



AGENDA

MOBILE CITY COUNCIL MEETING

Tuesday, November 27, 2018, 1:00 PM

1. CALL TO ORDER

2. INVOCATION

Pastor Ronald O. McCants, Retired Elder of United Methodist Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. STATEMENT OF RULES BY COUNCIL PRESIDENT

6. APPROVAL OF MINUTES

November 20, 2018

7. COMMUNICATIONS FROM THE MAYOR

8. MONTHLY FINANCE REPORT

9. REPORTS OF COMMITTEES

10. NEW COMMITTEE ASSIGNMENTS

11. ADOPTION OF THE AGENDA

12. APPEALS

Request of Leslie and Ernest Hardeman for a waiver of the Noise Ordinance at 1279 Glen Acre Drive East on December 9, 2018, from 2:00 p.m. until 6:00 p.m. (planning jurisdiction).

Request of Matthew LeMond, Get Wiff It Wiffle Ball League, for a waiver of the Noise Ordinance at 564 Dauphin Street on November 27 and 28, 2018, from 6:30 p.m. until 10:30 p.m. and December 7, 2018, from 8:00 p.m. until 11:30 p.m. (District 2).

13. PUBLIC HEARINGS

Public hearing to rezone property at 916 Church Street (northeast corner of Church Street and Marine Street) from B-1 to R-B (District 2) (Applicant: David Shumer).

14. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Anna Katherine Ray

Wesley Young

15. ORDINANCES HELD OVER

64-032 Rezone property at the northeast corner of Paper Mill Road and Africatown Boulevard from B-2, R-2 and I-2 to I-2 (District 2) (Applicant: Kimberly Clark Corporation).

16. RESOLUTIONS HELD OVER

09-814 Re-allocate \$50,000.00 from Capital Project (C0297), 2016 TAP Bit & Spur 20002000.48040 Advertising Fees, to Grant Fund (G-TAPBITSP) TAPMB-TA16(946) Sidewalks on Bit & Spur, District 5, 50015001.48010 Construction (sponsored by Mayor Stimpson) (submitted by Jennifer White, Traffic Engineering Department).

09-815 Re-allocate \$27,000.00 from Capital Project (CON05), District 5 Contingency Project 20002000.48040 Advertising Fees, to Grant Fund (G-TAPBITSP) TAPMB-TA16(946) Sidewalks on Bit & Spur, District 5, 50015001.48010 Construction (sponsored by Mayor Stimpson) (submitted by Jennifer White, Traffic Engineering Department).

21-816 Authorize contract with TAG/The Architect's Group, Inc. for Mobile, Alabama Cruise Terminal-2019 Construction Management Services, \$9,422.40 (CT-005-19; C0259) (sponsored by Councilmember Manzie & Mayor Stimpson) (submitted by Kimberly Harden, Architectural Engineering Department).

21-817 Authorize contract with Watkins Acy Strunk Design, Inc. for Memorial Park-Implementation and Phasing Plan & Phase 1 Improvements, \$19,270.00 (PR-049-18; C0369) (sponsored by Councilmember Manzie & Mayor Stimpson) (submitted by Kimberly Harden, Architectural Engineering Department).

17. ORDINANCES BEING INTRODUCED

64-033 Rezone property at 916 Church Street (northeast corner of Church Street and Marine Street) from B-1 to R-B (District 2) (Applicant: David Shumer).

18. CONSENT RESOLUTIONS BEING INTRODUCED

21-827 Adhere to Resolution 21-792 notwithstanding the objections of the Mayor (sponsored by Councilmembers Manzie, Richardson, Small and Rich) (submitted by Wanda Cochran, Council Attorney).

37-819 Recommend approval to the ABC Board for issuance of a Retail Beer/Table Wine (Off Premises Only) License for Shell Merri Mart, 6630 Rangeline Road, Suite 101 (sponsored by Councilmember Williams).

37-820 Recommend approval to the ABC Board for issuance of a Retail Beer (On/Off Premises) License for Poke Luau, 3952-C Airport Boulevard (sponsored by Councilmember Daves).

37-821 Recommend approval to the ABC Board for issuance of a Manufacturer License for Old Majestic Brewing Company, 656 St. Louis Street (sponsored by Councilmember Manzie).

58-822 Assess cost for removal of weeds, Repeat Weed Lien Group #21.

60-823 Approve award of special bonus to the Firefighter of the Month as part of the Mayor's Incentive Program, Alton Miller, \$500.00 (sponsored by Mayor Stimpson) (submitted by Chief Paul M. Sealy, Mobile Fire-Rescue Department).

60-826 Determine expenditure of discretionary funds for contribution to the Hillsdale Heights Homeowners Association, Inc. serves a public purpose and approve payment (sponsored by Councilmember Gregory).

19. RESOLUTIONS BEING INTRODUCED

01-825 Authorize Addendum No. 2 to Resolution 01-602-2015, Cruise Terminal and Berthing Agreement with Carnival Cruise Line (sponsored by Mayor Stimpson) (submitted by George Talbot, Communications and External Affairs).

21-824 Authorize contract with Waylon Wildlife Services, LLC for Beaver Removal/Animal Trapping, \$13,200.00 (sponsored by Mayor Stimpson) (submitted by John Peavy, Public Works Department).

20. ANNOUNCEMENTS



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description

Type

Upload Date

No Attachments Available

REVIEWERS:

Department Reviewer

Action

Date

City Clerk Henley, Jennifer

Approved

11/20/2018 -
3:20 PM



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

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Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
leslie and ernest hardeman	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 3:28 PM



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96 -1(c) of the Mobile City Code: Noise in Residential Areas Restricted (2/18/15):

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 a.m. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the city; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before 2:00 p.m. the previous Thursday. In order to be placed on their next agenda.

Name of applicant: Leslie & Ernest Hardeman

PLEASE PRINT ALL INFORMATION

Home phone number: 251-222-2215 Cell number: Same

Organization (is applicable): _____

Mailing address of applicant: 1279 Glen Acre Dr. E. Mobile AL 36608

E-mail address: SideKick_Consession@gmail.com

Location or address of event where amplification will be used:

1279 Glen Acre Dr. E. Mobile AL 36607

Date of event: 12-9-18 Starting time: 2 P.M. Ending time: 6:00 P.M.

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of event: Birthday Party for Mother

Do you plan to sell alcohol at this event? YES ☒ NO ☐

Music containing obscene language or profanity is prohibited

Send form/letter to Lisa C. Lambert, City Clerk

P. O. Box 1827, Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: simona@cityofmobile.org

CITY CLERK'S OFFICE

MOBILE, AL

FR. NOV 16, AM 10:06 RCV



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
matthew lemond	Cover Memo	11/27/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/27/2018 - 10:48 AM



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96 -1(c) of the Mobile City Code: Noise in Residential Areas Restricted (2/18/15):

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 a.m. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the city; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before 2:00 p.m. the previous Thursday. In order to be placed on their next agenda.

Name of applicant: Matthew LeMond
PLEASE PRINT ALL INFORMATION

Home phone number: _____ Cell number: 504-701-2589

Organization (is applicable): Get Wiff It Wiffle Ball League

Mailing address of applicant: 564 Dauphin St., Mobile, AL 36606

E-mail address: wiffleball@odalysirishpub.com

Location or address of event where amplification will be used:

564 Dauphin St., Mobile, AL 36606

Date of event: December 7, 2018 Starting time: 8:00pm Ending time: 11:30pm
~~09-07-2018~~

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of event: wiffleball championship

Do you plan to sell alcohol at this event? yes YES _____ NO

Music containing obscene language or profanity is prohibited

Send form/letter to Lisa C. Lambert, City Clerk

P. O. Box 1827, Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: simona@cityofmobile.org

11-27, 28
6:30
10:30 P.m.



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
64-033	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 3:37 PM

AMENDING THE ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MOBILE ON THE 16TH DAY OF MAY, 1967, SAID ORDINANCE BEING COMMONLY KNOWN AS THE ZONING ORDINANCE.

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

Section One: That the Ordinance commonly known as the Zoning Ordinance and adopted on May 16, 1967, together with the Zoning Map of the City of Mobile, 1967, be, and the same hereby is changed and altered in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

PARCEL B: FROM THE SOUTHEAST CORNER OF GOVERNMENT AND MARINE STREETS, RUN S19d37'E ALONG THE EAST LINE OF MARINE ST 200 FT TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE N71d50'34"E 145.28'; THENCE N69d58'51"E 49.59 FT; THENCE S19d24'12"E 59.23 FT; THENCE S70d14'08"W 35.13 FT; THENCE S19d53'00"E 92.70 FT TO A POINT ON THE NORTH ROW LINE OF CHURCH STREET; THENCE S70d27'17"W ALONG SAID NORTH LINE 159.71 FT TO THE EAST ROW LINE OF MARINE STREET; THENCE N19d41'17"W ALONG SAID EAST LINE 155.18 FT TO THE POINT OF BEGINNING.

PARCEL D: BEGINNING AT A POINT ON THE NORTH SIDE OF CHURCH STREET 294 FT WEST OF BROAD STREET; THENCE S70d27'17"W ALONG THE NORTH SIDE OF CHURCH STREET 48.58 FT TO A POINT; THENCE N19d53'00"W ALONG PROPERTY FORMERLY OF 951 GOVERNMENT STREET, INC. 92.70 FT; THENCE N70d14'06"E ALONG PROPERTY FORMERLY OF 951 GOVERNMENT STREET, INC. AND PROJECTION THEREOF 44.76 FT; THENCE S22d17'51"E 92.98 FT TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from **B-1, Buffer Business District** to **R-B, Residential Business District**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of May 16, 1967, commonly known as the Zoning Ordinance and to use said premises for any use permitted by the terms of said Ordinance in a **R-B, Residential Business District**, 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 Zoning Ordinance of May 16, 1967, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **R-B, Residential Business District**, until all of the conditions set forth below have been complied

with: 1) submission of a Subdivision application; and 2) full compliance with all municipal codes and ordinances.

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

adopted:

Lisa Lambert, City Clerk

**David Shumer
916 Church Street
(Northeast corner of Church Street and Marine Street).**

**Council District 2
Levon C. Manzie**



CITY CLERK
LISA C. LAMBERT

OFFICE OF THE CITY CLERK
November 14, 2018

David Shumer
3213 Midtown Park South
Mobile, AL 36606

RE: Public hearing to consider the rezoning of property at 916 Church Street (Northeast corner of Church Street and Marine Street), from B-1, Buffer Business District, to R-B, Residential Business District.

Dear Applicant:

The public hearing on the above referenced matter has been scheduled for Tuesday, November 27, 2018, at 10:30 a.m. in the Auditorium of Government Plaza, 205 Government Street.

Please call me at (251) 208-7411 if you have any questions.

Sincerely,

Jennifer Henley
City Clerk's Office



CITY CLERK
LISA C. LAMBERT

OFFICE OF THE CITY CLERK

November 14, 2018

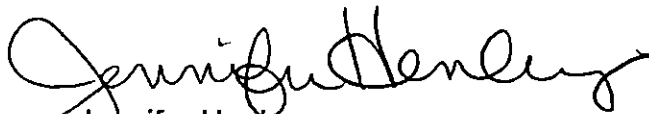
Dear Property Owner:

The Mobile City Council on Tuesday, November 27, 2018, at 10:30 a.m., in the Mobile Government Plaza Auditorium, 205 Government Street, will consider the application of David Shumer, to rezone property at 916 Church Street (northeast corner of Church Street and Marine Street), from B-1, Buffer Business District, to R-B, Residential Business District.

Our records indicate that you own property in this vicinity. This notice is being sent to you as a courtesy to notify you of this pending rezoning so that you might be present to speak in favor of or against this application, if you so desire.

For further information regarding the meeting please call my office at (251) 208-7411. For further information regarding the application and/or matters of rezoning, please contact the City Planning Department at (251) 208-5895.

Sincerely,


Jennifer Henley
City Clerk's Office



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 9, 2018

David Shumer
3213 Midtown Park South
Mobile, AL 36606

Re: 101 Marine Street & 916 Church Street
(Northeast corner of Church Street and Marine Street extending to the Southeast corner of Marine Street and Government Street).
Council District 2
ZON-000676-2018 (Rezoning)
David Shumer

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 4, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to R-B, Residential Business District, only for the portion of the site located at the Northeast corner of Church Street and Marine Street (916 Church Street).

At the meeting, the Commission decided to recommend the application for Approval to the City Council, subject to the following:

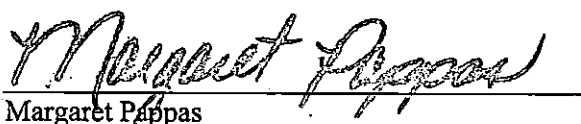
- 1) submission of a Subdivision application; and
- 2) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$250.75. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Taylor Atchison

**PLANNED UNIT DEVELOPMENT
& ZONING AMENDMENT
STAFF REPORT**

October 4, 2018

NAME

David Shumer

LOCATION

101 Marine Street & 916 Church Street
(Northeast corner of Church Street and Marine Street
extending to the Southeast corner of Marine Street and
Government Street).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-1, Buffer Business District

PROPOSED ZONING

R-B, Residential Business District, only for the portion of
the site located at the Northeast corner of Church Street and
Marine Street (916 Church Street).

**REASON FOR
REZONING**

A manifest error in the zoning ordinance, changing
conditions leading to a need to rezone, and to allow
creative land use.

AREA OF PROPERTY

2 Lots/ 1.2 ± Acres (Planned Unit Development)
1 Lot/ 0.7 ± Acres (Rezoning)

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple
buildings on a single building site along with off-site
parking, and Rezoning from B-1, Buffer-Business District,
to R-B, Residential Business District, only for the portion
of the site located at the Northeast corner of Church Street
and Marine Street. **It should be noted, however, that any
use permitted in the proposed district would be allowed
at this location if the zoning is changed. Furthermore,
the Planning Commission may consider zoning
classifications other than that sought by the applicant
for this property.**

TIME SCHEDULE

None given.

**ENGINEERING
COMMENTS**

Planned Unit Development:

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.
2. 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.

**TRAFFIC ENGINEERING
COMMENTS**

Government Street (US Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Revise Note 7 accordingly.

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT
COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire Code compliant paved access required from both streets.

REMARKS

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site along with off-site parking, and Rezoning from B-1, Buffer-Business District, to R-B, Residential Business District, only for the portion of the site located at the Northeast corner of Church Street and Marine Street. The applicant is proposing to rezone a portion of the site to allow for the development of a restaurant.

The overall site consists of two separate parcels. One parcel is located at the intersection of Government Street and Marine Street (the parking lot). The other parcel is located at the intersection of Marine Street and Church Street (proposed restaurant). A subdivision application

was not included with this application submittal, and no documentation has been provided to determine that the parcels existed prior to adoption of the city's Subdivision Regulations in 1952. Therefore, a Subdivision application will be required if the request at hand are approved.

The site has been given a "Mixed Density Residential" (proposed restaurant) land use designation and a "Traditional Mixed-Use Corridor" (parking lot) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

The Mixed Density Residential designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

The Traditional Mixed-Use Corridor generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The applicant provided the following statement:

"The property is located on two lots that front Marine Street with the south lot also fronting Church and the north lot fronting Government Street. The two lots have been developed in the past as parking lots with existing evidence of curbing and pavement still present. The south lot is mostly cleared while the north lot contains a garden and is actively used as a parking lot for Government Street United Methodist Church. There are multiple existing curb cuts to Marine and Government Streets. An existing well on the south property will be used for irrigation only.

Existing trees are displayed on the site plan.

This project consists of constructing a new structure that will serve food and drinks and provide for open air seating and activities. Food will be prepared and served from a food truck/trailer that will be permanently anchored under a separate structure and directly connected to site utilities.

Site amenities will include outdoor activities such as Bocce Ball and Chess/Checkers, a vegetative buffer screen with a climbing vine, and a citrus grove.

Off-street parking will be provided on the north property with some additional on-street parking along Marine Street in front of the structure. The off-street parking will be shared with the Church which should not cause a conflict due to the different peak times of operation.

The site will use waste canisters in lieu of a dumpster pad.

Rezoning of the south lot to R-B will allow for a restaurant and five (5) foot building setbacks. The reduced setbacks will allow the development to better match the character of the area.

This site is located in close proximity to the downtown center of the City that is contains residential, light commercial and mixed use properties which is in line with the intent of the R-B zoning."

Regarding the need for rezoning, the applicant provided the following justification:

"1) manifest error in zoning ordinance ; The land is currently zoned B-1, as a neighbor bordering the property it is my belief that a large office building would not fit well within the landscape, the property across the street, Marine St. Lofts, was

originally built as office space and sat vacant for years before my group renovated it into multi family and commercial use on the first floor. The idea is that the ground level businesses in this area should provide some sort of service to the surrounding area. Office does not do that

2) Changing Conditions, The city of Mobile downtown is growing and is becoming a busy area at night with tough parking conditions. Due to this factor it is natural that local neighborhood bar/restaurants become more desired. Oakleigh has two successful examples within the core of the neighborhood. Callahgans, and Kitchen on George. The Oakleigh Lawn Club will provide another venue for the growing population of the OGD.

3) Creative Land Use; One main concern when placing a commercial property within a neighborhood is parking and traffic.. My proposal uses the church land at corner of Government St. and Marine St. This keeps traffic on the first block of marine st and government st."

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The proposed restaurant site (property closest to Church Street) is bounded to the north by properties within a B-1, Buffer Business District and R-B, Residence Business District, to the west by B-1, Buffer Business District, and to the south and east by residences in an R-1, Single Family Residential District. The proposed parking lot (property closest to Government Street) is bounded to the north by properties within a B-2, Neighborhood Business District, to the west and south by B-1, Buffer Business District, and to the east by R-B, Residence Business District.

A portion of the subject site is vacant, while the remainder of the site has been used for a vegetable garden and an off-site parking lot for a church. Both of the parcels are currently zoned B-1, Buffer Business District. However, the portion of the site that is proposed to be a restaurant is proposed to be rezoned to R-B, Residence-Business District. This zoning district will allow for a variety of retail and restaurant uses which are not permitted in a B-1 District. Furthermore, an R-B District allows for a variety of less intense uses when compared to a B-2, Neighborhood Business District. A dine-in restaurant would be allowed in an R-B District; however a restaurant with a drive-thru is not allowed. It would appear that rezoning the property to an R-B, Residence-Business District would be necessary to provide the applicant with the proper zoning classification that would be most suitable for the proposed development of this site.

