Small, Reynolds, Fleming, 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, JANUARY 20, 2026

The City Council of the City of Mobile, Alabama, met in the Auditorium of the Government Plaza on Tuesday, January 20, 2026, at 10:30 a.m., for the regular meeting.

The meeting was called to order by the City Clerk.

Patricia Evans, 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, Ingram, Reynolds, Fleming, 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 of the meetings of January 13, 2026 were approved as submitted.

COMMUNICATIONS FROM THE MAYOR

Mayor Cheriogotis recognized his wife and children in attendance at the meeting.

Mayor Cheriogotis said that Special Needs Assistance Station for You, SNASY, is partnering with the City to provide accessible, inclusive experiences for individuals with special needs, mobility issues, or medical conditions during the 2026 Mardi Gras season.

Mayor Cheriogotis provided updates concerning the Downtown Streets conversion projects.

Mayor Cheriogotis said that a community meeting will be held tonight at Dauphin Way Baptist Church to inform citizens about the upcoming Dauphin Street Project at 6:00 p.m.

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The following employees were presented as Employee of the Month:

Tony White – Officer of the Month December 2025

Gregory Jones – Firefighter of the Month

Mayor Cheriogotis presented a proclamation to Drew Fabianich, Executive Director of the Reese’s Senior Bowl, in recognition of the 77th anniversary and declared January 31, 2026 as “Senior Bowl Day” in Mobile.

Mayor Cheriogotis read a proclamation declaring January 29, 2026 as “Gifted Education Day” in Mobile.

ADOPTION OF THE AGENDA

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 Ervin Shoemaker for a waiver of the Noise Ordinance at the corner of S. Bayou Street and Springhill Avenue on January 30 – February 17, 2026, from 10:00 a.m. – 9:00 p.m. (District 2).

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

Request of Creigh Shoemaker for a waiver of the Noise Ordinance at the corner of S. Bayou Street and Springhill Avenue on January 30 – February 17, 2026, from 10:00 a.m. – 9:00 p.m. (District 2).

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

Request of Margaret Olive for a waiver of the Noise Ordinance at Mardi Gras Park on March 28, 2026, from 6:30 a.m. – 12:00 p.m. (District 2).

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

Request of Lawrence L. Battiste for a waiver of the Noise Ordinance at 606 St. Francis Street on April 24, 2026, from 7:00 p.m. – 11:00 p.m. (District 2).

Councilmember Woods moved to hold the waiver over for one week, which was seconded by Councilmember Penn and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

The vote was then announced by the City Clerk whereupon the Presiding Officer declared the waiver held over for one week until the regular meeting of January 27, 2026.

Request of Demetria Smith for a waiver of the Noise Ordinance at Doyle Park on May 8, 2026, from 10:00 a.m. – 1:00 p.m. (District 3).

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

Request of Ashley Bigler for a waiver of the Noise Ordinance at 4101 Wimbledon Drive, W., on February 28, 2026, from 5:30 p.m. – 11:00 p.m. (District 5).

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

PUBLIC HEARING

PUBLIC HEARING TO CONSIDER THE REZONING OF PROPERTY LOCATED AT 909 GOVERNMENT STREET FROM R-1 AND R-B TO R-B (DISTRICT 2).

The Presiding Officer announced that today was the day for the public hearing to consider the rezoning of property located at 909 Government Street from R-1 and R-B to R-B 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 ordinance authorizing the proper action would be introduced later in the meeting.

PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

NON-AGENDA ITEMS:

Vandlyn Pierre, Drug Education Council, invited the Council to attend the upcoming Youth Summit.

Derek Boulware, CEO of HOPE for All Gulf Coast, 107 St. Francis Street, provided information about the 12th Annual Project Homeless Connect.

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Juree Hall, Director of the Mobile Public Library, 700 Government Street, presented four recent High School and GED graduates of the Adult Education Program.

Creola Ruffin, 61 St. Joseph Street, presented a proposal to form a committee to celebrate and acknowledge Mobile music legends.

AGENDA ITEMS:

Porter Taylor, 12634 Oxley Drive, Baton Rouge, LA, offered comments in support of Resolution 37-1449.

Paul Read, 6987 Nicklaus Drive N., offered comments in support of Resolution 37-1449.

Kortney Hughes, Mobile, AL, gave comments in opposition of Resolution 37-1449.

ORDINANCES HELD OVER

CONSIDER AN ORDINANCE TO AMEND APPENDIX A, DOWNTOWN DEVELOPMENT DISTRICT, OF THE CITY OF MOBILE UNIFIED DEVELOPMENT CODE, CHAPTER 64 OF THE MOBILE CITY CODE, 2022. The following ordinance which was introduced and read at the regular meeting of December 2, 2025, and was held over until the regular meetings of December 9, 2025, December 30, 2025, January 6, 2026, and January 20, 2026, was called up by the Presiding Officer.

ORDINANCE: 64-058-2025

Sponsored by: Mayor Cheriogotis and Councilmember Ingram

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the “DDD Code” set forth in Appendix A of the Unified Development Code, Chapter 64, adopted by the Mobile City Council on July 12, 2022 (Ordinance 64-017-2022) be, and the same hereby is, amended so that it now reads in full as set forth in the attached.

The amendment of Appendix A, the DDD Code set forth in the Unified Development Code, Chapter 64, shall be effective upon adoption and publication as required by law.

The ordinance was read by the City Clerk, whereupon Councilmember Small moved to adopt the ordinance, which was seconded by Councilmember Gregory

Councilmember Ingram moved to adopt the ordinance, which was seconded by Councilmember Reynolds

Councilmember Ingram moved to amend the ordinance to read to add the following: “shall be effective six (6) months after the adoption and publication as required by law” which was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

CONSIDER THE PROPOSED REZONING OF PROPERTY LOCATED AT 7125 BELLINGRATH ROAD FROM R-1 TO CW. The following ordinance which was

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introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

ORDINANCE: 64-001-2026

Sponsored by: Councilmember Reynolds

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.

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

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State o follows to-wit:

A PORTION OF LOT 2-B-2, A RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2 RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE AS RECORDED IN INSTRUMENT #2024056921 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS FOLLOWS:

BEGINNING AT A CRIMP TOP IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2-B-2, THENCE RUN N04°23'58"W, 242.48 FEET TO A CRIMP TOP !RO FOUND; THENCE RUN N89°19'45"W, 275.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN N0°51'10"W. 179.76 FEET TO A CAPPED REBAR FOUND; THE CE RUN N63°00'27"W, 100.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN S72°40'37"W, 304.10 FEET TO A CAPPED REBAR SET; THE CE RUN S0°59'14"E, 90.00 FEET TO A CAPPED REBAR SET; THENCE RUN S89°00'45"W, 99.97 FEET TO A CAPPED REBAR SETO THE EAST RIGHT-OF-WAY LINE OF BELLINGRATH ROAD; THENCE RUN S01°01'00"E, ALONG SAID RIGHT-OF-WAY LINE, 273.79 FEET TO A CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2-B-2; THENCE RUN S88°57'00"E, 769.35 FEET TO THE POINT OF BEGINNING, CO TAINING 5.86 ACRES, MORE OR LESS.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Commercial Warehouse District (CW), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a CW, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an CW, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification; 3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 4. 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.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

CONSIDER THE PROPOSED MODIFICATION OF A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 3456 HALLS MILL ROAD AND 2390 WEST I-65 SERVICE ROAD SOUTH. The following ordinance which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

ORDINANCE: 64-002-2026

Sponsored by: Councilmember Reynolds

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 3, 2008, to allow multiple buildings on a single building site located at 3456 Halls Mill Road, and 2390 West I-65 Service Road South and described as follows:

LOTS 1, 2 & A PORTION OF LOT 3, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 2, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 15°-26'-24" WEST ALONG SAID LOT 2 AND ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 65 (VARIABLE R/W) A DISTANCE OF 132.04 FEET; THENCE RUN SOUTH 61°-51'-25" WEST ALONG SAID LOT 2 AND ALONG THE RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF A DISTANCE OF 200.00 FEET TO THE COMMON CORNER BETWEEN SAID LOT 2 AND LOT 3 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 44°-15'-04" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 89.71 FEET; THENCE RUN SOUTH 04°-48'-25" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 142.33 FEET TO A CORNER OF SAID LOT 3 AND THE NORTHWEST RIGHT-OF-WAY LINE OF HALLS MILL ROAD (60' R/W); THENCE RUN SOUTH 59°-29'-52" WEST ALONG SAID LOT 3 AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HALLS MILL ROAD A DISTANCE OF 62.13 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3; THENCE RUN NORTH 56°-10'-28" WEST ALONG SAID LOT 3 A DISTANCE OF 930.62 FEET; THENCE RUN SOUTH 00°-59'-15" WEST ALONG SAID LOT 3 A DISTANCE OF 13.18 FEET; THENCE RUN SOUTH 87°-09'-55" WEST A DISTANCE OF 179.16 FEET TO THE WEST LINE OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN NORTHWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 18°-40'-49", A RADIUS OF 2,967.65 FEET, A CHORD BEARING OF NORTH 11°-42'-41" EAST, AND A CHORD LENGTH OF 963.26 FEET) AN ARC LENGTH OF 967.54 FEET TO THE NORTHERNMOST CORNER OF LOT 1 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 70°-50'-21" EAST ALONG SAID LOT 1 A DISTANCE OF 787.20 FEET; THENCE RUN SOUTH 26°-29'-17" EAST ALONG SAID LOT 1 A DISTANCE OF 117.64 FEET; THENCE RUN SOUTH 65°-18'-27" EAST ALONG SAID LOT 1 A

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DISTANCE OF 77.70 FEET; THENCE RUN NORTH 73°-26'-19" EAST ALONG SAID LOT 1 A DISTANCE OF 102.41 FEET; THENCE RUN SOUTH 87°-21'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 35.06 FEET; THENCE RUN SOUTH 05°-53'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 38.25 FEET; THENCE RUN NORTH 84°-06'-26" EAST ALONG SAID LOT 1 A DISTANCE OF 60.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE RUN SOUTH 16°-34'-03" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 41.09 FEET; THENCE RUN NORTH 89°-48'-04" WEST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 12.26 FEET; THENCE RUN SOUTH 01°-10'-31" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 94.52 FEET; THENCE RUN SOUTH 21°-22'-37" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 53.35 FEET; THENCE RUN NORTHWESTWARDLY ALONG SAID LOT 1 AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 44°-00'-00", A RADIUS OF 105.10 FEET, A CHORD BEARING OF NORTH 43°-16'-14" WEST, AND A CHORD LENGTH OF 78.74 FEET) AN ARC LENGTH OF 80.71 FEET; THENCE RUN NORTH 65°-16'-14" WEST ALONG SAID LOT 1 A DISTANCE OF 118.62 FEET; THENCE RUN SOUTH 32°-20'-46" WEST ALONG SAID LOT 1 A DISTANCE OF 332.33 FEET TO THE NORTH LINE OF LOT 2 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 57°-38'-47" EAST ALONG SAID LOT 2 A DISTANCE OF 415.38 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 23.75 ACRES, MORE OR LESS.

WHEREAS, on October 17, 2025, the owner of said property applied for a Major Modification of the Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on November 20, 2025, and recommended approval of the Major Modification of the Planned Unit Development (PUD) subject to the following conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows: 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration

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Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;

12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. 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. 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 Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;

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2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows: 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;
12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. 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.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

CONSIDER THE MODIFICATION OF A PREVIOUSLY APPROVED PLANNING APPROVAL FOR PROPERTY LOCATED AT 6710 OLD SHELL ROAD. The following ordinance which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

ORDINANCE: 64-003-2026

Sponsored by: Councilmember Reynolds

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 August 01, 1996, allowing construction of a 150-foot-tall steel monopole telecommunications tower on property located at 6710 Old Shell Road and described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 50.0 FEET; RUN THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 50.0 FEET; RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS FOR 50.0 FEET TO THE WEST. NORTH LINE OF SAID LOT 1 OF NOLFE SUBDIVISION; RUN THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID NOLFE SUBDIVISION FOR 50.0 FEET TO THE NORTHEAST CORNER OF SAID NOLFE SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 1 AND SAID NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE, ALABAMA AND CONTAINING 2500 SQUARE FEET MORE OR LESS.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on September 25, 2025, to allow construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on November 20, 2025, and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;

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7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. 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. 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. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. 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 Reynolds moved to adopt the ordinance, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

RESOLUTIONS HELD OVER

CONSIDER THE APPLICATION OF ACADIAN AMBULANCE SERVICE FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY TO OPERATE AN AMBULANCE SERVICE. The following resolution which was introduced and read at the regular meeting of November 12, 2025 and was held over until the regular meetings of November 18, 2025, January 13, 2026, and January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 37-1449-2025

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

The resolution was read by the City Clerk, whereupon Councilmember Small moved to adopt the resolution, which was seconded by Councilmember Gregory and following comments from Councilmembers Reynolds and Woods the vote was as follows:

Ayes: None

Nays: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

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

AUTHORIZE AGREEMENT WITH ECOSOUTH SERVICES OF MOBILE, LLC FOR RECYCLING BIN RENTAL AND HAULING SERVICES; NTE \$250,000.00 PER YEAR.

The following resolution which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 01-035-2026

Sponsored by: Mayor Cheriogotis

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 Ecosouth Services of Mobile, LLC, to provide recycling bin rental and hauling services, as needed at the unit prices indicated, in a total amount not to exceed \$250,000.00 per year, for three years, as appropriated funds are available, as outlined in the agreement attached hereto and made a part hereof as though set forth in full. 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 Reynolds moved to adopt the resolution, which was seconded by Councilmember Gregory and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

AUTHORIZE AMENDMENT TO AGREEMENT WITH GORAM AIR CONDITIONING COMPANY, INC. TO EXTEND THE TERMS FOR HVAC MAINTENANCE AND REPAIRS AT VARIOUS CITY FACILITIES.

The following resolution which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 01-036-2026

Sponsored by: Mayor Cheriogotis

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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 amendment to the Agreement between the City of Mobile and Goram Air Conditioning Company, Inc. for HV AC Maintenance and Repair -Various City of Mobile Facilities, to extend the term of the existing agreement for an additional one-year period, with the option for one additional one-year extension, as permitted under the terms of the Agreement, as amended, and subject to annual appropriation, as outlined in the Agreement amendment attached hereto and incorporated herein by reference. A copy of said Agreement amendment is on file in the Office of the City Clerk.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

APPROVE AMENDMENT TO CHANGE ORDER WITH WATERMARK DESIGN GROUP, LLC FOR TAYLOR PARK COMMUNITY CENTER IMPROVEMENT; \$190,725.00. The following resolution which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 13-040-2026

Sponsored by: Mayor Cheriogotis and Councilmember Small

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY 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 Amendment to the Change Order, 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: Watermark Design Group, LLC

Project Name: CIP Taylor Park – Community Center Improvements

Project Number: PR-003-24

Amount: \$190,725.00

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

AUTHORIZE CONSERVATION EASEMENT FOR PELICAN COAST CONSERVANCY FOR THE PURPOSE OF PERMANENTLY PRESERVING AND PROTECTING THE CONSERVATION VALUES OF THE PROPERTY. The following resolution which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 25-041-2026

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Sponsored by: Mayor Cheriogotis

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 and directed to execute attest, respectively, for and on behalf of the City of Mobile, any and all documents necessary to convey a Deed of Conservation Easement, to Pelican Coast Conservancy, Inc., for the purpose of permanently preserving and protecting the conservation values of the property, as set forth in the Deed of Conservation Easement as described in Exhibits "A" and proposed closing statement attached hereto and made a part hereof as set forth in full, subject to Pelican Coast Conservancy, Inc., executing the easement.

A copy of said executed Deed of Conservation Easement with Exhibits incorporated herewith will be on file in the office of the City Clerk.

Name of Company: Pelican Coast Conservancy, Inc.

Not to Exceed Cost: \$0.00

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

AUTHORIZE SETTLEMENT AGREEMENT AND RELEASE OF CLAIM; SOULIER. The following resolution which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 60-042-2026

Sponsored by: Mayor Cheriogotis

BE IT RESOLVED by the City Council of the City of Mobile, that the City Attorney and the City Council Attorney, or their respective designees, be, and they hereby are, authorized to execute for and on behalf of the City of Mobile and the City Council of the City of Mobile, Alabama, the Settlement Agreement and Release of Claims arising out of the claims of Paul E. Soulier, as outlined in the Settlement Agreement and Release of Claims. A copy of said settlement agreement is on file in the Office of the City Clerk.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

AUTHORIZE UTILITY EASEMENT AGREEMENT WITH ALABAMA POWER COMPANY TO PROVIDE NEW TRANSMISSION LINE CRICHTON-HOSPITAL-DS. The following resolution which was introduced and read at the regular meeting of January 13, 2026, and was held over until the regular meeting of January 20, 2026, was called up by the Presiding Officer.

RESOLUTION: 25-046-2026

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Sponsored by: Councilmembers Reynolds and Woods

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the Mayor and 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 easement to ALABAMA POWER COMPANY as set out in the attached Utility Easement Agreement, a copy of which is attached hereto and made a part hereof as though fully set forth herein, for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) DOLLARS, needed for ALABAMA POWER COMPANY to provide a new Transmission Line Crichton-Hospital-DS, affecting 31 City-owned properties, as described and depicted in Exhibits A and B of said easement.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

ORDINANCES BEING INTRODUCED

CONSIDER REZONING OF PROPERTY LOCATED AT 909 GOVERNMENT STREET FROM R-1 AND R-B TO R-B. The following ordinance was held over until the regular meeting of January 27, 2026.

ORDINANCE: 64-004-2026

Sponsored by: Councilmember Ingram

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.

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

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

PARCEL A:

COMMENCING AT THE SOUTHWEST INTERSECTION OF BROAD AND GOVERNMENT STREET; THENCE RUN WESTWARDLY ALONG THE SOUTH LINE OF GOVERNMENT STREET 234.25 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH AN INTERIOR ANGLE OF 89 DEGREES 33 MINUTES 21 SECONDS RUN SOUTHWARDLY 175.33 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 91 DEGREES 38 MINUTES 54 SECONDS RUN WESTWARDLY 51.67 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 86 DEGREES 26 MINUTES 22 SECONDS RUN NORTHWARDLY 176.41 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT STREET; THENCE WITH AN INTERIOR ANGLE OF 90 DEGREES 21 MINUTES 24 SECONDS RUN EASTWARDLY ALONG THE AFOREMENTIONED SOUTH LINE 51.92 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE NORTHWEST INTERSECTION OF BROAD AND CHURCH STREET; THENCE RUN WEST ALONG THE NORTH LINE, OF CHURCH STREET 254.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH AN INTERIOR ANGLE OF 89 DEGREES 13 MINUTES 02

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SECONDS RUN NORTHWARDLY A DISTANCE OF 179.63 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 90 DEGREES 07 MINUTES 41 SECONDS RUN WESTWARDLY 49.10 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 91 DEGREES 18 MINUTES 46 SECONDS RUN SOUTHWARDLY A DISTANCE OF 86.04 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 89 DEGREES 25 MINUTES 33 SECONDS RUN EASTWARDLY A DISTANCE OF 9.64 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 268 DEGREES 07 MINUTES 46 SECONDS RUN SOUTHWARDLY A DISTANCE OF 93.04 FEET TO A POINT ON THE NORTH LINE OF SAID CHURCH STREET; THENCE WITH AN INTERIOR ANGLE OF 91 DEGREES 47 MINUTES 11 SECONDS RUN EASTWARDLY ALONG SAID NORTH LINE A DISTANCE OF 40 .00 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Urban District (R-1) and Residential Business District (R-B), to Residential Business District (R-B), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a R-B, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an R-B, until all of the condition set forth below has been complied with: 1. 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.

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 03-047 through 60-059 being introduced for the first time. The motion was seconded by Councilmember Woods and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

The Presiding Officer declared unanimous consent granted for the items.

CONSENT RESOLUTIONS BEING INTRODUCED

APPOINT WILLIAM S. STIMPSON TO THE MOBILE AIRPORT AUTHORITY. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 03-047-2026

Sponsored by: Mayor Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor's appointment of William S. Stimpson to fill the unexpired term of David White on the Mobile Airport Authority which expires June 28, 2028 pursuant to Section 11-44C-21(5) of the Alabama Code, is hereby approved and confirmed.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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.

RECOMMEND APPROVAL TO THE ABC BOARD FOR ISSUANCE OF A RETAIL BEER/TABLE WINE (OFF PREMISES ONLY) LICENSE TO KOKWET II; 1615 DR. MARTIN LUTHER KING JR. AVENUE. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 37-048-2026

Sponsored by: Councilmember Ingram

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Retail Beer/Table Wine (Off Premises Only) Liquor License

Submitted by: KOKWET II, LLC

Location: KOKWET II
1615 Dr. Martin Luther King Jr. Avenue
Mobile, Al 36617

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

DECLARE WEEDS NOXIOUS, GROUP #1675. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 58-049-2026

A RESOLUTION DECLARING WEEDS GROWING UPON THE STREETS OR SIDEWALKS AND UPON PRIVATE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MOBILE TO BE NOXIOUS OR DANGEROUS AND TO BE PUBLIC NUISANCES AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES.

WHEREAS, a survey has been made to determine the properties upon which or in front of which noxious or dangerous weeds are growing and the agents or employees of the City of Mobile have obtained the legal description of parcels of property in the City of Mobile upon which or in front of which such weeds are growing, and it has been determined to follow the provisions of Act No. 329 of the Legislature of the State of Alabama, approved on April 28, 1988, and to have caused such weeds to be cut or otherwise abated as public nuisances:

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

SECTION 1: It has been determined by the City Council of Mobile that the weeds growing on the privately owned lots or parcels of land described in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part thereof as though set forth in full, known as **Group #1675** under the caption "NOXIOUS OR DANGEROUS WEEDS GROWING ON PROPERTY," are noxious and dangerous, and such weeds are hereby declared to be public nuisances. The properties upon which such weeds are growing are

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all located within the corporate limits of the City of Mobile, about the streets referred to in the description which are more particularly described in said Exhibit "A."

SECTION 2: The weeds growing on or in front of the above-described parcels of property shall be abated by the removal of such noxious or dangerous weeds or they will be removed and the nuisances abated by the City of Mobile, in which case the cost of such removal will be assessed against the respective parcels of lands from which such weeds are removed, and such cost will constitute a lien upon such respective parcels of land until paid. A public meeting is hereby called to be held in the Auditorium of the Mobile Government Plaza, 205 Government Street, Mobile, Alabama, on the **24th day of February, 2026**, at ten thirty a.m., for the purpose of hearing any objections to the declarations contained in this resolution and to the proposed removal of such weeds, at which time all objections will be heard and given due consideration by the City Council of Mobile; and it is directed that there shall be conspicuously posted in front of each parcel of property, a notice headed "NOTICE TO DESTROY WEEDS," such heading to be in words not less than one inch in height and substantially in the form set out in such Act No. 329, approved April 29, 1988.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

AUTHORIZE REMOVAL OF WEEDS, GROUP 1674. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 58-050-2026

A RESOLUTION DETERMINING WHAT OBJECTIONS SHALL BE ALLOWED AND WHAT OBJECTIONS SHALL BE OVERRULED TO THE REMOVAL OF NOXIOUS OR DANGEROUS WEEDS ON OR IN FRONT OF CERTAIN PARCELS OF LAND.

WHEREAS, notice has been duly given and posted at least five days prior to the date of this resolution in the manner provided by law offering full opportunity to all interested parties to object to the removal of noxious or dangerous weeds on the hereinafter described parcels of land, and the City Council of Mobile having held such public hearing in connection with the notices given and no objections having been filed or made by any of the interested parties; and

WHEREAS, Parcels Nos. 1 through 7 described in the resolution adopted on the 16th day of December, 2025 have not been cleared of noxious and dangerous weeds and continue to be public nuisances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, as follows:

SECTION 1. It is hereby ascertained and determined that the dangerous and noxious weeds growing on the hereinafter described parcels of real property are public nuisances, and it is hereby ordered and directed that the employees of the City of Mobile assigned to that work promptly remove the weeds on such parcels of property:

PARCELS OR PIECES OF PROPERTY ON WHICH NOXIOUS OR DANGEROUS WEEDS ARE TO BE REMOVED:

Parcels of real property located in the City of Mobile and more particularly described as Parcels Nos. 1 through 7, as described in the resolution adopted on the 16th day of December, 2025, and entitled: "A RESOLUTION DECLARING WEEDS GROWING UPON THE STREETS OR SIDEWALKS AND UPON PRIVATE PROPERTY WITHIN THE

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CORPORATE LIMITS OF THE CITY OF MOBILE TO BE NOXIOUS OR DANGEROUS AND TO BE PUBLIC NUISANCES AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES."