The proposed restaurant will consist of a 2,400 square foot structure that will include a permanently anchored food truck/trailer, a bar, a 1,400 square foot patio area, outdoor game activities, and off-street parking with a few on-street parking spaces. It should be noted that while the primary use of the business is a restaurant, the secondary use would be a bar. A bar is not allowed in an R-B, Residence-Business District without Planning Approval; thus the restaurant and bar must operate simultaneously. A note should be placed on the site plan stating the restaurant and bar will operate simultaneously. This requirement should also be included in the conditions of approval, if approved.

With regards to parking requirements, a total of 38 parking spaces are required based on the site plan and the breakdown of the square footage for the structure and the outdoor patio seating area. The applicant is proposing to utilize the adjacent church parking lot for off-site parking. The site plan depicts approximately 37 parking spaces in the existing parking area. It should be noted that the parking lot is mostly grass with some broken asphalt, thus specific parking spaces cannot be clearly delineated on the existing surface. The site plan also depicts 4 on-street parking spaces along Marine Street in front of the proposed restaurant, which includes 2 accessible parking spaces.

As proposed, the site plan depicts aggregate surfacing as well as substandard access and maneuvering for the included parking lot. The request to allow grass, aggregate parking, access/maneuvering and surfacing to remain on much of the overall site would require a variance application. Without a paved parking surface, and no parking spaces, it is hard to determine if adequate parking will be provided. The site plan should be revised to depict asphalt or concrete surfacing for the parking lot, and parking bumpers; or variances should be submitted to the Board of Zoning Adjustment for consideration.

With regards to tree planting and landscaping requirements, the site is required to have seven frontage trees along Church Street, 12 trees along Marine Street, and four trees along Government Street. There appear to be two existing trees in the right-of-way along Church Street, four existing trees along Marine Street (three are within the right-of-way), and three existing trees along Government Street (two are within the right-of-way). The existing right-of-way tree canopy and trees in the right-of-way can be used to reduce the amount of trees required on the site itself. The species and size of all existing trees that the applicant wishes to be considered must be provided on the plan. Based on the size and width of the trees along Government Street, no additional tree planting will be required; however it does appear that

additional trees may be required along Marine Street and Church Street. The site plan depicts eight citrus trees, however, those trees are considered understory trees and are not counted as frontage overstory trees. The site plan should be revised to depict the total required number of frontage trees, or an application to the Board of Zoning Adjustment for a request for a reduction in the total number of frontage trees will be required.

It should be noted the site is within the Oakleigh Garden District and any exterior work will require permits and approvals from the city's Historic Development Department.

The overall site has frontage on Church Street, Marine Street, and Government Street. Both Church Street and Marine Street are minor streets with curb and gutter with an adequate 50' right-of-way, which is depicted on the site plan. Government Street is a major street with a required 100' right-of-way, and is an ALDOT managed facility. The site plan does not depict Government Street or the right-of-way width on the site plan. The site plan should be revised to depict the existing right-of-way width of Government Street, and any dedication necessary to provide the 100' right-of-way.

The overall site currently has one existing curb-cut to Government Street and four existing curb-cuts to Marine Street. Two of the existing curb-cuts along Marine Street have stakes in the ground blocking the access to the curb-cuts. Based on the proposed site plan it appears that the one existing curb-cut to Government Street will remain, a new 24' wide curb-cut will be constructed to Marine Street to allow for two-way traffic for the parking area, and the two existing curb-cuts to Marine Street where the access is currently blocked will remain, but not be utilized. It is preferred, however, that unused curb-cuts be removed and the right-of-way restored with curb and gutter. Additionally, as a means of access management, the site should be limited to one curb-cut to Government Street and one curb-cut to Marine Street, with the size, design and location to be approved by Traffic Engineering and comply with ALDOT and AASHTO standards.

The 25' minimum building setback lines are depicted along Government Street and a portion of Marine Street for the parking lot (property closest to Government Street). This should be retained on any future site plans. Five feet minimum building setback lines are depicted for the proposed restaurant portion of the site (property closest to Church Street). An R-B, Residence-Business district allows for a 5' minimum building setback, thus if the rezoning is approved, the setbacks will meet the minimum requirements.

RECOMMENDATION

Planned Unit Development:

Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), as it creates a unique restaurant and non-traditional site configuration within a neighborhood;

- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows a vacant lot to become a facility that can be utilized by the surrounding neighborhoods and the public;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the applicant is developing within the city and capitalizing on vacant land;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site will not only provide services to neighbors within the area, but can be utilized by all citizens.

Based upon the preceding, the PUD application is recommended for Approval, subject to the following:

- 1) submission of an associated two lot subdivision application, or the provision of a deed for both properties prior to 1952;
- 2) submission of variance requests to the Board of Zoning Adjustment to address the parking lot and tree plantings;
- 3) revision of the site plan to depict the existing right-of-way width of Government Street, and any dedication necessary to provide the 100' right-of-way;
- 4) revision of the site plan to include a note stating the restaurant and bar will operate simultaneously, the bar shall not be open without the restaurant in operation;
- 5) a note should be placed on the site plan stating any exterior work will require permits and approvals from the city's Historic Development Department;
- 6) retention of the 25' minimum building setback lines along Government Street and a portion of Marine Street for the parking lot (property closest to Government Street);
- 7) retention of the 5' minimum building setback lines along Church Street and a portion of Marine Street for the proposed restaurant portion of the site (property closest to Church Street);
- 8) retention of the right-of-way widths for Marine Street and Church Street;
- 9) full compliance with Engineering comments: *"Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 2. 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.”;

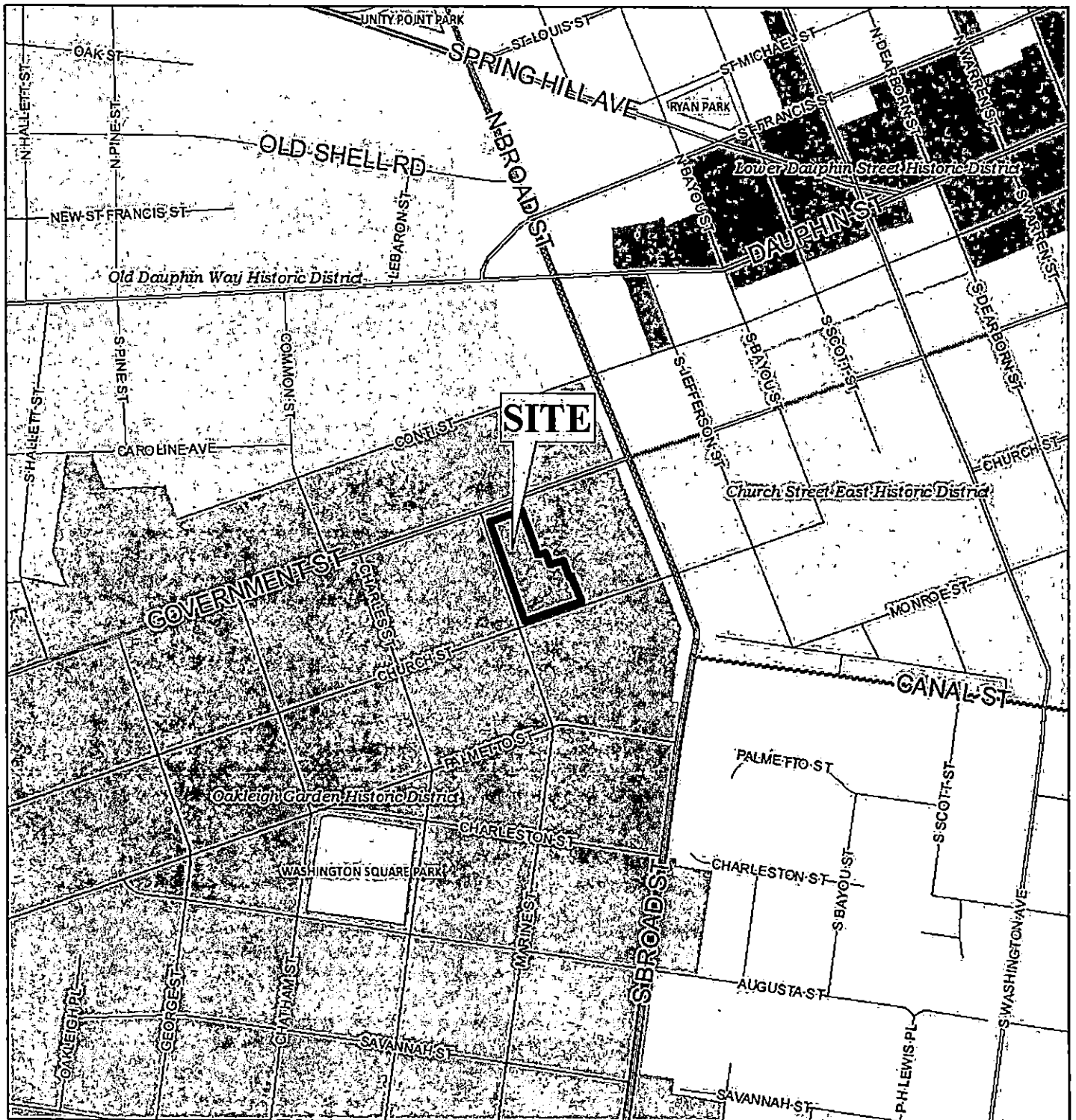
- 10) placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Government Street (US Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Revise Note 7 accordingly.”;*
- 11) full compliance with Urban Forestry comments: *“Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).”;*
- 12) full compliance with Fire comments: *“All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire Code compliant paved access required from both streets.”;*
- 13) provision of two revised Planned Unit Development site plans depicting compliance with these conditions to Planning & Zoning; and
- 14) completion of the Subdivision process (if pre-1952 deeds are not furnished) prior to the issuance of permits.

Rezoning:

Based upon the preceding, the application is recommended for Approval as an R-B, Residence-Business District, subject to the following conditions:

- 1) submission of a Subdivision application; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



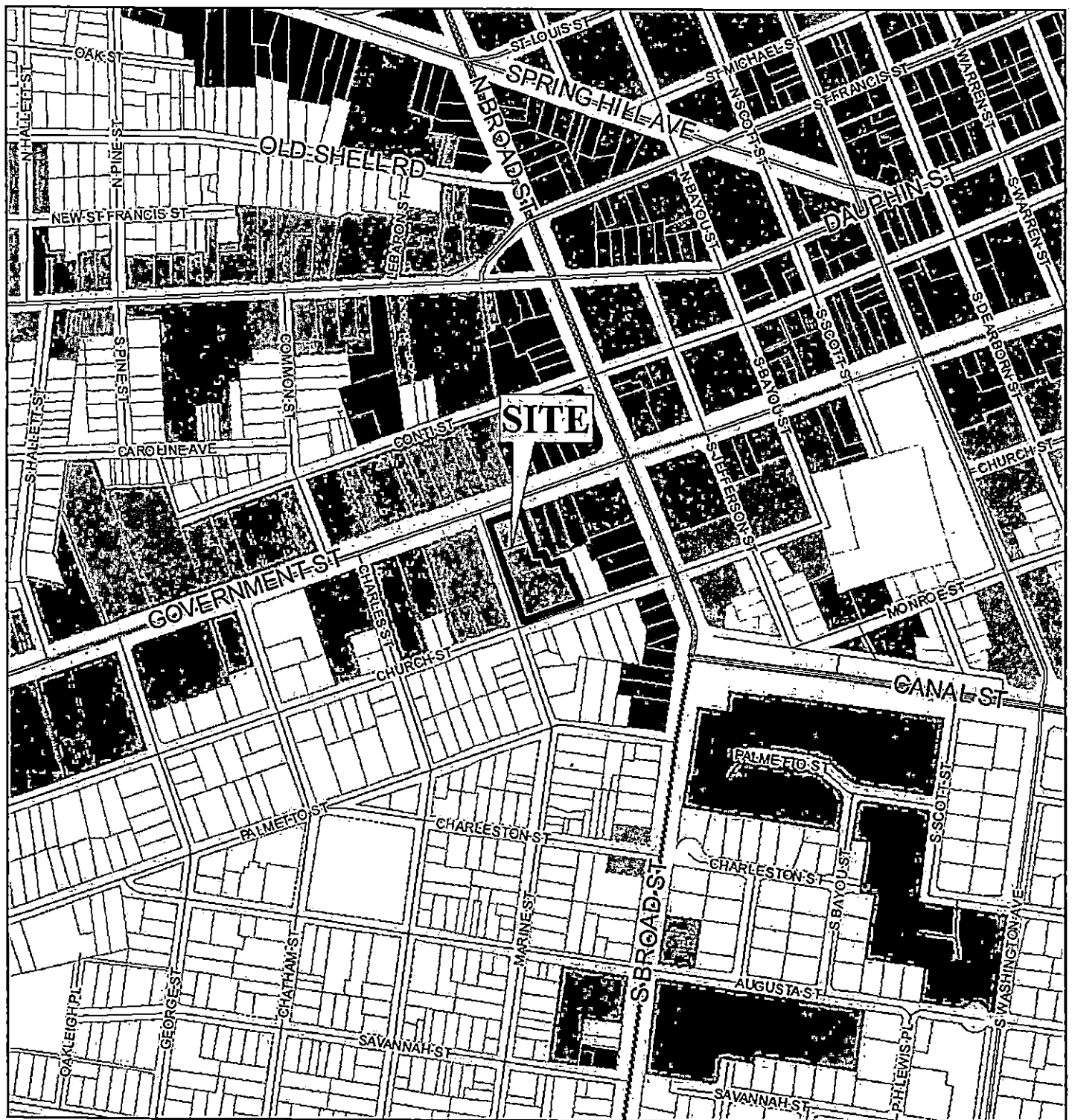
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



LOCATOR ZONING MAP



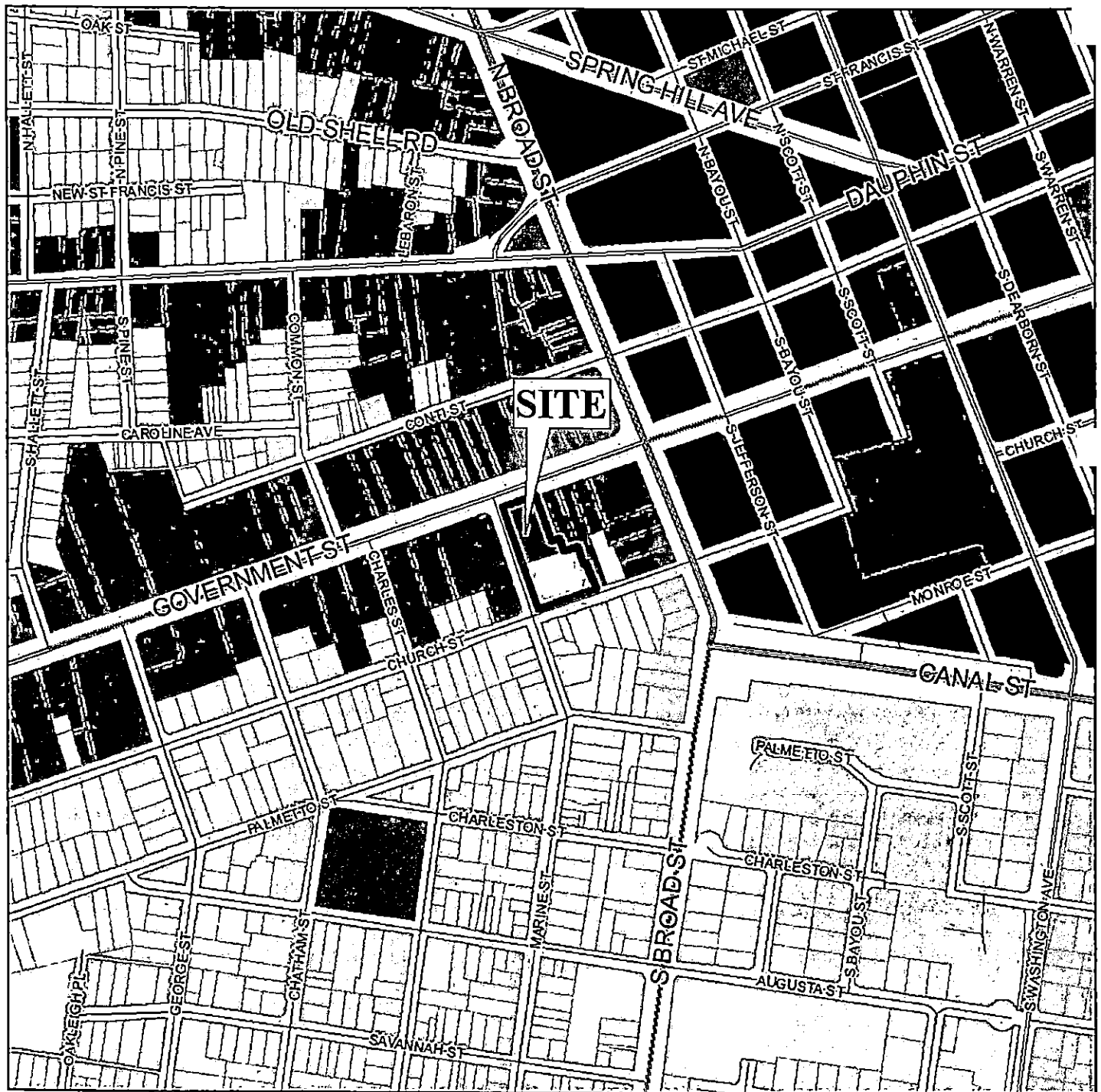
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE October 4, 2018