(Lot Cleaning Liens, **Group No.1674** on file in the office of the City Clerk).

SECTION 2. The employees of the City of Mobile assigned to the work required by this resolution are hereby expressly authorized to enter upon such described pieces of property for the purpose of removing the weeds authorized by this resolution to be removed. The owner of any of the above-described pieces of property shall have the right to remove the weeds ordered by this resolution to be removed from this property provided such removal is done prior to the arrival of the employees of the City of Mobile against his property by reason of any action taken hereunder. An accurate account of the costs with respect to each piece of property shall be kept by the employees of the City of Mobile covering the costs of removing such weeds in front of or in front of or on each separate lot or parcel of land where the work is done by the City of Mobile or its employees, and promptly thereafter an itemized report in writing shall be made to the City Council showing such costs with respect to each separate lot or parcel of land but before the report is submitted to the City Council a copy of the itemized costs with respect to each such lot or parcel of land shall be posted for at least three days prior to such report on the door of the Council Chamber at the City Hall of Mobile, Alabama, together with a notice of the time when the report will be submitted to the City Council for confirmation.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

ASSESS COSTS FOR REMOVAL OF WEEDS, REPEAT WEED LIEN GROUP #97. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 58-051-2026

RESOLUTION ASSESSING THE COST OF REMOVAL OF NOXIOUS OR DANGEROUS WEEDS IN FRONT OF OR ON CERTAIN PARCELS OF LAND IN THE CITY OF MOBILE, ALABAMA.

WHEREAS, an itemized report in writing has been made to the City Council of Mobile, showing the costs of removing noxious or dangerous weeds on or in front of the hereinafter described parcels of land, a copy of such report having first been posted on the Council Chamber door more than three days prior to the meeting at which the report was received, and the City Council having heard the report, together with any objections which may have been raised by any of the property owners liable to be assessed for the work of culling such weeds, and the City Council being of the opinion that such report in all respects be confirmed.

IT IS THEREFORE RESOLVED BY THE CITY COUNCIL OF MOBILE as follows:

Section 1. The amount set opposite each described parcel of real property contained in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part hereof as though set forth in full and known as **Repeat Weed Lien Group 97** shall constitute special assessments against such respective parcels of land; and each such parcel of land is hereby assessed with the amount set opposite its description; and the assessment hereby, made and confirmed shall constitute a lien on and against each such respective parcel of land for the amount of each respective assessment so made; and the report made to this body of the costs of removing the noxious or dangerous weeds on or in front of the respective parcels of land is hereby in all respects confirmed.

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Section 2. It is directed that a copy of this resolution be delivered to the Tax Collector of the City of Mobile, and it shall be his duty to add the amounts of the above respective assessments to the next regular bills for ad valorem taxes levied against the said respective lots and parcels of land for municipal purposes, and such amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and same procedure on foreclosure and sale as in the case of delinquency as provided for ordinary ad valorem taxes.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

DETERMINE AN APPROPRIATION TO ARIEL W. HOLLOWAY ELEMENTARY SCHOOL SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-052-2026

Sponsored by: Councilmember Penn

WHEREAS, Councilmember Penn wishes to appropriate **\$1,000.00** to **Ariel W. Holloway Elementary School**, from District 1 Discretionary Funds (10041020 42080); and

WHEREAS, **Ariel W. Holloway Elementary School**, is a public school in Mobile, Alabama, which the Council may support pursuant to Code of Alabama § 16-13-36; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **Ariel W. Holloway Elementary School** will be used to assist with **Teacher's Appreciation**, which will serve a public purpose benefiting the City of Mobile and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$1,000.00** to **Ariel W. Holloway Elementary School** for the purposes described hereinabove and pursuant to the language on request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

DETERMINE AN APPROPRIATION TO MOBILE MUSEUM OF ART SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-053-2026

Sponsored by: Councilmember Penn

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WHEREAS, Councilmember Penn wishes to appropriate **\$3,000.00** to **Mobile Museum of Art**, from District 1 Discretionary Funds (10041020 42080); and

WHEREAS, **Mobile Museum of Art** is a public school in Mobile, Alabama, which the Council may support pursuant to Code of Alabama § 16-13-36; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **Mobile Museum of Art** will be used to assist with **the Art After Dark event**, which will serve a public purpose benefiting the City of Mobile and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$3,000.00** to **Mobile Museum of Art** for the purposes described hereinabove and pursuant to the language on request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

DETERMINE AN APPROPRIATION TO THE SHOWERS FOUNDATION SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-054-2026

Sponsored by: Councilmember Penn

WHEREAS, Councilmember Penn wishes to appropriate **\$1,500.00** to **The Showers Foundation**, from District 1 Discretionary Funds (10041020 42080); and

WHEREAS, **The Showers Foundation**, is a public school in Mobile, Alabama, which the Council may support pursuant to Code of Alabama § 16-13-36; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **The Showers Foundation** will be used to assist with **the 32nd Annual Spring Fling Music Festival scheduled for April 9-12, 2026**, which will serve a public purpose benefiting the City of Mobile and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$1,500.00** to **The Showers Foundation** for the purposes described hereinabove and pursuant to the language on request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

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Nays: None

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

DETERMINE AN APPROPRIATION TO COASTAL ALABAMA DOWN SYNDROME SOCIETY SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-055-2026

Sponsored by: Councilmember Reynolds

WHEREAS, Councilmember Reynolds wishes to appropriate **\$2,000.00** to **Coastal Alabama Down Syndrome Society**, from the District 4 Discretionary Fund (10041020 42080); and

WHEREAS, **Coastal Alabama Down Syndrome Society**, is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **Coastal Alabama Down Syndrome Society** will be used to assist with the Alabama State Special Olympics Volleyball Championship Team.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$2,000.00** to **Coastal Alabama Down Syndrome Society**, for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

DETERMINE AN APPROPRIATION TO KINGS MILL HOMEOWNERS ASSOCIATION SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-056-2026

Sponsored by: Councilmember Reynolds

WHEREAS, Councilmember Reynolds wishes to appropriate **\$700.00** to **Kings Mill Homeowners Association**, from the District 4 Discretionary Fund (10041020 42080); and

WHEREAS, **Kings Mill Homeowners Association** is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

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WHEREAS, the Mobile City Council determines that this appropriation to **Kings Mill Homeowners Association** will be used to assist with the installation of speed bumps.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$700.00** to **Kings Mill Homeowners Association**, for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

DETERMINE AN APPROPRIATION TO LIBERTY LEARNING SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-057-2026

Sponsored by: Councilmember Reynolds

WHEREAS, Councilmember Reynolds wishes to appropriate **\$1,000.00** to **Liberty Learning**, from the District 4 Discretionary Fund (10041020 42080); and

WHEREAS, **Liberty Learning**, is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **Liberty Learning** will be used to assist with the Super Citizen Program.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$1,000.00** to **Liberty Learning**, for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

DETERMINE AN APPROPRIATION TO MUDBOTTOM REVIVAL SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-058-2026

Sponsored by: Councilmember Reynolds

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WHEREAS, Councilmember Reynolds wishes to appropriate **\$2,500.00** to **MudBottom Revival**, from the District 4 Discretionary Fund (10041020 42080); and

WHEREAS, **MudBottom Revival** is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **MudBottom Revival**, will be used to assist with the 2026 Music Festival.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$2,500.00** to **MudBottom Revival**, for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory

Nays: None

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

DETERMINE AN APPROPRIATION TO THE VILLAGE OF SPRINGHILL SERVES A PUBLIC PURPOSE AND APPROVE PAYMENT. The following resolution was introduced by Councilmember Gregory.

RESOLUTION: 60-059-2026

Sponsored by: Councilmember Penn

WHEREAS, Councilmember Gregory wishes to appropriate **\$8,000.00** to **The Village of Springhill**, from the District 7 Discretionary Fund (10041020 42080); and

WHEREAS, **The Village of Springhill** is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to **The Village of Springhill** will be used to assist sidewalks, architectural design, landscape plan, securing State funding, grass medians and installation of pavers in roundabout.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of **\$8,000.00** to **The Village of Springhill**, for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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.