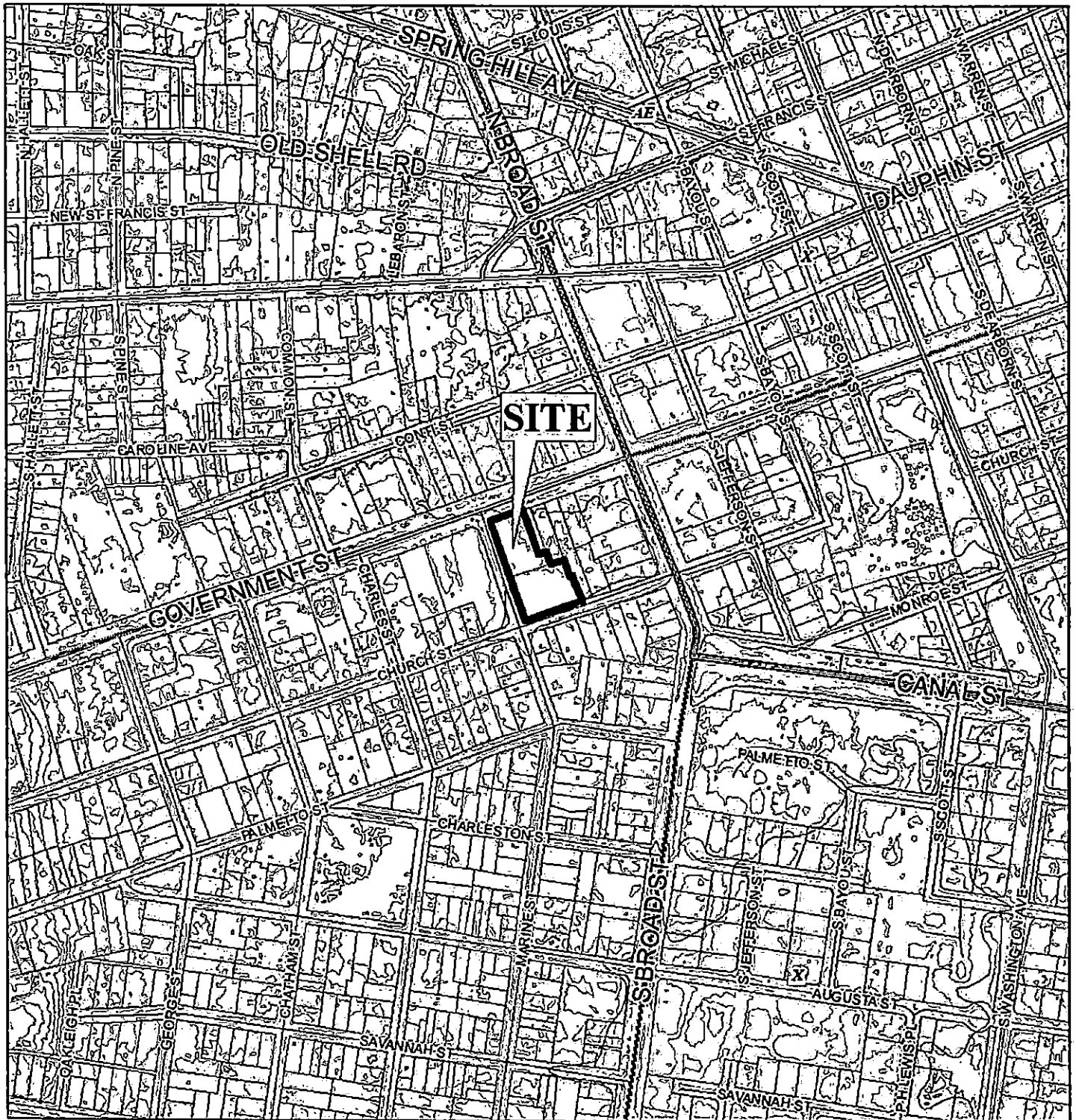
APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



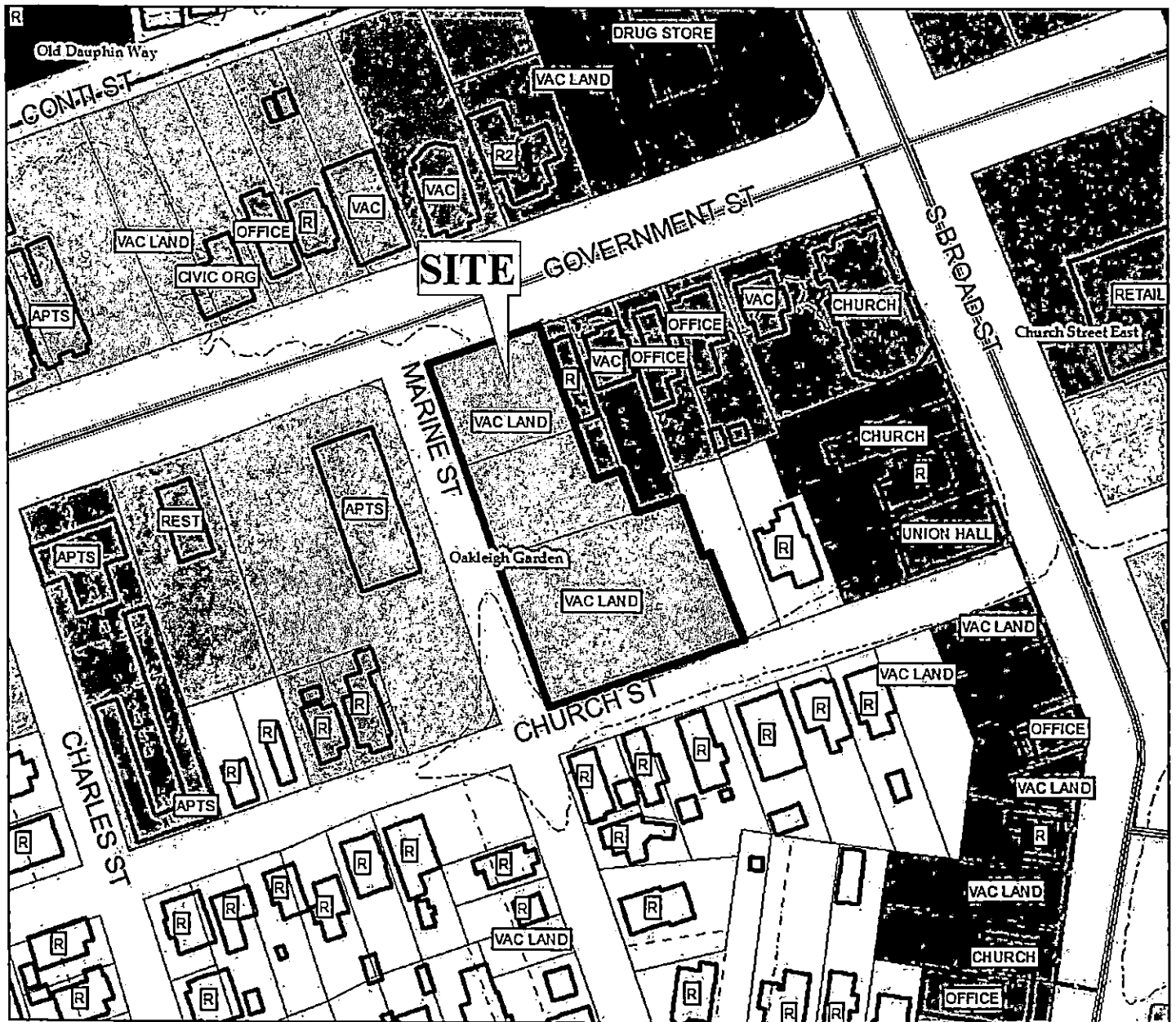
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous units.

APPLICATION NUMBER 6 DATE October 4, 2018

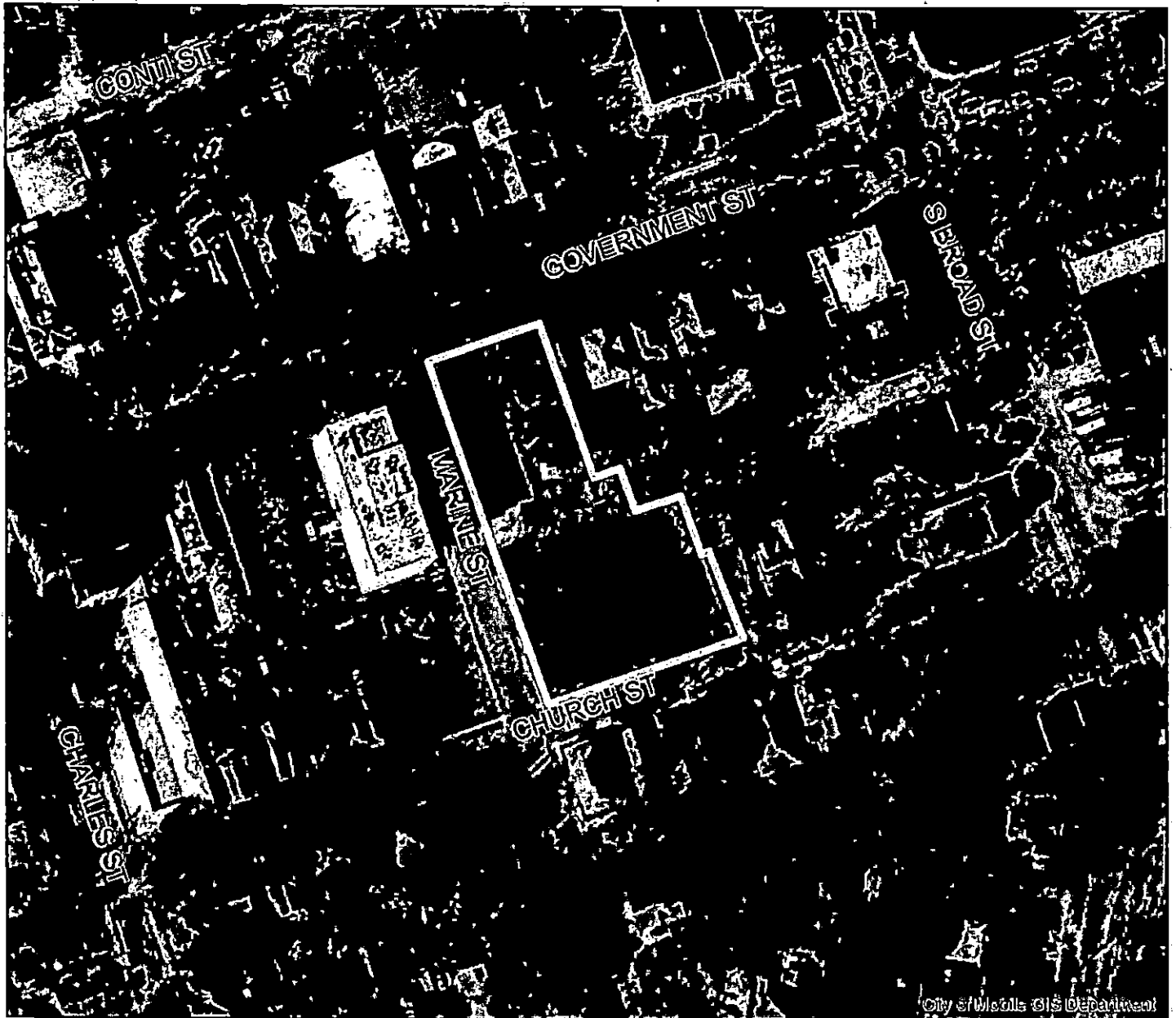
APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by miscellaneous units.

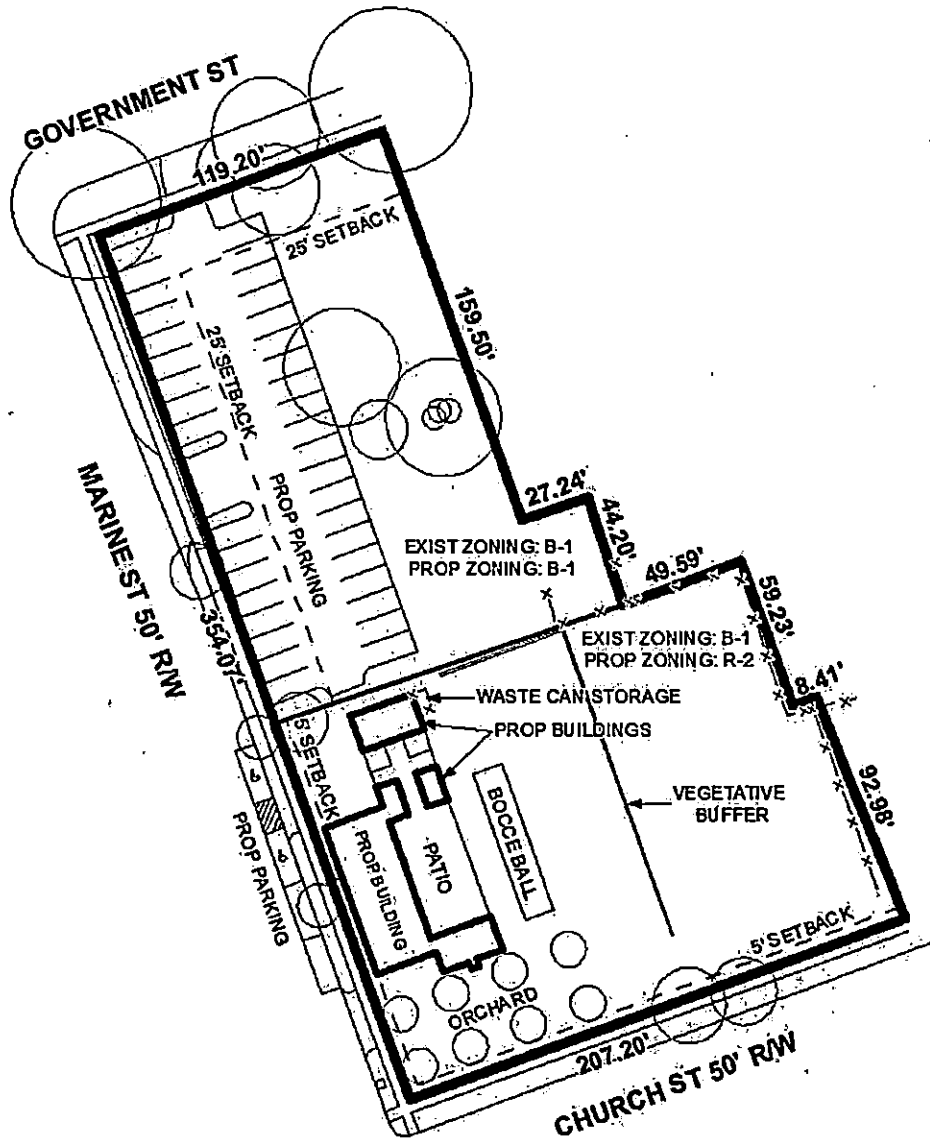
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



SITE PLAN



The site plan illustrates the setbacks, proposed buildings, and proposed parking.

APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

DETAIL SITE PLAN

OAKLEIGH LAWN CLUB



APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 4, 2018

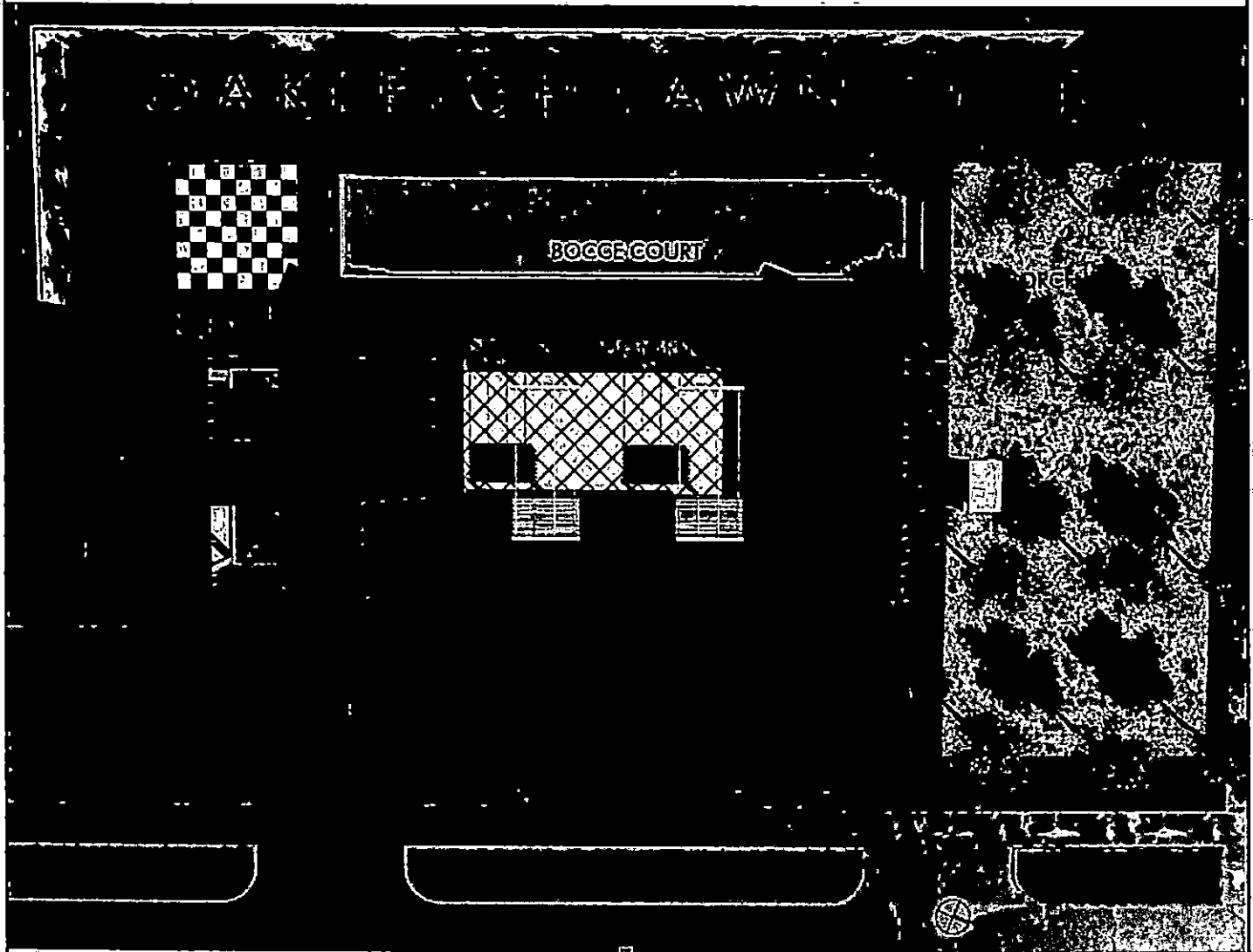
APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 4, 2018

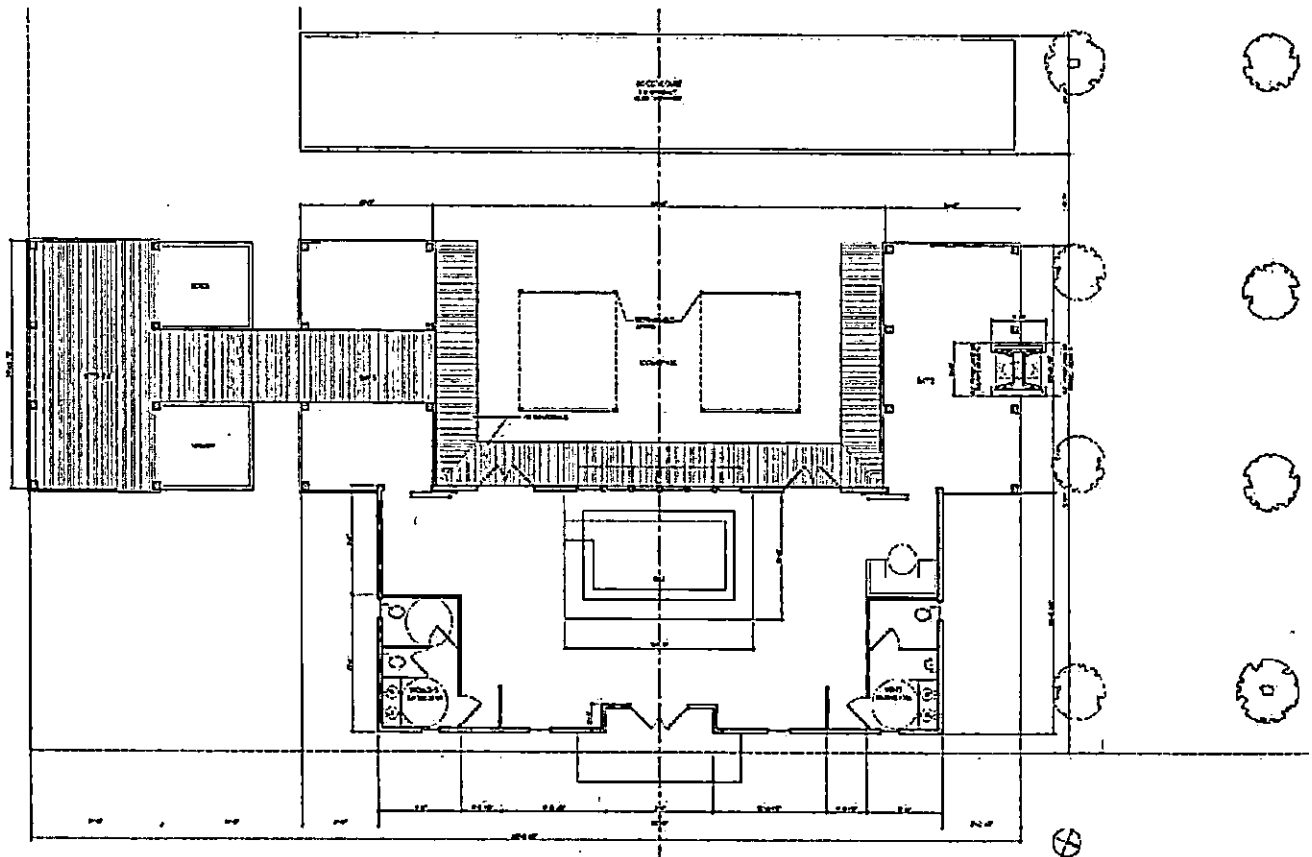
APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

DETAIL SITE PLAN



CONCEPTUAL RENDERING BY



APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish the attached proposed amendment to the Zoning Ordinance at least once a week for two consecutive weeks in a newspaper of general circulation within the municipality, together with the attached notice stating the time and place that said proposed amendment 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 such amendment.

Adopted: 10-30-18


City Clerk

NOTICE OF HEARING ON PROPOSED AMENDMENT
TO THE ZONING ORDINANCE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the attached amendment to the Ordinance adopted on the 16th day of May, 1967, and known as the "Zoning Ordinance." The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of Government Plaza, 205 Government Street, Mobile Alabama, on the 27th day of November, 2018, at 10:30 am. At such time and place all persons who desire shall have an opportunity to be heard in opposition to, or in favor of the amendment. Furthermore, the City Council, at this public hearing, may consider zoning classifications other than that sought by the applicant for this property.

This notice is published pursuant to a resolution of the City Council of Mobile adopted on the 30th day of October, 2018.



City Clerk



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 25, 2018

City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting of October 4, 2018 considered the request of David Shumer for a change in zoning from B-1, Buffer Business District, to R-B, Residential Business District, for the property located 916 Church Street. (Northeast corner of Church Street and Marine Street).

After discussion it was decided to recommend approval of the rezoning request to the City Council subject to the following conditions: **1) submission of a Subdivision application; and 2) full compliance with all municipal codes and ordinances.**

Copies of the application and reports are attached.

Sincerely,

Margaret Pappas
Deputy Director Planning & Zoning Department

mst

Attachments



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

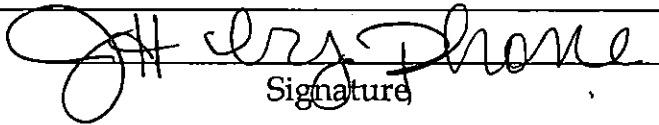
Description	Type	Upload Date
Anna Katherine Ray	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 3:38 PM

ADDRESSING THE CITY COUNCIL

Today's Date: 11-8-18
Time:
Name: Anna Katherine Bray
Address:
Phone No. 753-4586
Date to Address Council: 11-27-18
Subject (must be completed):
would like to introduce the Council to the "Girls on the Run" program
Specific Questions:


Signature

This form must be received in the City Clerk's Office by 2:00 p.m., Thursday, in order to be able to address the City Council at their Tuesday City Council Meeting about a non-agenda item. Your topic must concern City of Mobile business. Please mail this form to: City Clerk, P. O. Box 1827, Mobile, AL 36633, or fax to: 251-208-7576



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
wesley young	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 3:40 PM

ADDRESSING THE CITY COUNCIL

Today's Date:	11-20-18
Time:	1:31 pm
Name:	Wesley Young
Address:	3058 Jane St
Phone No.	251-366-1928
Date to Address Council:	11-27-18
Subject (must be completed):	Pay Raise Council approved for Public Works.
Specific Questions:	

By phone 
Signature

This form must be received in the City Clerk's Office by 2:00 p.m., Thursday, in order to be able to address the City Council at their Tuesday City Council Meeting about a non-agenda item. Your topic must concern City of Mobile business. Please mail this form to: City Clerk, P. O. Box 1827, Mobile, AL 36633, or fax to: 251-208-7576



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
Kimberly Clark rezoning	Cover Memo	10/18/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Merchant, Mary Ann	Approved	10/18/2018 - 2:09 PM

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish the attached proposed amendment to the Zoning Ordinance at least once a week for two consecutive weeks in a newspaper of general circulation within the municipality, together with the attached notice stating the time and place that said proposed amendment 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 such amendment.

Adopted:

City Clerk

NOTICE OF HEARING ON PROPOSED AMENDMENT
TO THE ZONING ORDINANCE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the attached amendment to the Ordinance adopted on the 16th day of May, 1967, and known as the "Zoning Ordinance." The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of Government Plaza, 205 Government Street, Mobile Alabama, on the 20th day of November, 2018, at 10:30 am. At such time and place all persons who desire shall have an opportunity to be heard in opposition to, or in favor of the amendment. Furthermore, the City Council, at this public hearing, may consider zoning classifications other than that sought by the applicant for this property.

This notice is published pursuant to a resolution of the City Council of Mobile adopted on the 23rd day of October, 2018.

City Clerk

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE ZONING ORDINANCE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 16th day of May, 1967, and known as the "Zoning Ordinance". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 20th day of November, 2018, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Zoning Ordinance

The proposed amendment to the Zoning Ordinance was published in full on the 26th day of October, 2018,, in the Mobile Press Register.

The proposed amendment to the Zoning Ordinance concerns the property within the City of Mobile, located at the **Northeast corner of Paper Mill Road and Africatown Boulevard.**

The proposed amendment to the Zoning Ordinance changes the classification of the subject property from **B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District** to **I-2, Heavy Industry District**. Under the proposed amendment to the Zoning Ordinance, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **I-2** districts under the terms of the Zoning Ordinance of May 16, 1967, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile, and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Zoning Ordinance of May 16, 1967, as amended. Further, no lot or parcel shall be used for any use allowed in **I-2** districts until the following conditions have been complied with: **1) Full compliance with all municipal codes and ordinances; and 2) full compliance with all municipal codes and ordinances.**

This proposed amendment to the Zoning Ordinance shall be in full force and effect from after its publication and adoption by the Mobile City Council.

Lisa C. Lambert
City Clerk



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 18, 2018

City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting of September 20, 2018 considered the request of Kimberly Clark Corporation. for a change in zoning from B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District to I-2, Heavy Industry District, for the property located at the Northeast corner of Paper Mill Road and Africatown Boulevard.

After discussion it was decided to recommend approval of the rezoning request to the City Council subject to the following conditions: **1) completion of the Subdivision process; and 2) full compliance with all municipal codes and ordinances.**

Copies of the application and reports are attached.

Sincerely,

Margaret Pappas
Deputy Director, Planning & Zoning Department

mncy

Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 25, 2018

Kimberly Clark Corporation
C/O Nathan Rhodes
P. O. Box 80615
Indianapolis, IN 46280

Re: Northeast corner of Paper Mill Road and Africatown Boulevard
Council District 2
ZON-000651-2018
Kimberly Clark Corporation

Dear Applicant(s)/ Property Owner(s):

At its meeting on September 20, 2018, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District, to I-2, Heavy Industry District

At the meeting, the Commission decided to recommend the application for Approval to the City Council, subject to the following:

- 1) **Completion of the Subdivision process; and**
- 2) **Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$413.20. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

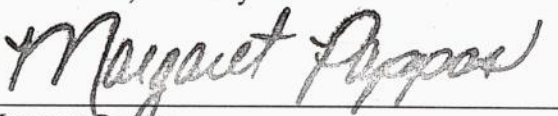
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Hargrove & Associates Inc.

AMENDING THE ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MOBILE ON THE 16TH DAY OF MAY, 1967, SAID ORDINANCE BEING COMMONLY KNOWN AS THE ZONING ORDINANCE.

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

Section One: That the Ordinance commonly known as the Zoning Ordinance and adopted on May 16, 1967, together with the Zoning Map of the City of Mobile, 1967, be, and the same hereby is changed and altered in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

LOTS 1 THROUGH 3, SCOTT PAPER COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 64, PAGE 39 OF THE PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SCOTT PAPER COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 64, PAGE 39 OF THE PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BAY BRIDGE ROAD, (VARIABLE WIDTH PUBLIC R/W), WITH THE WEST RIGHT OF WAY LINE OF ALABAMA STATE DOCKS AND TERMINAL RAILROAD, (100-FOOT RAILROAD R/W), THENCE S-78°-54'24"-W ALONG THE NORTH RIGHT OF WAY LINE OF SAID BAY BRIDGE ROAD, FOR 204.40 FEET; THENCE N-04°-34'-35"-E LEAVING THE NORTH RIGHT OF WAY LINE OF SAID BAY BRIDGE ROAD, FOR 24.92 FEET; THENCE N-77°-53'-10"-E FOR 41.89 FEET; THENCE N-14°-48'-53"-W FOR 1099.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PAPER MILL ROAD, (VARIABLE WIDTH PUBLIC R/W); THENCE NORTHEASTERLY, ALONG THE EAST RIGHT OF WAY LINE OF SAID PAPER MILL ROAD AND AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 527.50 FEET AND A DELTA ANGLE OF 18°-23'-54", THE CHORD OF WHICH BEARS N-14°36'-09"-E FOR 168.66 FEET, FOR AN ARC DISTANCE OF 169.38 FEET; THENCE N-23°-48'06"-E, ALONG THE EAST RIGHT OF WAY LINE OF SAID PAPER MILL ROAD, FOR 20.35 FEET; THENCE NORTHEASTERLY, ALONG THE EAST RIGHT OF WAY LINE OF SAID PAPER MILL ROAD AND AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 517.47 FEET AND A DELTA ANGLE OF 11°-23'-14" THE CHORD OF WHICH BEARS N-18°-06'-22"-E FOR 102.68 FEET, FOR AN ARC DISTANCE OF 102.85 FEET; THENCE N-42°-18'-35" -E, LEAVING THE EAST

RIGHT OF WAY LINE OF SAID PAPER MILL ROAD, FOR 390.27 FEET; THENCE N-66°-35'-36"-E FOR 204.48 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFORESAID ALABAMA STATE DOCKS AND TERMINAL RAILROAD; THENCE SOUTHERLY, ALONG THE WEST RIGHT OF WAY LINE OF SAID ALABAMA STATE DOCKS AND TERMINAL RAILROAD; AND AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1861.19 AND A DELTA ANGLE OF 45°-59'-07", THE CHORD OF WHICH BEARS S-00°-44'-39"-E FOR 1424.03 FEET, FOR AN ARC DISTANCE OF 1461.28 FEET; THENCE S-21°-44'-54"-W, ALONG THE WEST RIGHT OF WAY LINE OF SAID ALABAMA STATE DOCKS AND TERMINAL RAILROAD, FOR 304.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.2618 ACRES OR 795484 SQUARE FEET, MORE OR LESS.

The classification of said property is hereby changed from **B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District**, to **I-2, Heavy Industry District**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of May 16, 1967, commonly known as the Zoning Ordinance and to use said premises for any use permitted by the terms of said Ordinance in a **I-2, Heavy Industry District**, 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 Zoning Ordinance of May 16, 1967, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **I-2, Heavy Industry District**, until all of the conditions set forth below have been complied with: **1) completion of the Subdivision process and; 2) full compliance with all municipal codes and ordinances.**

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

adopted:

Lisa Lambert, City Clerk

**Kimberly Clark Corporation
Northeast corner of Paper Mill Road and Africatown Boulevard
Council District 2
Levon C. Manzie**



MOBILE CITY PLANNING COMMISSION

Mailing Address:

Urban Development Department
Planning Section
P. O. Box 1827
Mobile, Alabama 36633
Phone: (251) 208-5895; Fax: (251) 208-5896

Location

Mobile Government Plaza
205 Government Street
Third Floor - South Tower
Mobile, AL 36644

NOTE: SEVEN (7) COPIES of all the necessary information as required by the Zoning Ordinance, INCLUDING THE SITE PLAN, must be submitted along with SEVEN (7) COPIES of this application by NOON on the deadline filing date. Otherwise this application will not be accepted. Separate application packets are required for each application type.

Type of Application and Fees:

☒ **Zoning Change**
\$ 100.00

(if recommended for approval,
additional advertising fee required)

☐ **Planning Approval**
\$ 150.00
(non-profit \$ 50.00)

☐ **Planned Unit Development**
\$ 150.00

(Application Fee + Postage Fee + \$ 1.00 Notification Fee per mailing label + \$ 1.00 Computer/Fax Fee = Total Application Cost)

1. Applicant: Kimberly Clark Corporation
(if other than owner, must furnish written authorization from owner)
Full Address: P.O. Box 80615, Indianapolis, IN 46280 c/o Nathan Rhodes
Telephone: 251-330-3022 Email: nlrhodes@kcc.com
2. Owner: Kimberly Clark Corporation
(Submit evidence, such as deed or tax assessment, that the above person clearly has right of possession in the land area and any structures thereon)
3. Attach a brief description of property location: NE corner Bay Bridge Rd & Paper Mill Rd. West of railroad.
4. Attach a copy of the legal description and parcel number of the property in question. _____
(Parcel Number)
5. Present Zoning: B-2, R-2 & I-2 Proposed Zoning: I-2
6. Area of property, sq. ft. or acres: 18.262 acres
7. **DESCRIPTION:** Attach a description of the contemplated use and character of improvements, existing or to be constructed, on this property and a time schedule for development (beginning and completion of development and, if planned in stages, schedule shall indicate the successive stages and the development planned for each stage).
8. **PLAN CONSISTENCY ANALYSIS:** Attach a document that illustrates how the application is or is not consistent with the Comprehensive Plan (Map for Mobile: Framework for Growth). The document should include a narrative, a matrix, and any graphics that may help illustrate consistency with the plan, or justify any inconsistencies.
9. **ZONING applications:** Attach a statement explaining the condition(s) that make the passage of the zoning amendment necessary, and what is the probable effect of this proposed amendment on the surrounding land uses and properties. The Zoning Ordinance states that an amendment is to be made only when one or more of the following conditions prevail: 1) there is a manifest error in the ordinance; 2) changes in conditions in a particular area make a change in the ordinance necessary and desirable; 3) an increased need for business or industrial sites in addition to sites that are available, make it necessary and desirable to rezone an area or extend the boundaries of an existing district; 4) the subdivision of land into urban building sites makes reclassification necessary and desirable.
10. **Planned Unit Development applications:** Attach a statement describing the PUD ownership, and copies of agreements or covenants proposed to govern the PUD (see Section 64-5.D 2.a. for other required documentation).
11. **SITE PLAN must be filed with this application (7 COPIES)** The site plan, drawn to scale, must illustrate the following information: Dimensions of the site which will be affected; streets and easements bounding and intersecting the designated area; dimensions and locations of existing and proposed structures; yards/setbacks of existing and proposed structures; building height of structures; existing and proposed parking spaces, drive-ways, and access points; buffer protections (such as fences or planting strips); and landscaping. Also, please submit a digital copy (DXF or DWG - AutoCAD 2007 compatible) with different improvements/requirements on separate layers.
12. **TREES:** Are there any 24-inch diameter or larger trees on the site? ☐ YES ☐ NO
If YES, are they shown on the Site Plan? ☐ YES ☐ NO
13. **LABELS AND NOTIFICATION REQUIREMENTS:** Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).
14. **SIGNATURE:** It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

DATE 8/14/18

APPLICANT'S SIGNATURE: NATHAN RHODES

ZONING AMENDMENT STAFF REPORT**Date: September 20, 2018****NAME**

Kimberly Clark Corporation

LOCATION

Northeast corner of Paper Mill Road and Africatown Boulevard

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District

PROPOSED ZONING

I-2, Heavy Industry District

AREA OF PROPERTY

18.2± Acres

CONTEMPLATED USE

Rezoning from B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District, to I-2, Heavy Industry District.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

August 2018

**ENGINEERING
COMMENTS**

1. 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 Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. 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.
3. 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.

4. 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.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING COMMENTS

No comments

URBAN FORESTRY COMMENTS

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

REMARKS

The applicant is requesting rezoning from B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District, to I-2, Heavy Industry District. Specifically, the applicant wishes to resolve a split-zoning issue to accommodate an existing paper manufacturing facility.