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 08-063, 08-064, 08-065, 08-065, 08-066, 08-067, 31-073 and 60-077 being introduced for the first time. The motion was seconded by Councilmember Reynolds and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

The Presiding Officer declared unanimous consent granted for the items.

AUTHORIZE AGREEMENT WITH THE STATE OF ALABAMA DEPARTMENT OF COASTAL AND NATURAL RESOURCES FOR THE GOMESA PROJECT ENTITLED, "BROOKLEY BY THE BAY SOUTHERN ACTIVATION ZONE – CITY OF MOBILE"; \$3,500,000.00. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 01-060-2026

Sponsored by: Mayor Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor is authorized to accept and receive GOMESA grant funding in the amount of \$3,500,000.00 from the Alabama Department of Conservation and Natural Resources (ADCNR) in support of the Brookley by the Bay Project. There is no match requirement.

BE IT FURTHER RESOLVED that the Mayor or his designee be authorized to accept said grant and to sign any agreements or other documents in connection with the grant and to provide any information required by the Alabama Department of Conservation and Natural Resources. Any agreements for grant assistance, together with the exhibits, shall be filed with the City Clerk after award and execution.

AUTHORIZE AGREEMENT WITH THE STATE OF ALABAMA DEPARTMENT OF COASTAL AND NATURAL RESOURCES FOR THE GOMESA PROJECT ENTITLED, "MOBILE RIVERFRONT PARK ENCHANCEMENTS PHASE III – CITY OF MOBILE"; \$4,000,000.00. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 01-061-2026

Sponsored by: Mayor Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor is authorized to accept and receive GOMESA grant funding in the amount of \$4,000,000.00 from the Alabama Department of Conservation and Natural Resources (ADCNR) in support of the Mobile Riverfront Park Enhancements Project. There is no match requirement.

BE IT FURTHER RESOLVED that the Mayor or his designee be authorized to accept said grant and to sign any agreements or other documents in connection with the grant and to provide any information required by the Alabama Department of Conservation and Natural Resources. Any agreements for grant assistance, together with the exhibits, shall be filed with the City Clerk after award and execution.

APPROVE ITEM-AWARD BID FOR JANITORAL SUPPLIES. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 08-062-2026

MINUTES OF JANUARY 20, 2026

Sponsored by: Mayor Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to accept and approve, and issue Purchase Orders against, the below proposed Bid Awards, to the designated vendors for the specified items at the unit prices indicated, for the time periods and renewal options as indicated below and attached herein, and, further, that the Purchasing Agent is authorized to issue said orders without further approval or other action by the City Council. All Bid Awards may be extended at the discretion of the Purchasing Agent for a total award period not to exceed three years.

Bid	Description	Number of Items	Bid Amount	Time/Renewal	Vendor(s)
<u>6015</u>	Janitorial Supplies	194	See bid tab	For one year, then renewable for two additional one-year periods	<u>(21950) Bay Paper Company, Inc;</u> <u>(151000) Office Solutions & Innovations, Inc</u>

APPROVE PURCHASE ORDER TO B & L CONSTRUCTION, LLC FOR FIBER OPTIC CABLE FOR HILLSDALE PARK; \$15,408.50. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 08-063-2026

Sponsored by: Mayor Cheriogotis

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, a 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>5438</u>	2026	(5000) INFORMATION TECHNOLOGY	FIBER OPTIC CABLE FOR HILLSDALE PARK (SEALED BID 5966)	\$15,408.50	<u>(284224) B&L CABLE CONSTRUCTION LLC</u>

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 CIVICPLUS, INC. FOR ANNUAL RENEWAL OF COUNCIL AGENDA MANAGEMENT SOFTWARE; \$22,381.85. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 08-064-2026

Sponsored by: Mayor Cheriogotis

MINUTES OF JANUARY 20, 2026

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, a 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>5036</u>	2026	(1030) CITY CLERK	ANNUAL RENEWAL OF CIVIC PLUS CITY COUNCIL AGENDA AND MEETING MANAGEMENT SOFTWARE FOR CITY CLERK (PRICE BELOW BID REQUIREMENT, BID EXEMPT AS SOFTWARE)	\$22,381.85	<u>(295715) CIVICPLUS, INC</u>

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 GAINES UTILITY CONSTRUCTION COMPANY, LLC FOR STORM DRAINAGE DEBRIS REMOVAL, SHADY BROOK TO BOLTON'S BRANCH; \$20,275.94. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 08-065-2026

Sponsored by: Mayor Cheriogotis

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, a 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>6597</u>	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – SHADY BROOK TO BOLTON'S BRANCH (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	\$20,275.94	<u>(295242) GAINES UTILITY CONSTRUCTION COMPANY LLC</u>

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 SAFE HAVEN COMPANY, LLC, FOR STORM DRAINAGE DEBRIS REMOVAL, GOVERNMENT BOULEVARD TO KENNY STREET; \$16,096.66. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 08-066-2026

Sponsored by: Mayor Cheriogotis

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, a 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>6678</u>	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – 3004 GOVERNMENT BLVD TO KENNY ST (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	\$16,096.66	<u>(300101) SAFE HAVEN CO LLC</u>

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 REALTY MANAGEMENT GROUP, LLC, FOR STORM DRAINAGE DEBRIS REMOVAL, PINEHILL DRIVE TO AIRPORT BOULEVARD; \$25,382.00. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 08-067-2026

Sponsored by: Mayor Cheriogotis

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, a 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>6597</u>	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – PINEHILL DR TO AIRPORT BLVD (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	\$25,382.00	<u>(296787) SOUTHERN REALTY MANAGEMENT GROUP, LLC</u>

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 STIVERS FORD LINCOLN, INC. FOR 2 FORD CREW CAB PICKUP TRUCKS FOR PUBLIC SERVICES DEPARTMENT; \$59,638.00.

The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 08-068-2026

Sponsored by: Mayor Cheriogotis

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, a 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>5335</u>	2026	(2050) FLEET MANAGEMENT-GARAGE	2 2026 FORD MAVERICK XL CREW CAB AWD PICKUP TRUCKS FOR PUBLIC SERVICES (AL STATE CONTRACT)	\$59,638.00	<u>(292393) SITVERS FORD LINCOLN INC</u>

APPROVE PURCHASE ORDER TO SUNBELT FIRE, INC. FOR FIRE BUNKER COATS, PANTS, AND BOOTS FOR MFRD; \$125,010.00.

The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 08-069-2026

Sponsored by: Mayor Cheriogotis

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, a 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>6487</u>	2026	(1510) FIRE ADMINISTRATION	27 SETS OF FIRE BUNKER COATS, PANTS, AND BOOTS FOR MFRD (HGAC COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$125,010.00	<u>(198904)</u> <u>SUNBELT FIRE INC</u>

REALLOCATE FUNDS FROM 2025 CITY WIDE BRIDGE MAINTENANCE TO BI-ANNUAL BRIDGE INSPECTION TO PROVIDE ADDITIONAL BRIDGE AND INFRASTRUCTURE INSPECTION SERVICES; \$130,000.00. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 09-070-2026

Sponsored by: Mayor Cheriogotis and Councilmembers Penn, Ingram, Small Reynolds, Fleming, Woods, and Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the sum of \$130,000.00 be reallocated from 2025 City Wide Bridge Maintenance (C0932) to Bi-Annual Bridge Inspection (C0I 19) project to provide additional bridge and infrastructure inspection services.

AUTHORIZE CHANGE ORDER NO. 1 WITH MICHAEL BAKER INTERNATIONAL, INC. FOR U.S. 45 STREETScape IMPROVEMENTS; \$53,000.00 INCREASE. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 13-071-2026

Sponsored by: Mayor Cheriogotis and Councilmember Penn

WHEREAS, the City entered into a contract dated November 28, 2023 with Michael Baker International, Inc. for construction engineering and inspection services on the project known as U.S. 45 Streetscape Improvements, City of Mobile Project No. 2022-3005-06; and

WHEREAS, the Contract amount for the construction engineering and inspection services was based on fee negotiations for the original scope of services between the City of Mobile and Michael Baker International, Inc; and whereas, the current original contract amount totals \$136,610.61; and

WHEREAS, additional scope was added to the project, and unforeseen circumstances were encountered during construction, thereby increasing the engineering services cost by \$53,000.00; and

WHEREAS, the contract provides on Page 9 that the compensation and fees "to be paid to the ENGINEER associated with the above-mentioned PROJECT shall not exceed \$136,610.61;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Council does hereby authorize the additional fee of \$53,000.00, for a total of \$189,610.61, to be paid to Michael Baker International, Inc. for construction engineering and inspection services on the U.S. 45 Streetscape Improvements Project.