The site was part of a two-lot Subdivision approved by the Planning Commission at its June 21, 2018 meeting. One of the conditions of the Subdivision approval was the rezoning of this site to eliminate the split-zoning, prior to the signing of the Final Plat.

The site is bounded to the North and East by I-2, Heavy Industry District; to the West by R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-2, Neighborhood Business District; and to the South by R-1, Single-Family Residential District and B-2, Neighborhood Business District.

The site has been given a Heavy Industry (HI) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides

additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The applicant does not specifically state which of the four conditions makes the proposed rezoning necessary and desirable, however as previously mentioned, a recent Subdivision

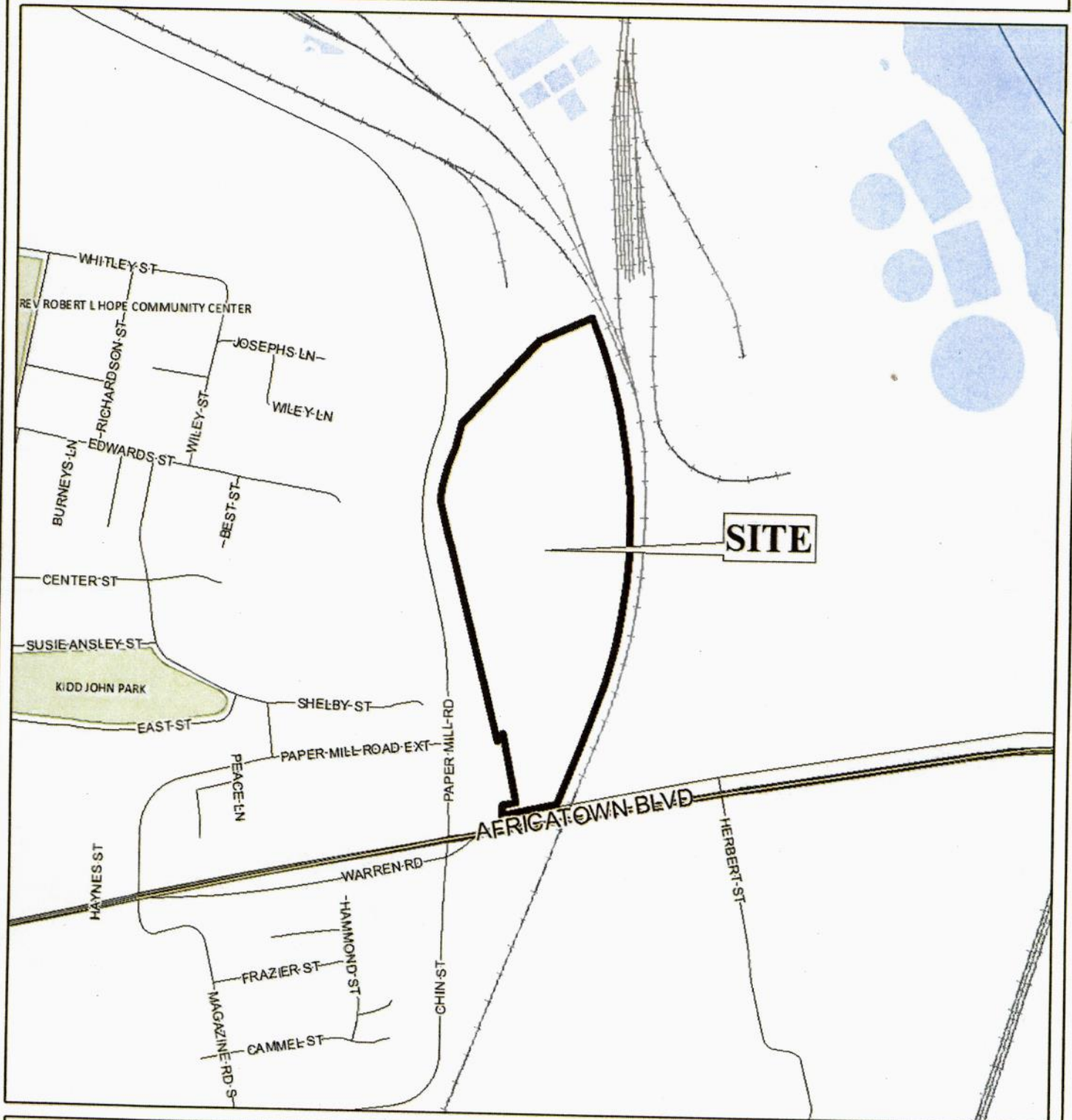
tentatively approved by the Planning Commission would result in a split-zoned lot if the current rezoning application is denied, therefore rendering the Subdivision approval invalid. Given that the proposed rezoning is to accommodate a development that has occupied the site since at least 1940, the rezoning may be appropriate.

RECOMMENDATION

Based on the preceding, the application is recommended for Approval, subject to the following:

- 1) Completion of the Subdivision process; and
- 2) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 9 DATE September 20, 2018

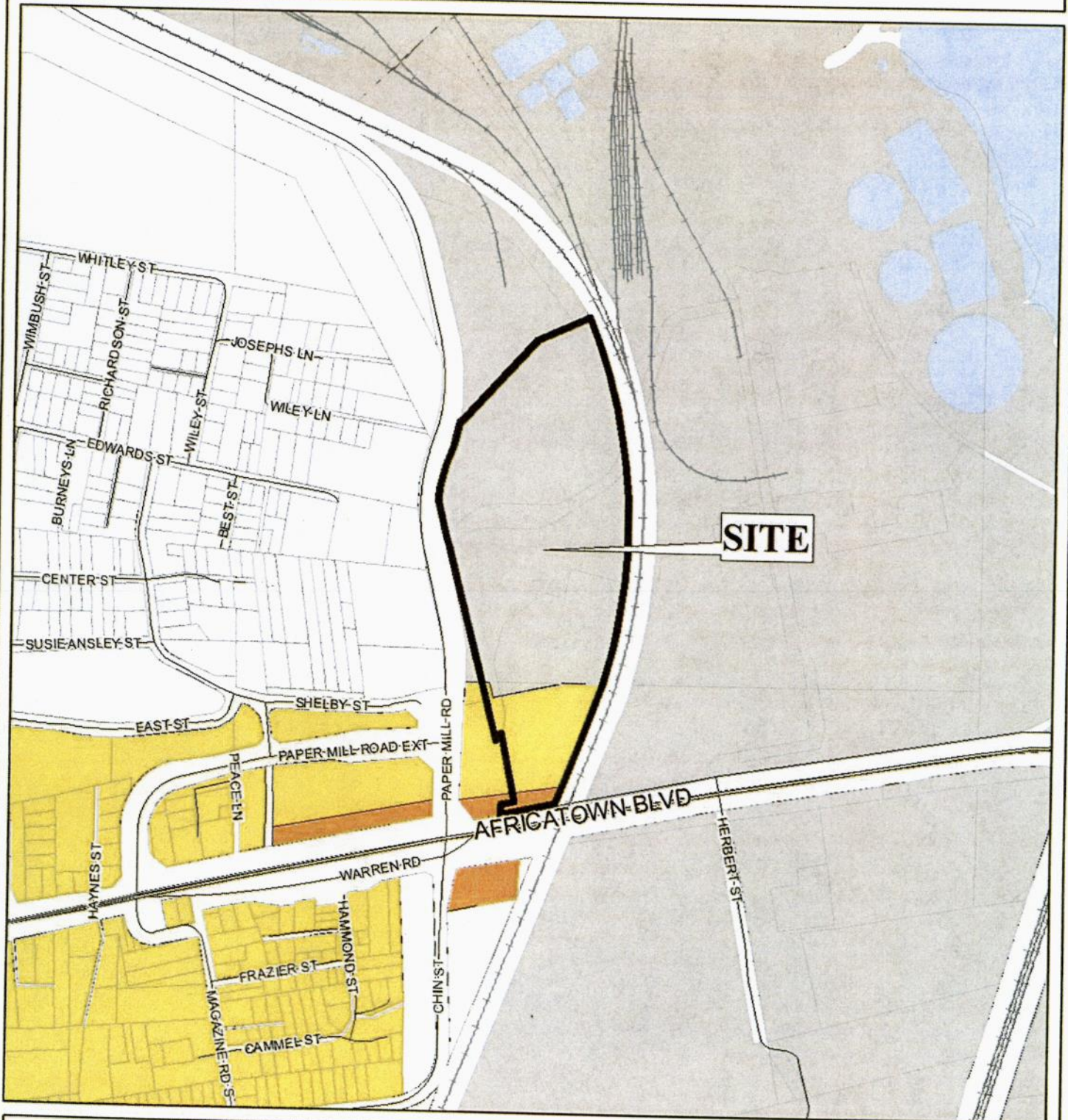
APPLICANT Kimberly Clark Corporation

REQUEST Rezoning from R-2, B-2, and I-2 to I-2



NTS

LOCATOR ZONING MAP



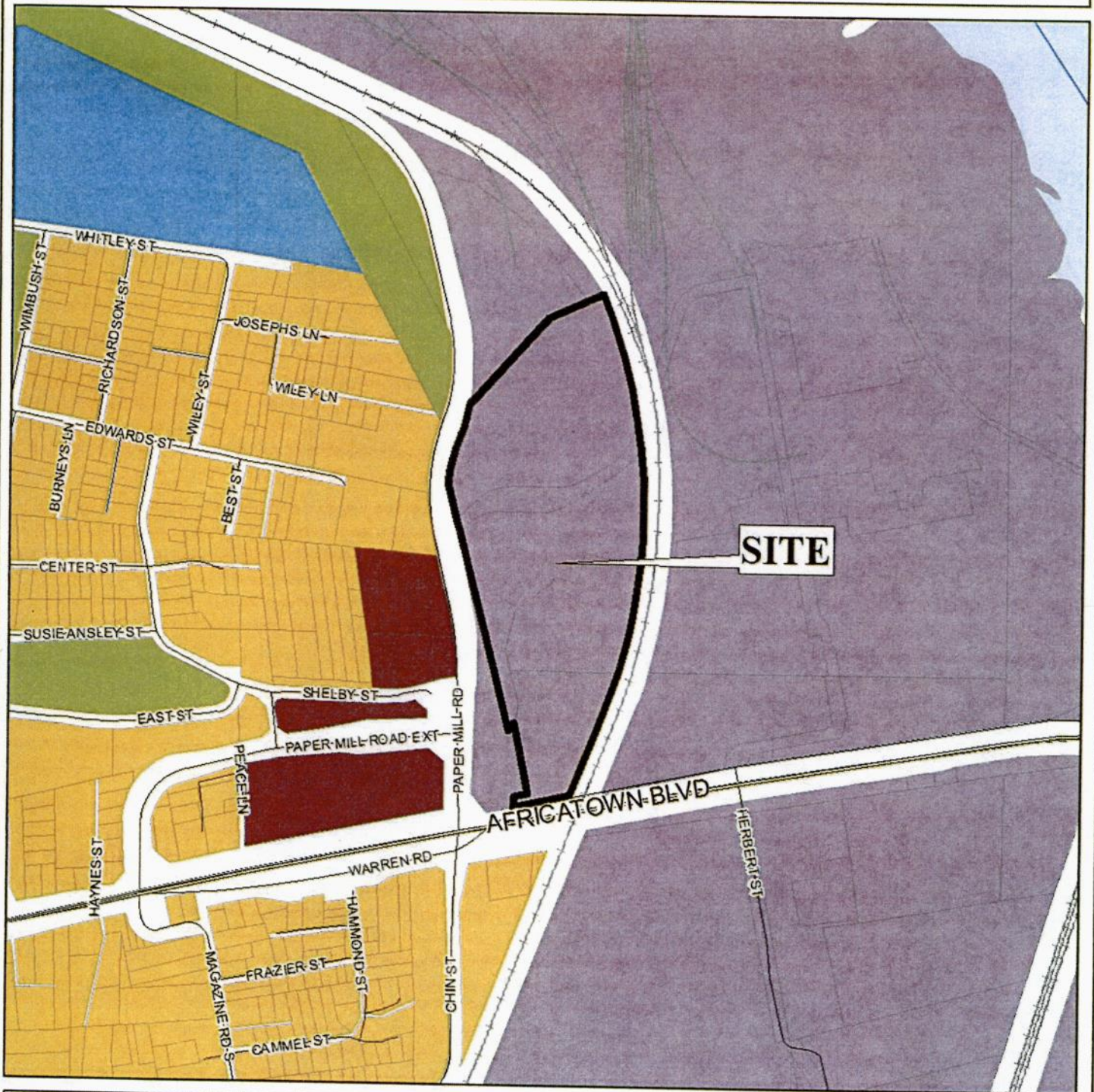
APPLICATION NUMBER 9 DATE September 20, 2018

APPLICANT Kimberly Clark Corporation

REQUEST Rezoning from R-2, B-2, and I-2 to I-2



FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE September 20, 2018

APPLICANT Kimberly Clark Corporation

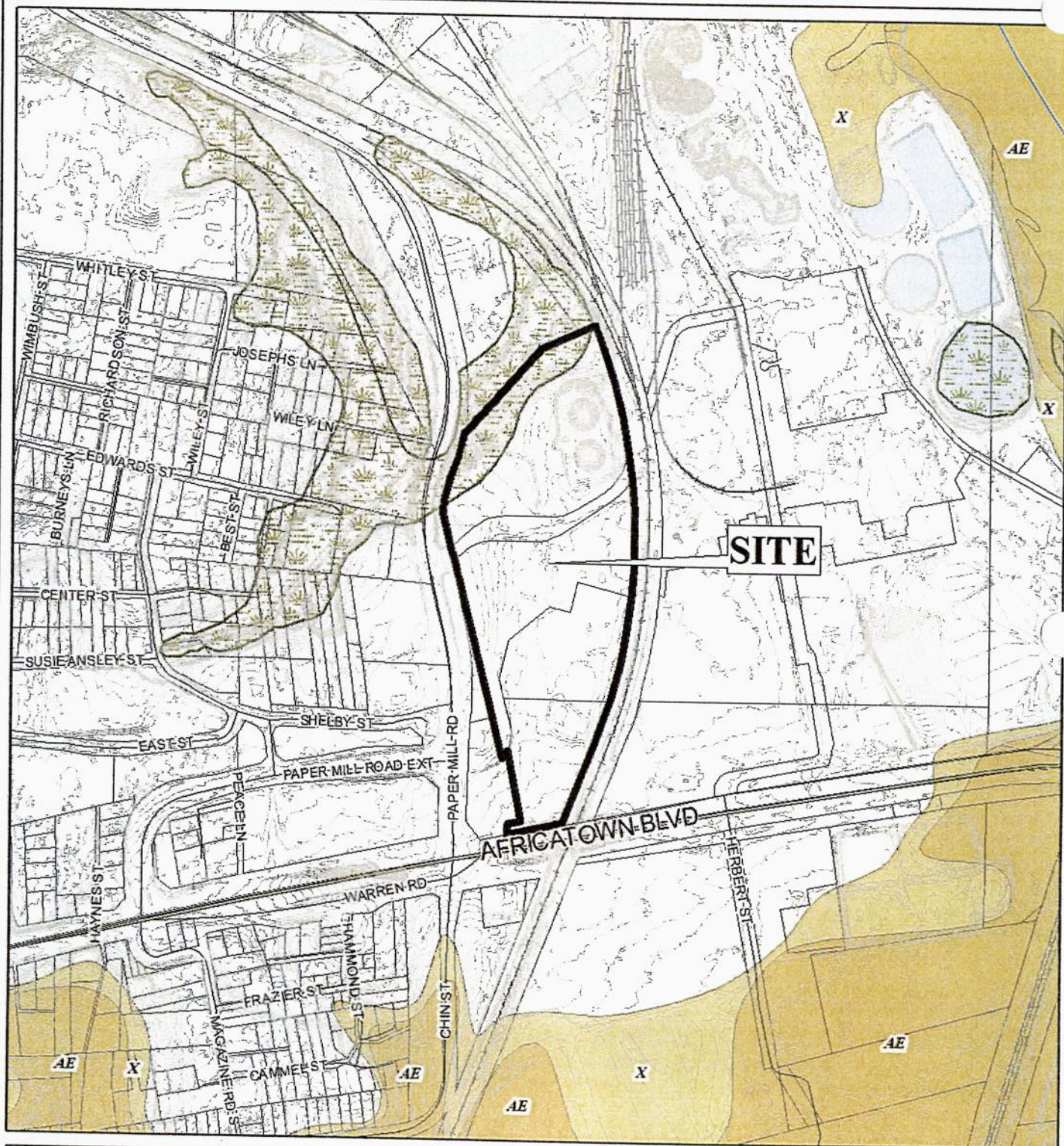
REQUEST Rezoning from R-2, B-2, and I-2 to I-2

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 9 DATE September 20, 2018

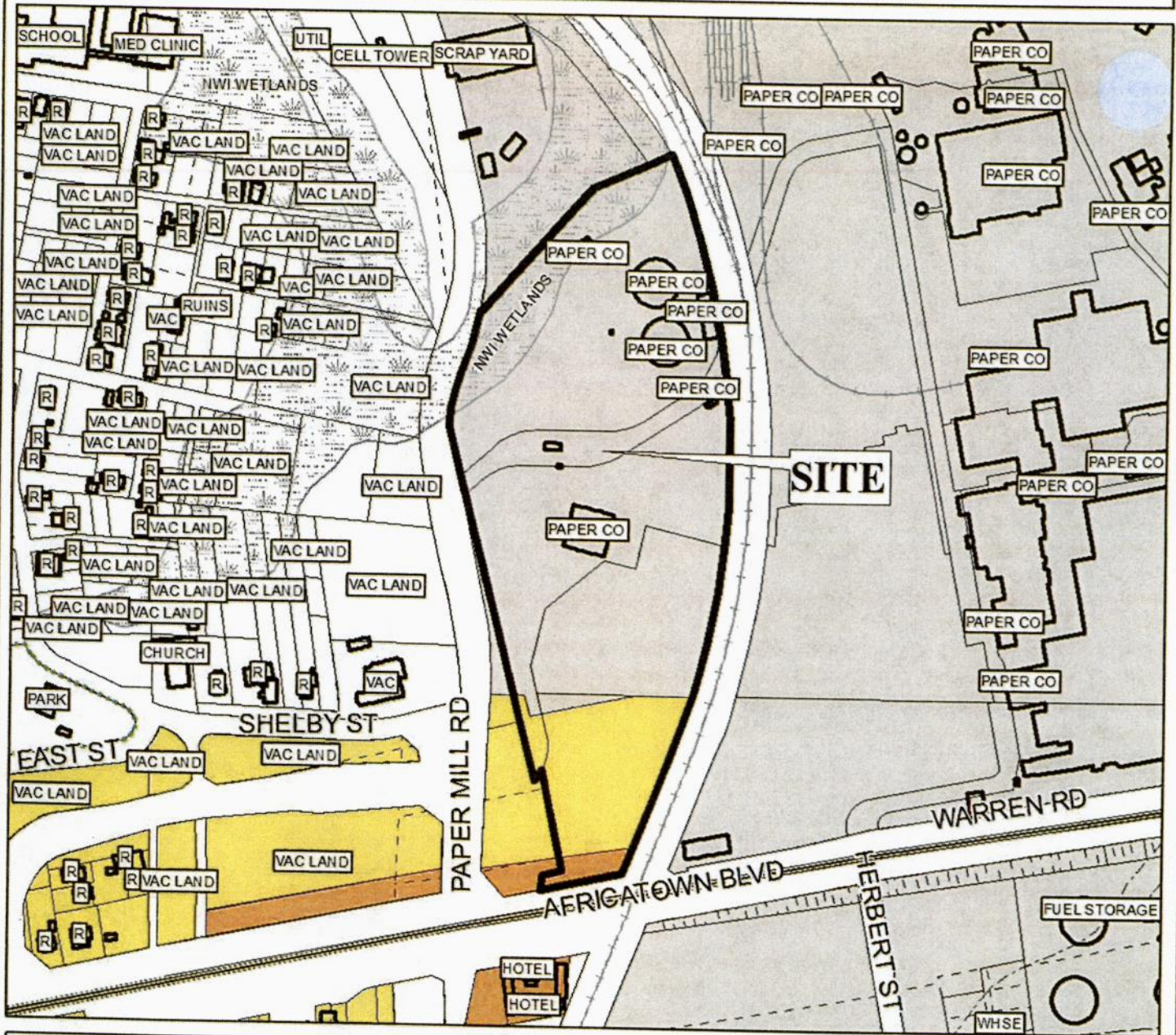
APPLICANT Kimberly Clark Corporation

REQUEST Rezoning from R-2, B-2, and I-2 to I-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units to the east and residential units to the west.