AUTHORIZE 1ST CONTRACT RENEWAL WITH AMENDMENT TO MS4 STORMWATER MANAGEMENT PROFESSIONAL SERVICES WITH MICHAEL BAKER

MINUTES OF JANUARY 20, 2026

INTERNATIONAL, INC.; \$475,000.00. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 21-072-2026

Sponsored by: Mayor Cheriogotis and Councilmembers Penn, Ingram, Small Reynolds, Fleming, Woods, and Gregory

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 Amendment to the Contract between the City of Mobile and Michael Baker International, Inc. to (1) extend the term of the existing Contract for an additional one-year period, with the option for one additional one-year extension, as permitted under the terms of the Contract; (2) replace the original Scope of Services with an updated version for the 2026 program year; and (3) increase the Additional Services from \$5,000.00 to \$25,000.00 to accommodate expanded support needs, as outlined in the amendment attached hereto and incorporated herein by reference. The total aggregate compensation authorized under the Contract, inclusive of all renewal terms, shall increase from the original sum of \$455,000.00 to the amended not to exceed amount of \$475,000.00, subject to annual appropriation. A copy of said Amendment and Contract is on file in the Office of the City Clerk.

AUTHORIZE THE MAYOR'S DESIGNEE TO FILE APPLICATIONS WITH THE FEDERAL TRANSIT ADMINISTRATION FOR FEDERAL AUTHORIZATION ASSISTANCE. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 31-073-2026

Sponsored by: Mayor Cheriogotis

A RESOLUTION AUTHORIZING THE MAYOR'S DESIGNEE TO FILE APPLICATIONS WITH THE FEDERAL ADMINISTRATION AN OPERATING ADMINISTRATION THE UNITED DEPARTMENT OF TRANSPORTATION, FOR FEDERAL TRANSPORTATION ASSISTANCE AUTHORIZED BY 49 U.S.C. CHAPTER 53, TITLE 23, UNITED STATES CODE, AND OTHER FEDERAL STATUTES ADMINISTERED BY THE FTA.

WHEREAS, the Federal Transit Administration (FTA) has been delegated authority to award Federal financial assistance for transportation projects;

WHEREAS, the grant or cooperative agreement for Federal Financial assistance will impose certain obligations upon the Applicant, and may require the Applicant to provide the local share of the project cost;

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

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

1. The Mayor's Designee is authorized to execute and file application for Federal assistance on behalf of the CITY OF MOBILE with the Federal Transit Administration (FTA) for Federal assistance authorized by 49 U.S.C. Chapter 53, Title 23, United States Code or other Federal statues authorizing a project administered by the Federal Transit Administration. THE CITY OF MOBILE is the Designated Recipient of the Federal Transit Administration Urbanized Area Formula Program authorized by 49 U.S.C. 5307(d)(I).
2. The Mayor's Designee is authorized to execute and file with its application the annual certification and assurances and other documents the Federal Transit Administration requires before awarding Federal assistance grants or cooperative agreements.
3. The Mayor's Designee is authorized to execute grant and cooperative agreements with the Federal Transit Administration on behalf of the CITY OF MOBILE.

MINUTES OF JANUARY 20, 2026

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

AUTHORIZE SETTLEMENT AGREEMENT AND RELEASE OF CLAIMS; JONES. The following resolution was held over until the regular meeting of January 27, 2026.

RESOLUTION: 60-074-2026

Sponsored by: Mayor Cheriogotis

BE IT RESOLVED by the City Council of the City of Mobile, that the City Attorney and the City Council Attorney, or their respective designees, be, and they hereby are, authorized to execute for and on behalf of the City of Mobile and the City Council of the City of Mobile, Alabama, the Settlement Agreement and Release of Claims arising out of the claims of Bert Jones, as outlined in the Settlement Agreement and Release of Claims. A copy of said settlement agreement is on file in the Office of the City Clerk.

RESOLUTION CALLING FOR QUARTERLY NIGHT MEETINGS FOR THE CITY COUNCIL. The following resolution was introduced by Councilmember Reynolds.

RESOLUTION: 60-077-2026

Sponsored by: Councilmember Penn

WHEREAS, the City Council of the City of Mobile, Alabama, conducts its weekly meetings at 10:30 a.m. in accordance with Chapter 2, Section 2-42, Mobile City Code; and

WHEREAS, the City Council of the City of Mobile, Alabama, recognizes that its morning meetings may be difficult for some citizens to attend in that said meetings occur during regular business hours;

WHEREAS, the City Council of the City of Mobile, Alabama, desires to conduct a regular meeting in the evening hours once per quarter;

BE IT RESOLVED by the City Council of the City of Mobile, Alabama, that once per quarter – during the months of January, April, July, and October – , beginning in year 2026, the City Council of the City of Mobile, Alabama shall conduct a regular meeting beginning at 6:00 p.m., instead of 10:30 a.m., the date and location of said meeting to be specified by the Council with notice provided as required by law.

The resolution was read by the City Clerk, whereupon Councilmember Penn moved to table the resolution, which was seconded by Councilmember Gregory, and following comments from Councilmembers Penn, Ingram, and Reynolds the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, Woods, and Gregory
Nays: None

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

CALL FOR PUBLIC HEARINGS

CALL FOR PUBLIC HEARING TO CONSIDER THE PROPOSED CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 1356 GOVERNMENT STREET, 120 ESPEJO STREET, AND 1356, 1358, AND 1360 CONTI STREET (SCHEDULED FOR FEBRUARY

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24, 2026) (DISTRICT 2). The following resolution was introduced by Councilmember Woods.

RESOLUTION: 41-075-2026

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 a Proposed Conditional Use Permit for Property Located at 1356 Government Street, 120 Espejo Street, and 1356, 1358, and 1360 Conti Street

Pursuant to Resolution of the Mobile, Alabama City Council **adopted January 20, 2026**, a public hearing will be held on the **24th day of February, 2026, at 10:30 a.m.**, to consider adoption of an ordinance for a proposed Conditional Use Permit for property located at 1356 Government Street, 120 Espejo Street, 1356, 1358, and 1360 Conti Street to allow expansion of a religious facility 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 October 28, 2025, to allow expansion of a religious facility in an R-1, Single-Family Residential Urban District, to permit use of an off-site single-family dwelling as offices and meeting space, located at 1356 Government Street, 120 Espejo Street, and 1356, 1358 and 1360 Conti Street and described as follows:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT STREET (100' RIGHT-OF-WAY) AND ESPEJO STREET (50' RIGHT-OF-WAY), A 5/8-INCH REBAR FOUND; THENCE RUN NORTH 70 DEGREES 07 MINUTES 12 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF GOVERNMENT STREET A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 01 DEGREES 22 MINUTES 54 SECONDS WEST A DISTANCE OF 261.69 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CONTI STREET (50' RIGHT-OF-WAY); THENCE RUN NORTH 70 DEGREES 07 MINUTES 12 SECONDS EAST AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CONTI STREET A DISTANCE OF 226.5 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 40 MINUTES 20 SECONDS EAST A DISTANCE OF 259.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GOVERNMENT STREET; THENCE RUN SOUTH 70 DEGREES 07 MINUTES 12 SECONDS WEST AND ALONG THE NORTH RIGHT-OF-WAY LINE OF GOVERNMENT STREET A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING.

ALSO,
FROM THE SOUTHEAST INTERSECTION OF CONTI AND ESPEJO STREETS, RUN EASTWARDLY ALONG THE SOUTH LINE OF CONTI STREET 45 FEET TO A POINT; THENCE RUN SOUTHWARDLY AND PARALLEL WITH ESPEJO STREET 140 FEET, MORE OR LESS, TO THE NORTH LINE OF PROPERTY CONVEYED BY BERTHA WEBER AND HUSBAND TO EDWARD M. BARR AND JANICE W. BARR BY DEED DATED DECEMBER 31, 1953, AND RECORDED IN DEED BOOK 604, PAGE 180, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, WHICH POINT IS 120 FEET NORTHWARDLY FROM THE NORTH LINE OF GOVERNMENT STREET; THENCE RUN WESTWARDLY ALONG THE NORTH LINE

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OF SAID BARR PROPERTY 45 FEET TO A POINT ON THE EAST LINE OF ESPEJO STREET, 120 FEET NORTH OF THE NORTH LINE OF GOVERNMENT STREET; THENCE RUN NORTHWARDLY ALONG THE EAST LINE OF ESPEJO STREET 140 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO,

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT AND ESPEJO STREETS, THENCE RUNNING EASTWARDLY 45 FEET ALONG GOVERNMENT STREET TO A POINT; THENCE RUNNING NORTHWARDLY PARALLEL WITH ESPEJO STREET 120 FEET TO A POINT; THENCE RUNNING WESTWARDLY 43 FEET 9 INCHES TO THE EAST LINE OF ESPEJO STREET; THENCE SOUTHWARDLY 120 FEET TO THE POINT OF BEGINNING, BEING IN BLOCK 1083 OF THE CITY OF MOBILE, LOT 1, MOBILE COUNTY, ALABAMA.