APPLICATION NUMBER 9 DATE September 20, 2018

APPLICANT Kimberly Clark Corporation

REQUEST Rezoning from R-2, B-2, and I-2 to I-2

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units to the east and residential units to the west.

APPLICATION NUMBER 9 DATE September 20, 2018

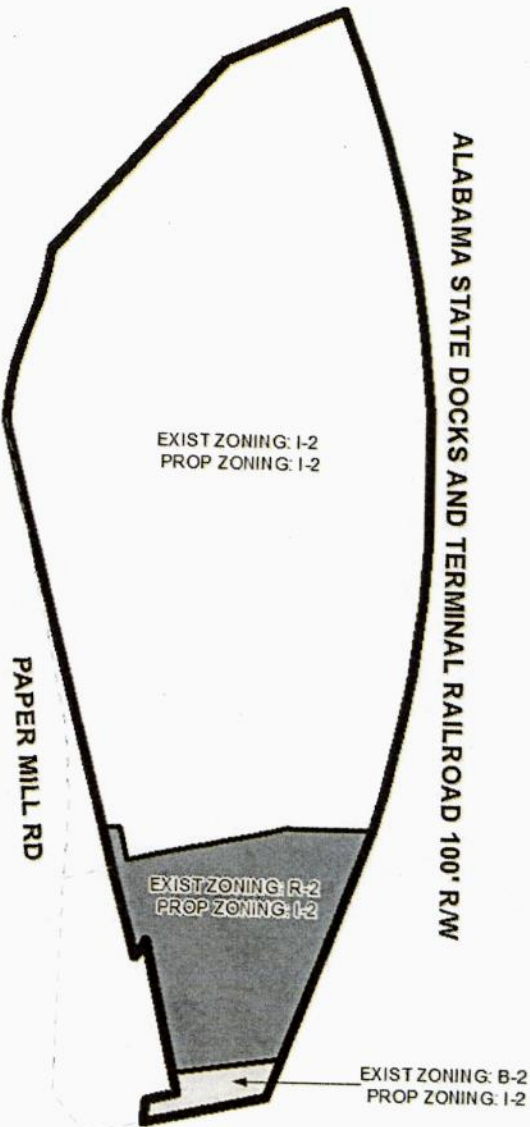
APPLICANT Kimberly Clark Corporation

REQUEST Rezoning from R-2, B-2, and I-2 to I-2



NTS

SITE PLAN



The site plan illustrates the proposed zoning changes.

APPLICATION NUMBER 9 DATE September 20, 2018

APPLICANT Kimberly Clark Corporation

REQUEST Rezoning from R-2, B-2, and I-2 to I-2



Kimberly Clark Tissue Co.
P.O. Box 80615
Indianapolis, IN 46280

Kimberly Clark Tissue Co.
P.O. Box 80615
Indianapolis, IN 46280

Kimberly Clark Tissue Co.
P.O. Box 80615
Indianapolis, IN 46280

Patel Kanta R & Roman L
C/o Baybridge Enterprises
283 Baybridge Rd
Prichard, AL 36610

Patel Kanta R & Roman L
C/o Baybridge Enterprises
283 Baybridge Rd
Prichard, AL 36610

Patel Kanta R & Roman L
C/o Baybridge Enterprises
283 Baybridge Rd
Prichard, AL 36610

Chippewa Lakes LLC
107 St Francis St Ste 1970
Mobile, AL 36602

Chippewa Lakes LLC
107 St Francis St Ste 1970
Mobile, AL 36602

Chippewa Lakes LLC
107 St Francis St Ste 1970
Mobile, AL 36602

Alabama State Of
P O Box 1588
Mobile, AL 36601

Alabama State Of
P O Box 1588
Mobile, AL 36601

Alabama State Of
P O Box 1588
Mobile, AL 36601

Alabama Power Co
C/o Norman Horsley, Tax Agt
P O Box 2641
Birmingham, AL 35291

Alabama Power Co
C/o Norman Horsley, Tax Agt
P O Box 2641
Birmingham, AL 35291

Alabama Power Co
C/o Norman Horsley, Tax Agt
P O Box 2641
Birmingham, AL 35291

Cushman Roderick H Etal
Univar Usa, Inc
C/o Ryan, Inc
Dallas, Tx 75240

Cushman Roderick H Etal
Univar Usa, Inc
C/o Ryan, Inc
Dallas, Tx 75240

Cushman Roderick H Etal
Univar Usa, Inc
C/o Ryan, Inc
Dallas, Tx 75240

Alabama State Port
Attn: James K Lyons Dir/ceo
250 North Water St Ste 300
Mobile, AL 36602

Alabama State Port
Attn: James K Lyons Dir/ceo
250 North Water St Ste 300
Mobile, AL 36602

Alabama State Port
Attn: James K Lyons Dir/ceo
250 North Water St Ste 300
Mobile, AL 36602

Lawler and Company
P.O. Box 1135
Theodore, AL 36590

Lawler and Company
P.O. Box 1135
Theodore, AL 36590

Lawler and Company
P.O. Box 1135
Theodore, AL 36590

Heningburg Daniel & M F
P.o. Box 180021
Mobile, AL 36618

Heningburg Daniel & M F
P.o. Box 180021
Mobile, AL 36618

Heningburg Daniel & M F
P.o. Box 180021
Mobile, AL 36618

Adams Carrie, Dicie Lewis &
% Eugene Collins
626 Shelby St
Magazine, AL 36610

Adams Carrie, Dicie Lewis &
% Eugene Collins
626 Shelby St
Magazine, AL 36610

Adams Carrie, Dicie Lewis &
% Eugene Collins
626 Shelby St
Magazine, AL 36610

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE ZONING ORDINANCE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 16th day of May, 1967, and known as the "Zoning Ordinance". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the _____ day of _____, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Zoning Ordinance

The proposed amendment to the Zoning Ordinance was published in full on the _____ day of _____, 20__ in the Mobile Press Register.

The proposed amendment to the Zoning Ordinance concerns the property within the City of Mobile, located at the **Northeast corner of Paper Mill Road and Africatown Boulevard.**

The proposed amendment to the Zoning Ordinance changes the classification of the subject property from **B-2, Neighborhood Business District, R-2, Two-Family Residential District, and I-2, Heavy Industry District** to **I-2, Heavy Industry District**. Under the proposed amendment to the Zoning Ordinance, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **I-2** districts under the terms of the Zoning Ordinance of May 16, 1967, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile, and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Zoning Ordinance of May 16, 1967, as amended. Further, no lot or parcel shall be used for any use allowed in **I-2** districts until the following conditions have been complied with: **1) Full compliance with all municipal codes and ordinances; and 2) full compliance with all municipal codes and ordinances.**

This proposed amendment to the Zoning Ordinance shall be in full force and effect from after its publication and adoption by the Mobile City Council.



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Submitted by:

Jennifer White, Traffic Engineering Department

Sponsored by:

William S. Stimpson, Mayor

Purpose and Scope of Project:

We are requesting that \$50,000.00 be transferred from Capital Project C0297 2016 TAP Bit & Spur Sidewalks to Grant Fund G-TAPBITSP TAP Sidewalks on Bit & Spur Road. This is FY 2019 CIP funds to supplement the grant and matching funds from the Village of Spring Hill.

Funding Source

Project # G-TAPBITSP TAP Sidewalks on Bit & Spur Road

Discretionary Funds

Project String 50015001.48010

Contract Number:

Budget Amendment **REDUCE** **INCREASE** \$50,000.00

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution Letter	11/14/2018

REVIEWERS:

Department	Reviewer	Action	Date
Finance	McMillan, Marilyn	Approved	11/15/2018 - 2:19 PM
Accounting	Daniels, Bettye	Approved	11/15/2018 - 2:28 PM
Legal	Coumanis, Keri	Approved	11/15/2018 - 1:45 PM
Mayors Office	Wesch, Paul	Approved	11/15/2018 - 2:57 PM

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the sum of \$50,000.00 be reallocated from Capital Project (C0297) 2016 TAP Bit & Spur Sidewalks 20002000.48040 Advertising Fees to Grant Fund (G-TAPBITSP) Transportation Alternative Project TAPMB-TA16(946) – Sidewalks on Bit & Spur Road 50015001.48010 Construction.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Submitted by:

Jennifer White, Traffic Engineering Department

Sponsored by:

William S. Stimpson, Mayor

Purpose and Scope of Project:

We are requesting that \$27,000.00 be transferred from Capital Project CON05 District 5 Contingency to Grant Fund G-TAPBITSP TAP Sidewalks on Bit & Spur Road. This is FY 2019 CIP funds to supplement the grant and matching funds from the Village of Spring Hill.

Funding Source

Project # G-TAPBITSP

Discretionary Funds

Project String 50015001.48010

Contract Number:

Budget Amendment **REDUCE** **INCREASE** \$27,000.00

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution Letter	11/14/2018

REVIEWERS:

Department Reviewer	Action	Date
Finance McMillan, Marilyn	Approved	11/15/2018 - 2:37 PM
Accounting Daniels, Bettye	Approved	11/15/2018 - 2:40 PM
Legal Coumanis, Keri	Approved	11/15/2018 - 1:45 PM
Mayors Office Wesch, Paul	Approved	11/15/2018 - 2:57 PM

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the sum of \$27,000.00 be reallocated from Capital Project (CON05) District 5 Contingency Project 20002000.48040 Advertising Fees to Grant Fund (G-TAPBITSP) Transportation Alternative Project TAPMB-TA16(946) – Sidewalks on Bit & Spur Road 50015001.48010 Construction.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Submitted by:

Kimberly Harden, Director of Architectural Engineering Department

Sponsored by:

Councilmember Manzie and Mayor Stimpson

Purpose and Scope of Project:

For Professional Services

Amount of Contract:

\$9,422.40

Funding Source

Project # Mobile, Alabama Cruise Terminal - 2019
Construction Management Services, CT-005-19

Discretionary Funds

Project String 20002000-42200

Contract Number:1905

Budget Amendment **REDUCE** **INCREASE**

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
2019 Construction Mgmt Svcs for the Cruise Terminal	Cover Memo	11/13/2018

REVIEWERS:

Department	Reviewer	Action	Date
Architectural Engineering	Harden, Kim	Approved	11/13/2018 - 6:41 PM
Finance	McMillan, Marilyn	Approved	11/14/2018 - 3:35 PM
Legal	Hill, Ashton	Approved	11/15/2018 - 10:09 AM
Mayors Office	Wesch, Paul	Approved	11/15/2018 - 11:27 AM

RESOLUTION

2018

Sponsored by: Mayor William S. Stimpson

Councilmember: Levon C. Manzie

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

Name of Company: TAG/The Architect's Group, Inc.

Project Name: Mobile, Alabama Cruise Terminal
2019 Construction Management Services

Project Number: CT-005-19

Amount: \$9,422.40

Adopted:

City Clerk

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

CONTRACT #

PROJECT NAME: Mobile, Alabama Cruise Terminal – 2019 Construction
Management Services

ARCHITECTURAL ENGINEERING PROJECT# CT-005-19

PROJECT # C0259

DATE OF RECEIPT _____

PROJECT DESCRIPTION For Professional Services

CONTRACT AMOUNT \$9,422.40

VENDOR NAME TAG/The Architect's Group, Inc.

VENDOR NUMBER 17750

DEPT # 3032

DEPT NAME Architectural Engineering Department

CONTRACT ADMINISTRATOR Kimberly Harden

Please Select by circling one (Type):

Architectural Engineering Testing Professional Services

Construction (Unit Price)* Construction** Non Contractual Performance

RETAINAGE INFORMATION:

SHOULD RETAINAGE BE WITHHELD? Y___ N X ; 5% of the 1st 50% _____ or

If different, indicate special rate _____

**Unit Price Contracts are estimates per F. Kessler - do not require Change Orders*

***General Construction requires Change Order for 10% overages.*

Prepared by: B. Rhodes Date 11/13/18

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

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If different, indicate special rate _____

**Unit Price Contracts are estimates per F. Kessler - do not require Change Orders*

***General Construction requires Change Order for 10% overages.*

Prepared by: B. Rhodes Date 11/13/18

AGREEMENT BETWEEN OWNER AND CONSULTANT FOR A STIPULATED SUM (HEREINAFTER "AGREEMENT")



This Agreement made and entered into this _____ day of _____, Two Thousand and _____.

BETWEEN the Owner: City of Mobile
205 Government Street
P O Box 1827
Mobile, Alabama 36633

And the Consultant: TAG/The Architects Group, Inc.
710 Downtowner Boulevard
Mobile, Alabama 36609

For the following Project: Mobile, Alabama Cruise Terminal
2019 Construction Management Services
201 South Water Street
Mobile, Alabama 36602

Project Number: CT-005-19

The Owner and Consultant agree as set forth below:

1.1 CONSULTANT'S SERVICE

1.1.1 The Consultant's services consist of those described herewith for a sum not to exceed Nine Thousand Four Hundred Twenty Two Dollars and forty cents (\$9,422.40), including Four Hundred Twenty Two Dollars and forty cents (\$422.40) in not to exceed reimbursable expenses as outlined in the Consultant's Proposal.

1.1.2 The Consultant's services shall be as stated in the attached Proposal dated October 24, 2018.

1.1.3 As a licensed professional the Consultant shall affix to all appropriate documents his or her "Professional Seal".

1.1.4 If Additional Services are required due to circumstances beyond the Consultant's control, the Consultant shall give written notice to the Owner and obtain written authorization from the Owner before commencing such Services. The Consultant's notice shall include a description of the circumstances justifying the "Additional Services" and a proposal to provide the Services.

2.1 OWNER/CONSULTANT REPRESENTATIVES

2.1.1 The Owner Representative, authorized to act on the Owner's behalf with respect to the Project, is the Director of Architectural Engineering or the Director's designated representative. The Owner's liaison with the Consultant is the Owner Representative.

2.1.2 ENGINEER IN CHARGE

Firm Name: TAG/The Architects Group, Inc.

Address: 710 Downtowner Boulevard, Mobile, Alabama 36609

Phone/Fax Number: 251-~~484~~-1811 / 251-343-1834

343-1811

Email address: rtaylor@tagarchitects.net

Name: R. Ronald Taylor, AIA

Engineer License No.: 2279

3.1 GENERAL REQUIREMENTS

- 3.1.1** The Consultant shall provide Construction Management Services until January 21, 2019. Consultant shall provide one (1) set of original Documents, along with Electronic Digital Format files for all documents, including Excel and Word format version of the Construction Management documents including, but not limited to, schedules, meeting minutes, written directives, etc.
- 3.1.2** The Owner and the Consultant, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Agreement, in respect of all covenants of this Agreement. Consultant shall not assign, sublet or transfer his or its interest in this Agreement without written consent of the Owner, which consent will be granted or withheld at the Owner's sole discretion.
- 3.1.3** This Agreement represents the entire and integrated agreement between the Owner and Consultant and supersedes all prior negotiations, representations or any standards as a part of the Agreement either written or oral. The Owner and Consultant may amend this Agreement only by written instrument signed by both parties.
- 3.1.4** The Consultant shall indemnify and save harmless the Owner, its employees, agents, servants and officials from all loss from claims, suits, actions, damages and costs of every name and description for injury to person(s) or damage to property resulting or arising from Consultant's negligence in performance of the services provided for under this Agreement.
- 3.1.5** The Consultant shall maintain insurance in accordance with Exhibit 1, Insurance. If the certificate of insurance referenced in this Agreement does not evidence insurance of owned vehicles, said certificate and this sentence shall evidence the Consultant's covenant that it does not own any vehicles and that it will not purchase or obtain any vehicles during the term of this Agreement.
- 3.1.6** Payments will be made to the Consultant in accordance with Exhibit 2, Payment Process.
- 3.1.7 NON-DISCRIMINATION**
- A. Consultant shall comply with all Federal, State and Local laws concerning non-discrimination, including Section 14.1 and Section 14.2, Code of the City of Mobile, as adopted December 10, 1991.

- B. Consultants shall abide by provisions of Mobile Ordinances #02-050 which prohibits discrimination in employment by Consultants and Sub-Consultants performing work for the City of Mobile.