ALSO,

LOT NUMBER 3 IN SQUARE 1 OF THE ETHERIDGE TRACT; SAID LOT HAVING A FRONT OF 52 FEET 6 INCHES ON THE NORTH SIDE OF CONTI STREET, WITH A DEPTH OF 110 FEET, WITH THE SAME WIDTH IN REAR AS IN FRONT; SAID SQUARE 1 IS BOUNDED ON THE NORTH BY BROWN STREET, EAST BY BRADFORD AVENUE (FORMERLY NEW STREET), SOUTH BY CONTI STREET, AND WEST BY ESPEJO STREET; ALL IN ACCORDANCE WITH THE MAP OF SAID SUBDIVISION, RECORDED IN MAP BOOK 1, PAGE 1, OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO,

THAT CERTAIN LOT OF LAND ON THE NORTH SIDE OF CONTI STREET BETWEEN ESPEJO AND NEW STREETS, KNOWN AS LOT NUMBER FOUR IN SQUARE NUMBER ONE OF THE ETHERIDGE TRACT, HAVING A FRONT OF FIFTY-TWO AND SIX-TWELFTHS FEET ON CONTI STREET AND A DEPTH NORTHWARDLY OF ONE HUNDRED TEN FEET, BEING THE SAME PROPERTY ACQUIRED BY HARRIET AND MANUEL MINOR FROM W. S. LEWIS IN 1886 BY DEED RECORDED IN MOBILE INDEED BOOK 52 N.S., PAGE 626.

ALSO,

LOT 5 IN SQUARE 1 OF THE ETHERIDGE TRACT, AS PER MAP THEREOF MADE BY D. M. N. ROSS, COUNTY SURVEYOR, DA TED APRIL 15, 1878, SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF CONTI STREET 227.5 FEET EAST OF THE NORTHEAST CORNER OF CONTI AND ESPEJO STREETS; THENCE RUN EAST ALONG THE NORTH LINE OF CONTI STREET A DISTANCE OF 52 FEET 6 INCHES TO A POINT; THENCE RUN NORTH AND AT RIGHT ANGLES TO CONTI STREET A DISTANCE OF 110 FEET TO A POINT; THENCE RUN WEST AND PARALLEL WITH THE NORTH LINE OF CONTI STREET A DISTANCE OF 52 FEET 6 INCHES TO A POINT; THENCE RUN SOUTH A DISTANCE OF 110 FEET TO THE NORTH LINE OF CONTI STREET AND THE POINT OF BEGINNING.

ALSO,

THAT CERTAIN PARCEL OF LAND LYING NORTH AND CONTIGUOUS TO LOTS 4 AND 5 IN SQUARE NO. 1 OF THE ETHERIDGE TRACT, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE RUNNING EAST ALONG THE SAID NORTH LINE OF LOTS 4 AND 5, 67 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING NORTHEAST A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT BEING THE NORTHEAST CORNER OF LOT 25 OF THE ETHERIDGE TRACT; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 75 FEET, MORE OR LESS, TO A POINT; THENCE RUN SOUTHWARDLY ALONG AN EXTENDED LINE BETWEEN LOTS 3 AND 4 A DISTANCE OF 40 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 4 AND THE POINT OF BEGINNING. SAID PARCEL HEREIN DESCRIBED BEING THE EASTERLY-MOST PART OF LOT 25 IN SQUARE NO. 1 OF THE ETHERIDGE TRACT.

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ALSO,

BEGINNING AT AN IRON PIPE AT THE NORTHWEST CORNER OF CONTI AND ESPEJO STREETS; THENCE NORTHWARDLY ALONG THE WEST LINE OF ESPEJO STREET A DISTANCE OF 108 FEET TO AN IRON PIPE; THENCE, WITH AN INTERIOR ANGLE TO THE RIGHT OF 90 DEGREES 01 MINUTES 16 SECONDS, RUN WESTWARDLY A DISTANCE OF 125.8 FEET TO AN IRON PIPE; THENCE, WITH AN INTERIOR ANGLE TO THE RIGHT OF 88 DEGREES 57 MINUTES 54 SECONDS, RUN SOUTHWARDLY A DISTANCE OF 149.2 FEET TO AN IRON PIPE ON THE NORTH LINE OF CONTI STREET; THENCE, WITH AN INTERIOR ANGLE TO THE RIGHT OF 72 DEGREES 32 MINUTES 50 SECONDS, RUN NORTHEASTWARDLY ALONG SAID NORTH LINE A DISTANCE OF 129.85 FEET TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY RECORDED IN REAL PROPERTY BOOK 1754, PAGE 279, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on December 18, 2025, and recommended approval of the Conditional Use Permit subject to the following conditions:

1. Hours of operation limited to 10:00 AM to 4:00 PM Monday through Thursday, and 9:00 AM to 12:00 noon on Sundays;
2. Use limited to office and small group meetings;
3. Provision of a six-foot (6') high privacy fence along the North and West property lines, dropping to three feet (3') in height within the ten-foot (10') front yard setback;
4. Placement of a note on a revised site plan stating that any changes to the scope of operations or site plan may require additional review of a modified Conditional Use Permit request by the :Planning Commission and approval by City Council;
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to forwarding of the request for City Council hearing; and ,
6. Full compliance with all municipal codes and ordinances.

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

1. Is consistent with all applicable requirements of this Chapter, including:
 - a. Any applicable development standards; and
 - b. Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. 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;
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services; and
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas.

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. Hours of operation limited to 10:00 AM to 4:00 PM Monday through Thursday, and 9:00 AM to 12:00 noon on Sundays;
2. Use limited to office and small group meetings;
3. Provision of a six-foot (6') high privacy fence along the North and West property lines, dropping to three feet (3 ') in height within the ten-foot (10') front yard setback;

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4. Placement of a note on a revised site plan stating that any changes to the scope of operations or site plan may require additional review of a modified Conditional Use Permit request by the: Planning Commission and approval by City Council;
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to forwarding of the request for City Council' hearing; 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

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 February 24, 2026.

CALL FOR PUBLIC HEARING TO CONSIDER THE PROPOSED MODIFICATION OF A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 6151 MARIANA DRIVE SOUTH (SCHEDULED FOR FEBRUARY 24, 2026) (DISTRICT 3). The following resolution was introduced by Councilmember Woods.

RESOLUTION: 41-076-2026

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 6151 Marina Drive South

Pursuant to Resolution of the Mobile, Alabama City Council **adopted January 20, 2026**, a public hearing will be held on the **24th day of February, 2026, at 10:30 a.m.**, to consider adoption of an ordinance for the proposed Modification of a Previously Approved Planned Unit Development for property located at 6151 Marina Drive South.