4.1 CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, the Consultant's Proposal as accepted by the City, and other documents listed in the Agreement, all of which form the Contract and are fully a part of the Contract as if attached to this Agreement or repeated herein. An enumeration of the Contract Documents, other than a Modification, appears below:

1. Consultant Proposal, dated October 24, 2018;
2. E-Verify Documentation;
3. Certificate of Insurance with Endorsements;
4. This Instrument (Agreement).

5.1 DISPUTE RESOLUTION

- 5.1.1** Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to the Agreement or breach thereof shall be subject to legal proceedings unless the parties mutually agree otherwise.

- 5.1.2** This Agreement shall be governed by the Laws of the State of Alabama and the appropriate venue for any actions out of this Agreement shall be Mobile, Alabama.

6.0 IMMIGRATION LAWS

By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.

IN WITNESS WHERE OF, the parties to these presents have hereunto set their hand and seal; the Mayor of the City of Mobile, acting under and by virtue of such office and with fully authority and the Consultant by such duly authorized officers or individuals as may be required by law.

This Agreement entered into as of the day and year first written above.

OWNER: City of Mobile

CONSULTANT: TAG/The Architects Group, Inc.

Signature

William S. Stimpson, Mayor
Printed Name and Title

Signature

R. Ronald Taylor, AIA
Printed Name and Title

(Corporate Seal if applicable)

ATTEST: City of Mobile

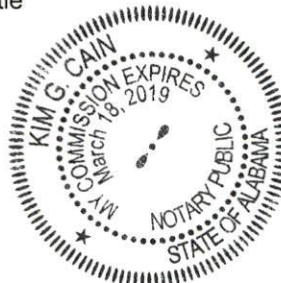
ATTEST: Consultant

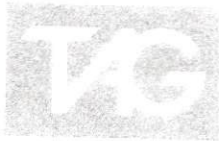
City Clerk

Kimberly Harden, Director
Architectural Engineering Department

Signature

Kim Cain, Accountant
Printed Name and Title





October 24, 2018

Ms. Cindy Klotz, Architect
City of Mobile
205 Government Street
Mobile, AL 36602

RE: Construction Management Services for Upgrades to the Cruise Terminal
CT-00549

Dear Ms. Klotz,

We are pleased to offer the following proposal for Construction Management (CMA) services to assist your department with the Upgrades to the Cruise Terminal while the ship is in dry dock between Jan7-Jan 21, 2019.

Per correspondence, the expectation for Tom Kelly's time is as follows:

11-week days at 8 hours/day = 88 hours

4 Pre-Bids @4 hours = 16 hours

Reading/reviewing/consulting/meetings = 40 hours

Subtotal of above = 144 hours

20% is added for overruns to arrive at 172.80 hours, rounded up to 175 hours as a "not to exceed" basis.

For Tom's current rate of \$110/hr, this amounts to a not to exceed of \$9,000.00

Regarding reimbursable expenses, the following items are anticipated:

TWIC enrollment for TSA	\$128.00
Smartsheet Drug Screening	\$120.00
Travel TAG to Cruise Terminal 16 trips x 20m x \$.545	\$174.40
Total NTE =	\$9,422.40

In acknowledgement that this amount of time may be consumed before the project is complete, depending upon project circumstances, we propose to extend these CMA services at the same rate as above for the durations to be determined as necessary to complete the work. Any extension of services to this agreement will be by formal Amendment to our contract.

Generally, the scope of anticipated service is as follows:

- Walk the site each day to assess the progress and quality of the work of the various trades as that work proceeds.
- Attend and manage onsite progress/scheduling meetings with all the contractors and Cruise Terminal Staff on as "as needed" basis.
- Develop and present/post the construction schedule, using each contractor's individual schedule as contracted with the City, coordinating all contractor's activities with each other and with the completion schedule established by the critical path. Assure sub-trades agree and adhere to agreed sequences

Ms. Cindy Klotz, Architect
City of Mobile, page 2

and processes of work. Monitor each contractor's daily activity for coordination and compliance.

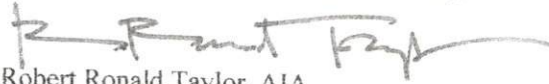
- Assist with review and verification of pay applications, change request documentation, and allowance verification.
- Address field questions and changes-pass them on to COM for as appropriate for final disposition.

It is further understood that COM personnel will continue to manage their design consultant's construction phase services and inform the CM of any circumstance involving same that has bearing on the work of the CM. The CM interface and communication with the COM's design consultants will be through COM personnel.

We are pleased to offer this proposal for services, and look forward to a successful project for the City of Mobile.

Sincerely,

TAG/THE ARCHITECTS GROUP INC.

A handwritten signature in dark ink, appearing to read 'Robert Taylor', with a stylized flourish at the end.

Robert Ronald Taylor, AIA
RT/mz

EXHIBIT 1

City of Mobile Insurance Requirements Consultant

Insurance – For the duration of this agreement, the Consultant shall maintain the following minimum amounts for this project:

- A. Workers' Compensation/Employer's Liability:
 - 1. Workers' Compensation insurance in the amounts required by all applicable laws, rules or regulations of the state of Alabama.
 - 2. Employer's Liability with limits of not less than:
 - Bodily Injury by Accident \$1,000,000 each accident
 - Bodily Injury by Disease \$1,000,000 policy limit
 - Bodily Injury by Disease \$1,000,000 each employee
 - 3. Borrowed Servant/Alternate Employer endorsement in favor of City of Mobile.
- B. Comprehensive General Liability Insurance:
 - 1. Comprehensive General Liability (occurrence form) including coverage for products/completed operations, independent contractors, and blanket contractual liability, specifically covering the obligations assumed by Contractor.
 - 2. Limit of Liability: \$1,000,000 combined single limit of liability each occurrence bodily injury or property damage.
 - 3. General Aggregate Limit shall apply on a "Per Project" Basis.
- C. Automobile Liability Insurance:
 - 1. Automobile Liability Insurance to cover any auto, including all owned, non-owned, and hired vehicles, with a \$1,000,000 combined single limit of liability each accident for bodily injury and/or property damage.
- D. Excess/Umbrella Liability Insurance
 - 1. Providing following form coverage for Employer's Liability, Comprehensive General Liability, and Automobile Liability.
 - 2. Limit of Liability: \$2,000,000 combined single limit of liability each occurrence for bodily injury and/or property damage.
- E. Professional Liability Insurance:
 - 1. Projects \$0 - \$1,000,000 \$1,000,000 /\$2,000,000 annual aggregate

Projects over \$1,000,000 to be determined by Owner

CERTIFICATE OF LIABILITY INSURANCE ENDORSEMENT PAGE

The policy endorsements listed below are required and must be listed in the "Description of Operations" box on the Certificate of Liability Insurance or listed separately on an attachment to the certificate of insurance (ACORD 101, Additional Remarks Schedule):

Waiver of Subrogation - All policies of insurance shall be endorsed to waive rights of subrogation in favor of City of Mobile.

Additional Insured - All policies of insurance, except those referenced under paragraph A, shall be endorsed to name City of Mobile as an Additional Insured.

Primary Insurance - All policies of insurance, except those referenced under paragraph A, shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by City of Mobile.

Notice of Cancellation - Certificates of Insurance shall provide that such insurance shall not be subject to cancellation, non-renewal nor material change without 30 days or more (except 10 days for non-payment) prior written notice thereof to the City of Mobile.

Certificates of Insurance – General - Within ten (10) calendar days from date of issuance of Contract forms for execution, Consultant shall deliver to the City of Mobile, certificates of insurance (standard ACORD format) certifying the existence and limits of the insurance coverages along with separate policy endorsements as described above. Consultant shall also be responsible for delivering policy renewal certificates to the City of Mobile.

Exhibit 2

Payment Process

1. The Consultant shall submit his request for payment on approved, standard forms.
2. Compensation shall be paid monthly, in accordance with the attached Proposal and hourly rate sheet. Each month, Consultant shall provide a detailed invoice of hours and expenses.
3. Payment process: Construction Management Consultant submits invoice to Architectural Engineering Department for work complete. Fiscal Officer will verify contract amount and other figures. Project Manager will review invoices, and verify percentage complete. Fiscal Officer prepares check request for approval by Architectural Engineering Director. Check request and Consultant's invoice are forwarded to the City of Mobile Accounting Department for payment.
4. Invoices submitted prior to and approved by noon Wednesday will be processed that week and a check disbursed by mail or hand the following Wednesday (one week). Invoices approved after noon on Wednesday will be processed the following week and disbursed the Wednesday following (two weeks).

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

11/09/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lyon Fry Cadden Ins Agency Inc P. O. Box 160927 (251) 473-4600 Mobile, AL 36616	CONTACT NAME: Elise Buschmann	
	PHONE (A/C, No, Ext): 251 473-4600	FAX (A/C, No): 251-450-0032
	E-MAIL ADDRESS: ebuschmann@lyonfrycadden.com	
INSURED The Architects Group, Inc. 710 Downtowner Blvd. Mobile, AL 36609	INSURER(S) AFFORDING COVERAGE	
	INSURER A : National Fire Insurance Co. of Hartford	
	INSURER B : Transportation Insurance Company	
	INSURER C : AL Self Insured WC Fund	
	INSURER D : Midwest Employers Cas Co.	
	INSURER E : Admiral Insurance Company	
	INSURER F :	

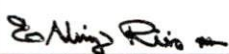
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:		2099909862	03/06/2018	03/06/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY		6024955204	09/11/2018	03/06/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		5093399737	03/06/2018	03/06/2019	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WC10003700002018A	01/01/2018	01/01/2019	☒ PER STATUTE ☐ OTH-ER
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	POAL129001	01/01/2018	01/01/2019	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
E	Professional Liab		EO00003012004	08/15/2018	08/15/2019	\$1,000,000 each claim \$3,000,000 aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Mobile, Alabama Cruise Terminal 2019 Construction Management Services; Project No. CT-005-19.
 City of Mobile is included as additional insured as respects General Liability, Auto Liability and Umbrella Liability as required by written contract. These coverages are primary and non-contributory with any other insurance in force or which may be purchased by the additional insured. A waiver of subrogation applies in favor of City of Mobile as respects General Liability, Auto Liability, Umbrella and Workers
 (See Attached Descriptions)

CERTIFICATE HOLDER City of Mobile Architectural Engineering Dept. P.O. Box 1827 Mobile, AL 36633-1827	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

DESCRIPTIONS (Continued from Page 1)

Compensation/Employers Liability as required by written contract. 30 days notice of cancellation, non renewal or material change applies (except 10 days for non-payment).



Company ID Number: 491737

To be accepted as a participant in E-Verify, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 888-464-4218.

Employer The Architects Group, Inc.	
Cecile Sparks	
Name (Please Type or Print)	Title
Electronically Signed	01/18/2012
Signature	Date
Department of Homeland Security – Verification Division	
Name (Please Type or Print)	Title
Signature	Date

Information Required for the E-Verify Program

Information relating to your Company:

Company Name:	The Architects Group, Inc.
Company Facility Address:	710 Downtowner Blvd.
	Mobile, AL 36609
Company Alternate Address:	P.O. Box 16547
	Mobile, AL 36616
County or Parish:	MOBILE
Employer Identification Number:	630622691



Company ID Number: 491737

North American Industry Classification Systems Code:	236
Administrator:	
Number of Employees:	10 to 19
Number of Sites Verified for:	1
Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:	
ALABAMA 1 site(s)	

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name:	Cecile C Sparks	Fax Number:	(251) 343 - 1834
Telephone Number:	(251) 343 - 1811		
E-mail Address:	csparks@tagarchitects.net		
Name:	David M Barr	Fax Number:	(251) 343 - 1834
Telephone Number:	(251) 343 - 1811		
E-mail Address:	dbarr@tagarchitects.net		



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Submitted by:

Kimberly Harden, Director of Architectural Engineering Department

Sponsored by:

Councilmember Manzie and Mayor Stimpson

Purpose and Scope of Project:

For Professional Services

Amount of Contract:

\$19,270.00

Funding Source

Project # Memorial Park - Implementation and Phasing Plan & Phase 1 Improvements, PR-049-18

Discretionary Funds

Project String 20002000-42200

Contract Number:1907

Budget Amendment **REDUCE** **INCREASE**

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
Implementation & Phasing Plan & Phase 1 Improvements to Memorial Park	Cover Memo	11/14/2018

REVIEWERS:

Department	Reviewer	Action	Date
Architectural Engineering	Harden, Kim	Approved	11/14/2018 - 5:02 PM
Finance	McMillan, Marilyn	Approved	11/15/2018 - 10:01 AM
Legal	Hill, Ashton	Approved	11/15/2018 - 11:40 AM
Mayors			11/15/2018 -

Office

Wesch, Paul

Approved

2:59 PM

RESOLUTION

2018

Sponsored by: Mayor William S. Stimpson

Councilmember: Levon C. Manzie

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

Name of Company: Watkins Acy Strunk Design, Inc.

Project Name: Memorial Park – Implementation and Phasing Plan &
Phase 1 Improvements

Project Number: PR-049-18

Amount: \$19,270.00

Adopted:

City Clerk

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

CONTRACT #

PROJECT NAME: Memorial Park – Implementation and Phasing Plan &
Phase 1 Improvements

ARCHITECTURAL ENGINEERING PROJECT# PR-049-18

PROJECT #C0369

DATE OF RECEIPT _____

PROJECT DESCRIPTION For Professional Services

CONTRACT AMOUNT \$19,270.00

VENDOR NAME Watkins Acy Strunk Design, Inc.

VENDOR NUMBER 293962

DEPT # 3032

DEPT NAME Architectural Engineering Department

CONTRACT ADMINISTRATOR Kimberly Harden

Please Select by circling one (Type):

Architectural Engineering Testing **Professional Services**

Construction (Unit Price)* Construction** Non Contractual Performance

RETAINAGE INFORMATION:

SHOULD RETAINAGE BE WITHHELD? Y___ N X ; 5% of the 1st 50% _____ or

If different, indicate special rate _____

**Unit Price Contracts are estimates per F. Kessler - do not require Change Orders*

***General Construction requires Change Order for 10% overages.*

Prepared by: B. Rhodes Date 11/14/18

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

CONTRACT #

PROJECT NAME: Memorial Park – Implementation and Phasing Plan &
Phase 1 Improvements

ARCHITECTURAL ENGINEERING PROJECT# PR-049-18

PROJECT #C0369

DATE OF RECEIPT _____

PROJECT DESCRIPTION For Professional Services

CONTRACT AMOUNT \$19,270.00

VENDOR NAME Watkins Acy Strunk Design, Inc.

VENDOR NUMBER 293962

DEPT # 3032

DEPT NAME Architectural Engineering Department

CONTRACT ADMINISTRATOR Kimberly Harden

Please Select by circling one (Type):

Architectural

Engineering

Testing

Professional Services

Construction (Unit Price)* Construction** Non Contractual Performance

RETAINAGE INFORMATION:

SHOULD RETAINAGE BE WITHHELD? Y___ N X ; 5% of the 1st 50% _____ or

If different, indicate special rate _____

**Unit Price Contracts are estimates per F. Kessler - do not require Change Orders*

***General Construction requires Change Order for 10% overages.*

Prepared by: B Rhodes Date 11/14/18

AGREEMENT BETWEEN OWNER AND CONSULTANT FOR A STIPULATED SUM (HEREINAFTER "AGREEMENT")



This Agreement made and entered into this _____ day of _____, Two Thousand and _____.

BETWEEN the Owner: City of Mobile
205 Government Street
P O Box 1827
Mobile, Alabama 36633

And the Consultant: Watkins Acy Strunk Design, Inc.
256 Wacker Lane North
Mobile, Alabama 36608

For the following Project: Memorial Park – Implementation and Phasing Plan &
Phase 1 Improvements
1800 Airport Boulevard
Mobile, Alabama 36606

Project Number: PR-049-18

The Owner and Consultant agree as set forth below:

1.1 CONSULTANT'S SERVICE

1.1.1 The Consultant's services consist of those described herewith for a sum not to exceed Nineteen Thousand Two Hundred Seventy Dollars and no cents (\$19,270.00), including Eight Thousand Fifty Dollars and no cents (\$8,050.00) in not to exceed reimbursable expenses as outlined in the Consultant's Proposal.

1.1.2 The Consultant's services shall be as stated in the attached Proposal dated August 27, 2018.

1.1.3 As a licensed professional the Consultant shall affix to all appropriate documents his or her "Professional Seal".

1.1.4 If Additional Services are required due to circumstances beyond the Consultant's control, the Consultant shall give written notice to the Owner and obtain written authorization from the Owner before commencing such Services. The Consultant's notice shall include a description of the circumstances justifying the "Additional Services" and a proposal to provide the Services.

2.1 OWNER/CONSULTANT REPRESENTATIVES

2.1.1 The Owner Representative, authorized to act on the Owner's behalf with respect to the Project, is the Director of Architectural Engineering or the Director's designated representative. The Owner's liaison with the Consultant is the Owner Representative.

2.1.2 ENGINEER IN CHARGE

Firm Name: Watkins Acy Strunk Design, Inc.
Address: 256 Wacker Lane North, Mobile, Alabama 36608
Phone/Fax Number: 251-344-4023 / 251-344-4052
Email address: jcrowe@was-design.com
Name: James Crowe Landscape Architect License No.: 1519

3.1 GENERAL REQUIREMENTS

- 3.1.1** The Consultant shall deliver the Work complete within Thirty (30) calendar days from the date of the written Notice to Proceed. Deliverables shall be Three (3) sets of original Documents, along with Electronic Digital Format files for all documents, including the Report in Word format and the drawings and other applicable documents in AutoCAD format.
- 3.1.2** The Owner and the Consultant, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Agreement, in respect of all covenants of this Agreement. Consultant shall not assign, sublet or transfer his or its interest in this Agreement without written consent of the Owner, which consent will be granted or withheld at the Owner's sole discretion.
- 3.1.3** This Agreement represents the entire and integrated agreement between the Owner and Consultant and supersedes all prior negotiations, representations or any standards as a part of the Agreement either written or oral. The Owner and Consultant may amend this Agreement only by written instrument signed by both parties.
- 3.1.4** The Consultant shall indemnify and save harmless the Owner, its employees, agents, servants and officials from all loss from claims, suits, actions, damages and costs of every name and description for injury to person(s) or damage to property resulting or arising from Consultant's negligence in performance of the services provided for under this Agreement.
- 3.1.5** Filing fees, permit fees, and review fees, as may be required by City of Mobile departments, are hereby waived.
- 3.1.6** The Consultant shall maintain insurance in accordance with Exhibit 1, Insurance. If the certificate of insurance referenced in this Agreement does not evidence insurance of owned vehicles, said certificate and this sentence shall evidence the Consultant's covenant that it does not own any vehicles and that it will not purchase or obtain any vehicles during the term of this Agreement.
- 3.1.7** Payments will be made to the Consultant in accordance with the Consultant's attached Proposal.