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 Planned Unit Development was approved on August 04, 2011 to amend a previously approved master plan, of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between two building sites, to allow construction of a multi-family development with 178 dwelling units in multiple buildings on a single building site with shared access and parking between two building sites located at 6151 Marina Drive South and described as follows:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF DOG RIVER AND THE FORMER EAST RIGHT-OF-WAY LINE OF DAUPHIN ISLAND PARKWAY (FORMERLY CEDAR POINT ROAD), MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 14°-30'-00" WEST, ALONG SAID FORMER RIGHT-OF-WAY LINE OF DAUPHIN

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ISLAND PARKWAY, A DISTANCE OF 72.31 FEET, MORE OR LESS, TO THE FORMER LOCATION OF A ONE-HALF INCH IRON ROD (DESTROYED BY CONSTRUCTION); THENCE CONTINUE SOUTH 14°-30'-00" WEST, ALONG SAID FORMER EAST RIGHT-OF-WAY LINE, A DISTANCE OF 550 FEET; THENCE RUN SOUTH 75°-21'-00" EAST, A DISTANCE OF 22.36 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF DAUPHIN ISLAND PARKWAY AND THE POINT OF BEGINNING; .THENCE RUN SOUTH 75°-21'-00" EAST, A DISTANCE OF 177.64 FEET TO A POINT; THENCE RUN NORTH 14°-39' -00" EAST, A DISTANCE OF 442.1 FEET, MORE OR LESS, TO POINT "A" ON THE SOUTHERN MARGIN OF DOG RIVER; THENCE EASTWARDLY AND SOUTHWARDLY ALONG THE SOUTHERN AND WESTERN MARGINS, RESPECTIVELY, OF DOG RIVER AND MOBILE BAY, A DISTANCE OF 1521 FEET, MORE OR LESS, TO POINT "B" (A MATHEMATICAL TIE FROM POINT "A" TO POINT "B" IS SOUTH 53°-24' -34" EAST, 341.7 FEET; THENCE SOUTH 44°02'-21" EAST, 256.37 FEET; THENCE SOUTH 23°-50'-03" EAST, 822.29 FEET) SAID POINT "B" BEING THE INTERSECTION OF THE WESTERN MARGIN OF MOBILE BAY AND THE NORTH LINE OF LOT 1, BLOCK 1, BAY DIVISION, HOLLINGERS ISLAND, AS RECORDED IN MAP BOOK 3, PAGES 109-110, OF THE RECORDS ON FILE IN THE OFFICE OF THE JUDGE OF PROBATE COURT, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 79°-15'-00" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 721.1 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; SAID CORNER BEING THE TERMINUS OF THE EAST RIGHT-OF-WAY LINE OF THE NORTH EXTENSION OF BAY ROAD; THENCE CONTINUE SOUTH 79°-15'-00" WEST, ALONG THE TERMINUS OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.89 FEET TO A POINT; THENCE RUN NORTH 75°-01'-00" WEST, ALONG THE TERMINUS OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.06 FEET TO A POINT, SAID POINT BEING THE TERMINUS OF THE WEST RIGHT-OF-WAY LINE OF THE NORTH EXTENSION OF SAID BAY ROAD; THENCE RUN NORTH 85°-23'-00" WEST, A DISTANCE OF 135 FEET TO A POINT; THENCE RUN NORTH 14°- 39'-00" EAST, A DISTANCE OF 581.01 FEET TO A POINT; THENCE RUN NORTH 45°-21'- 00" WEST, A DISTANCE OF 247.51 FEET TO A POINT; THENCE RUN NORTH 75°-21 '-00" WEST, A DISTANCE OF 167.64 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF DAUPHIN ISLAND PARKWAY; THENCE RUN NORTH 09°-02'-02" EAST, 100.47 FEET ALONG THE PRESENT EAST RIGHT-OF-WAY LINE OF DAUPHIN ISLAND PARKWAY TO THE POINT OF BEGINNING.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on October 20, 2025, amending a previously approved master plan to allowing multiple buildings on a single building site with shared access and parking between two building sites, to allow construction of a multi-family development with 178 dwelling units in multiple buildings on a single building site with shared access and parking between two building sites.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 18, 2025, and recommended approval of the Major Modification of the Planned Unit Development (PUD) subject to the following conditions:

1. Provision of the lot size in square feet and acres on the Final PUD Site Plan;
2. Retention of the sidewalk along Marina Drive South;
3. Revision of the site plan to provide a pedestrian connection from the public sidewalk to the structures on the site to comply with Article 3, Section 64-3-3 of the UDC;
4. Revision of the site plan to connect sidewalks in front of all buildings on the site;
5. Revision of the site plan to break up areas of more than twelve (12) contiguous parking spaces with a landscape island;
6. Retention of the note on the Final PUD Site Plan stating bicycle parking spaces will be provided in compliance with Article 3, Section 64-3-12.A.9. of the UDC;
7. Retention of the note on the Final PUD Site Plan stating that the site will comply with parking lot lighting standards under Article 3, Section 64-3-9.C. of the UDC, and that a photometric plan will be submitted at the time of permitting;
8. Retention of both existing and proposed building sizes in square feet on the Final PUD Site Plan;
9. Retention of the note on the Final PUD Site Plan stating that the site will comply with building elevation requirements of Article 3, Section 64-3-6 of the UDC;

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10. Provision of a note on the Final PUD Site Plan stating the maximum allowable building height is 65-feet;
11. Retention of the note on the Final PUD Site Plan stating that the site will comply with tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
12. Retention of the note on the Final PUD Site Plan stating that a residential-buffer compliant with Section 64-3-8 of the UDC will be provided, where the site abuts residentially developed property;
13. Provision of a note on the Final PUD Site Plan stating any dumpster placed on the property will comply with the placement and enclosure standards of Article 3, Section 64-3-13.A.4. of the UDC;
14. Retention of the note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional PUD modifications, subject to approval by the Planning Commission and City Council;
15. Compliance with all Engineering comments noted in the staff report;
16. Compliance with all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report;
18. Compliance with all Fire Department comments noted in the staff report;
19. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
20. 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 application 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. 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 should also be 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. Provision of the lot size in square feet and acres on the Final PUD Site Plan;
2. Retention of the sidewalk along Marina Drive South;
3. Revision of the site plan to provide a pedestrian connection from the public sidewalk to the structures on the site to comply with Article 3, Section 64-3-3 of the UDC;
4. Revision of the site plan to connect sidewalks in front of all buildings on the site;
5. Revision of the site plan to break up areas of more than twelve (12) contiguous parking spaces with a landscape island;
6. Retention of the note on the Final PUD Site Plan stating bicycle parking spaces will be provided in compliance with Article 3, Section 64-3-12.A.9. of the UDC;
7. Retention of the note on the Final PUD Site Plan stating that the site will comply with parking lot lighting standards under Article 3, Section 64-3-9.C. of the UDC, and that a photometric plan will be submitted at the time of permitting;
8. Retention of both existing and proposed building sizes in square feet on the Final PUD Site Plan;
9. Retention of the note on the Final PUD Site Plan stating that the site will comply with building elevation requirements of Article 3, Section 64-3-6 of the UDC;

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10. Provision of a note on the Final PUD Site Plan stating the maximum allowable building height is 65-feet;
11. Retention of the note on the Final PUD Site Plan stating that the site will comply with tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
12. Retention of the note on the Final PUD Site Plan stating that a residential buffer compliant with Section 64-3-8 of the UDC will be provided, where the site abuts residentially developed property;
13. Provision of a note on the Final PUD Site Plan stating any dumpster placed on the property will comply with the placement and enclosure standards of Article 3, Section 64-3-13.A.4. of the UDC;
14. Retention of the note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional PUD modifications, subject to approval by the Planning Commission and City Council;
15. Compliance with all Engineering comments noted in the staff report;
16. Compliance with all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report;
18. Compliance with all Fire Department comments noted in the staff report;
19. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
20. 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 Gregory and the vote was as follows:

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 February 24, 2026.

ANNOUNCEMENTS

Councilmember Ingram offered comments regarding Dr. Martin Luther King, Jr. Day events.

Councilmember Reynolds gave comments concerning Resolution 03-047.

Councilmember Fleming said that a community meeting will be held tonight at Dauphin Way Baptist Church to inform citizens about the upcoming Dauphin Street Project.

Councilmember Fleming offered comments about the SNASY program.

Councilmember Penn offered comments regarding Dr. Martin Luther King, Jr. Day events.

Councilmember Penn announced that ground breaking will be held for the new Fred Marshall Court, affordable housing development, at 4350 Moffet Road at 2:00 p.m. today.

Councilmember Penn reminded citizens to come out to Dauphin Way Baptist Church tonight for information about the upcoming Dauphin Street Project.

Councilmember Gregory stated that the Annual Blacks in Government breakfast was a great success this year and continues to grow.

Councilmember Gregory said that she attended the Women United Brunch hosted by United Way Southwest Alabama on January 17, 2026.

Councilmember Small offered comments regarding Dr. Martin Luther King, Jr. events this past weekend.

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

Ayes: Penn, Ingram, Small, Reynolds, Fleming, 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 11:37 p.m.

Adopted:

COUNCIL PRESIDENT

CITY CLERK