3.1.8 NON-DISCRIMINATION

- A. Consultant shall comply with all Federal, State and Local laws concerning non-discrimination, including Section 14.1 and Section 14.2, Code of the City of Mobile, as adopted December 10, 1991.
- B. Consultants shall abide by provisions of Mobile Ordinances #02-050 which prohibits discrimination in employment by Consultants and Sub-Consultants performing work for the City of Mobile.

4.1 CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, the Consultant's Proposal as accepted by the City, and other documents listed in the Agreement, all of which form the Contract and are fully a part of the Contract as if attached to this Agreement or repeated herein. An enumeration of the Contract Documents, other than a Modification, appears below:

- 1. Consultant Proposal, dated August 27, 2018;
- 2. E-Verify Documentation;
- 3. Certificate of Insurance with Endorsements;
- 4. This Instrument (Agreement).

5.1 DISPUTE RESOLUTION

- 5.1.1 Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to the Agreement or breach thereof shall be subject to legal proceedings unless the parties mutually agree otherwise.
- 5.1.2 This Agreement shall be governed by the Laws of the State of Alabama and the appropriate venue for any actions out of this Agreement shall be Mobile, Alabama.

6.0 IMMIGRATION LAWS

By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.

7.0 PUBLIC CONTRACTS WITH ENTITIES ENGAGING IN CERTAIN BOYCOTT ACTIVITIES:

By signing this contract, the Consultant further represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

IN WITNESS WHERE OF, the parties to these presents have hereunto set their hand and seal; the Mayor of the City of Mobile, acting under and by virtue of such office and with fully authority and the Consultant by such duly authorized officers or individuals as may be required by law.

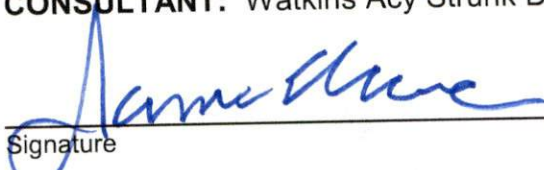
This Agreement entered into as of the day and year first written above.

OWNER: City of Mobile

Signature

William S. Stimpson, Mayor
Printed Name and Title

CONSULTANT: Watkins Acy Strunk Design, Inc.

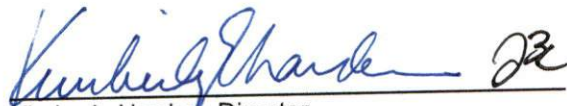

Signature

James E. Crowe, Landscape Architect
Printed Name and Title

(Corporate Seal if applicable)

ATTEST: City of Mobile

City Clerk

 JZ
Kimberly Harden, Director
Architectural Engineering Department

ATTEST: Consultant


Signature

A. Blake Smisson Landscape Architect
Printed Name and Title



August 27, 2018

Ms. Kim Harden, Director
Architectural Engineering Department
City of Mobile
P. O. Box 1827
Mobile, Alabama 36633-1827

Re: Memorial Park - Implementation and Phasing Plan & Phase 1 Improvements
Mobile, Alabama PR-049-18

Dear Kim:

As requested, we are pleased to submit the following scope of services for the above referenced project:

SCOPE OF SERVICES

A. Site Survey- Topographic Map

We will have prepared a Site Survey and 2 feet interval topographic map of the park area. This survey will locate all easements, existing utilities, rights-of-way, historic structures, walkways, pool-fountain, trees, etc. This survey and topographic map will be the Basis of Design.

B. Land Disturbance Permit – Phase 1 Improvements

We will prepare and submit the Land Disturbance Application with drainage calculations and plans to the City of Mobile; application fees are to be waived. We will also provide project surveillance and closeout documents as required by the City of Mobile. We will make periodic site visits during site work and at completion and provide the required certification, documentation, and as built drawing to the City of Mobile.

C. Implementation and Phasing Plan

We will prepare an assessment of existing conditions and features, including recommendations for prioritized repairs and improvements, utilizing the site survey and data on historical/original features to assist in decision making and prioritization of proposed improvements to Memorial Park. The plan will indicate the basic design and location of existing and proposed facilities, to include but not limited to pool-fountain renovations and improvements, walkways, benches, trash receptacles, lighting, landscaping and irrigation. This plan will be based on input received from meetings/coordination with City of Mobile, AE Department, Parks and Recreation Department, and community action groups.

As part of the Implementation and Phasing Plan, WAS will reach out to the local community action groups and interested citizens at one (1) Community Engagement Meeting to assure participation in the design process. We will present conceptual plans for Memorial Park improvements/ renovations for discussion and feedback.



We will prepare a preliminary itemized construction cost estimate to establish an exact scope of work/budget and a prioritized implementation plan for proposed improvements. We will meet with City representatives to review the Implementation and Phasing Plan and will make revisions as required, to provide a viable Implementation and Phasing Plan.

D. Design Development Phase – Phase 1 Improvements

Under this phase, we will develop a more detailed plan of Phase 1 Improvements from the approved Implementation and Phasing Plan, indicating all proposed park and other site improvements. Site plans at appropriate scale will be prepared indicating the required detail to constitute a 35% completion of the contract documents. All work will be performed in coordination with the City of Mobile. The plans to be provided at the end of this phase shall include the following:

1. Preliminary Overall Site Plan
2. Preliminary Phase 1 Improvements identified by the Implementation and Phasing Plan which may include: Pool-Fountain Plan
Preliminary Hardscape Plan
Preliminary Landscape Plan

In addition, this phase shall include the following:

1. Outline Specifications
2. Preliminary itemized cost estimate

E. Construction Documents Phase – Phase 1 Improvements

Under this phase, we will provide 100% completed contract documents for all proposed site development. These documents will be based on the approved design development submission and an estimated cost to be determined.

Drawings to be provided in this contract documents phase shall include the following, as applicable:

1. Overall Site Plan
2. Demolition Plan
3. Site Grading & Drainage Plan
4. Pool-Fountain Plan
5. Hardscape Plan
6. Site Construction Details
7. Site Electrical Plan
8. Site Utility Plan
9. Landscape Plan
10. Irrigation Plan

In addition, this phase shall include the following:

1. Final Specifications



2. Final itemized cost estimate

F. Bidding and Negotiation Phase

We will assist in obtaining and evaluating bids and in preparing contracts for construction.

G. Construction Phase

1. WAS Design will provide Contract Administration services during the construction phase of the work performed in connection with contract documents provided by our office. Contract Administration shall be in accordance with Section 2.6 of the AIA Document B141, 1987 and AIA Document C431.
2. WAS Design shall visit the site at intervals appropriate to the stage of construction for work in connection with the contract documents provided by our office. Visits will be made to determine, in general, if such work is proceeding in accordance with the contract drawings and specifications.
3. WAS Design shall review and take appropriate action on the contractor's submissions such as shop drawings, product data and samples in connection with our portion of the contract documents.
4. Project Close-out

ADDITIONAL SERVICES

The following services are not included in this basic scope of services stated above but shall be provided by WAS Design, if requested in writing by the City, and shall be billed separately in accordance with the hourly rate schedule or negotiated fee.

1. Any extensive revisions or redesigns when revision requests are inconsistent with instructions previously given, concepts originally agreed upon, or additions to the scope of work.
2. Services to make measured drawings and investigate existing conditions and to verify accuracy of information furnished owner.
3. Additional site survey, topographic information, soil testing including test borings, subsoil conditions, reports and recommendations.

COMPENSATION

The fee for the above stated scope of services shall be as follows:



Reimbursable Expenses:

Service A – Site Survey/ Topographic Map	\$2,550.00
Service B – Land Disturbance Permit	\$1,500.00
Service C – Implementation and Phasing Plan	\$3,500.00
Document Reproduction and Printing Cost	<u>\$ 500.00</u>
TOTAL REIMBURSABLES – Not to Exceed	\$8,050.00

Basic Services – Phase 1 Improvements:

Design Development thru Construction Service D – G	
8.5% of construction cost \$132,000 =	\$11,220.00

Total Contract Sum: \$19,270.00

Compensation for each phase of Basic Services shall be based on the following percentages of completion:

Design Development Phase	27.5%
Construction Documents Phase	50%
Bidding and Negotiation Phase	2.5%
Construction Phase	20%

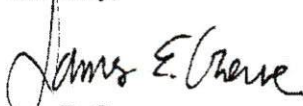
Billings shall occur monthly based upon percentage of completion of work for each phase.

For additional services of WAS Design, when it is agreed by the City that compensation is to be paid on an hourly basis, payment shall be based on the following hourly rates schedule:

Principal Landscape Architect	\$115.00 per hour
Project Landscape Architect	\$ 95.00 per hour
Staff Designer	\$ 80.00 per hour
CAD Operator	\$ 50.00 per hour
Secretarial	\$ 30.00 per hour

Thank you for inviting us to submit this proposal and we look forward to working with the City on this project.

Yours truly,


James E. Crowe
Landscape Architect

JEC/jj

CC: Jacob Laurence

EXHIBIT 1

City of Mobile Insurance Requirements Consultant

Insurance – For the duration of this agreement, the Consultant shall maintain the following minimum amounts for this project:

A. Workers' Compensation/Employer's Liability:

1. Workers' Compensation insurance in the amounts required by all applicable laws, rules or regulations of the state of Alabama.
2. Employer's Liability with limits of not less than:

Bodily Injury by Accident	\$1,000,000 each accident
Bodily Injury by Disease	\$1,000,000 policy limit
Bodily Injury by Disease	\$1,000,000 each employee
3. Borrowed Servant/Alternate Employer endorsement in favor of City of Mobile.

B. Comprehensive General Liability Insurance:

1. Comprehensive General Liability (occurrence form) including coverage for products/completed operations, independent contractors, and blanket contractual liability, specifically covering the obligations assumed by Contractor.
2. Limit of Liability: \$1,000,000 combined single limit of liability each occurrence bodily injury or property damage.
3. General Aggregate Limit shall apply on a "Per Project" Basis.

C. Automobile Liability Insurance:

1. Automobile Liability Insurance to cover any auto, including all owned, non-owned, and hired vehicles, with a \$1,000,000 combined single limit of liability each accident for bodily injury and/or property damage.

D. Excess/Umbrella Liability Insurance

1. Providing following form coverage for Employer's Liability, Comprehensive General Liability, and Automobile Liability.
2. Limit of Liability: \$2,000,000 combined single limit of liability each occurrence for bodily injury and/or property damage.

E. Professional Liability Insurance:

1.

Projects \$0 - \$1,000,000	\$1,000,000	/\$2,000,000	annual aggregate
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Projects over \$1,000,000 to be determined by Owner

CERTIFICATE OF LIABILITY INSURANCE ENDORSEMENT PAGE

The policy endorsements listed below are required and must be listed in the "Description of Operations" box on the Certificate of Liability Insurance or listed separately on an attachment to the certificate of insurance (ACORD 101, Additional Remarks Schedule):

Waiver of Subrogation - All policies of insurance shall be endorsed to waive rights of subrogation in favor of City of Mobile.

Additional Insured - All policies of insurance, except those referenced under paragraph A, shall be endorsed to name City of Mobile as an Additional Insured.

Primary Insurance - All policies of insurance, except those referenced under paragraph A, shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by City of Mobile.

Notice of Cancellation - Certificates of Insurance shall provide that such insurance shall not be subject to cancellation, non-renewal nor material change without 30 days or more (except 10 days for non-payment) prior written notice thereof to the City of Mobile.

Certificates of Insurance – General - Within ten (10) calendar days from date of issuance of Contract forms for execution, Consultant shall deliver to the City of Mobile, certificates of insurance (standard ACORD format) certifying the existence and limits of the insurance coverages along with separate policy endorsements as described above. Consultant shall also be responsible for delivering policy renewal certificates to the City of Mobile.

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/14/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SKIPPER INSURANCE AGENCIES P O Drawer 1098 Jackson, AL 36545 251 246-2487		CONTACT NAME: SANDRA E. HENLEY PHONE (A/C, No, Ext): 251 246-2487 FAX (A/C, No): 251-246-6528 E-MAIL ADDRESS: sandra@skipperins.com	
INSURED WAS Design 218 NORTH ALSTON STREET Foley, AL 36535		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Auto Owners Insurance	
		INSURER B : THE SHEFFIELD FUND	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ CONTRACTUAL LIABILITY GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC	x	X	3895188218	08/07/2018	08/07/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	X	X	3895188218	08/07/2018	08/07/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	60020181577300	01/01/2018	01/01/2019	WC STATUTORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

PROJECT NAME: MEMORIAL PARK - IMPLEMENTATION PLAN & PHASING PLAN & PHASE I IMPROVEMENTS PR-049-18
CITY OF MOBILE IS INCLUDED AS AN ADDITIONAL INSURED IN RESPECT TO GENERAL LIABILITY. GENERAL LIABILITY IS PRIMARY AND NON-CONTRIBUTORY. A WAIVER OF SUBROGATION APPLIES IN FAVOR OF THE CITY OF MOBILE WITH RESPECTS TO GENERAL LIABILITY AND WORKERS COMPENSATION AND EMPLOYER'S LIABILITY. IN REFERENCE TO GENERAL LIABILITY A 30-DAY NOTICE OF CANCELLATION APPLIES EXCEPT FOR NON PAYMENT WILL BE 10 DAYS.

CERTIFICATE HOLDER CITY OF MOBILE ARCHITECTURAL ENGINEERING DEPARTMENT P O BOX 1827 Mobile, AL 36633-1827	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/13/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CorRisk Solutions 225 W. Washington St. Suite 1560 Chicago, IL 60606	CONTACT NAME Karen Bronson	PHONE (A/C, No, Ext) 312-637-8755	FAX (A/C, No, Ext)
		E-MAIL ADDRESS kbronson@corriskolutions.com		
INSURED	Watkins Acy Strunk Design, Inc. 218 N. Alston Foley, AL 36535	INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: New Hampshire Insurance Company		23841
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC			DOES NOT APPLY			EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & AND INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS			DOES NOT APPLY			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per applicant)
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS MADE DED ☐ RETENTION \$			DOES NOT APPLY			EACH OCCURRENCE AGGREGATE WC STATUTORY LIMITS ☐ OTHER ☐
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? ☐ Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		DOES NOT APPLY			E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	Professional Liability			064990025-03	09/20/18	09/20/19	Per Occurrence: \$1,000,000 Annual Aggregate: \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACCORD 101, Additional Remarks Schedule, if more space is required)

Memorial Park- Implementation Plan & Phasing Plan & Phase I Improvements

CERTIFICATE HOLDER

City of Mobile

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.



Company ID Number: 616583

To be accepted as a participant in E-Verify, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 888-464-4218.

Employer Watkins Acy Strunk Design, Inc

Troy Strunk

Name (Please Type or Print)	Title
Electronically Signed	11/12/2012
Signature	Date

Department of Homeland Security – Verification Division

USCIS Verification Division

Name (Please Type or Print)	Title
Electronically Signed	11/12/2012
Signature	Date

Information Required for the E-Verify Program

Information relating to your Company:

Company Name:	Watkins Acy Strunk Design, Inc
Company Facility Address:	218 North Alston Street
	Foley, AL 36535
Company Alternate Address:	218 North Alston Street
	Foley, AL 36535
County or Parish:	BALDWIN
Employer Identification Number:	203397512



Company ID Number: 616583

North American Industry Classification Systems Code:	541
Administrator:	
Number of Employees:	5 to 9
Number of Sites Verified for:	1
Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:	
• ALABAMA 1 site(s)	

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name:	Angel Cowan	Fax Number:	(251) 981 - 8722
Telephone Number:	(251) 948 - 7181		
E-mail Address:	acowan@was-design.com		
Name:	Troy R Strunk	Fax Number:	(251) 981 - 8722
Telephone Number:	(251) 948 - 7181		
E-mail Address:	tstrunk@was-design.com		



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description

Type

Upload Date

64-033

Cover Memo

11/20/2018

REVIEWERS:

Department Reviewer

Action

Date

City Clerk Henley, Jennifer

Approved

11/20/2018 -
3:43 PM

AMENDING THE ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MOBILE ON THE 16TH DAY OF MAY, 1967, SAID ORDINANCE BEING COMMONLY KNOWN AS THE ZONING ORDINANCE.

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

Section One: That the Ordinance commonly known as the Zoning Ordinance and adopted on May 16, 1967, together with the Zoning Map of the City of Mobile, 1967, be, and the same hereby is changed and altered in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

PARCEL B: FROM THE SOUTHEAST CORNER OF GOVERNMENT AND MARINE STREETS, RUN S19d37'E ALONG THE EAST LINE OF MARINE ST 200 FT TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE N71d50'34"E 145.28'; THENCE N69d58'51"E 49.59 FT; THENCE S19d24'12"E 59.23 FT; THENCE S70d14'08"W 35.13 FT; THENCE S19d53'00"E 92.70 FT TO A POINT ON THE NORTH ROW LINE OF CHURCH STREET; THENCE S70d27'17"W ALONG SAID NORTH LINE 159.71 FT TO THE EAST ROW LINE OF MARINE STREET; THENCE N19d41'17"W ALONG SAID EAST LINE 155.18 FT TO THE POINT OF BEGINNING.

PARCEL D: BEGINNING AT A POINT ON THE NORTH SIDE OF CHURCH STREET 294 FT WEST OF BROAD STREET; THENCE S70d27'17"W ALONG THE NORTH SIDE OF CHURCH STREET 48.58 FT TO A POINT; THENCE N19d53'00"W ALONG PROPERTY FORMERLY OF 951 GOVERNMENT STREET, INC. 92.70 FT; THENCE N70d14'06"E ALONG PROPERTY FORMERLY OF 951 GOVERNMENT STREET, INC. AND PROJECTION THEREOF 44.76 FT; THENCE S22d17'51"E 92.98 FT TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from **B-1, Buffer Business District** to **R-B, Residential Business District**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of May 16, 1967, commonly known as the Zoning Ordinance and to use said premises for any use permitted by the terms of said Ordinance in a **R-B, Residential Business District**, 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 Zoning Ordinance of May 16, 1967, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **R-B, Residential Business District**, until all of the conditions set forth below have been complied

with: 1) submission of a Subdivision application; and 2) full compliance with all municipal codes and ordinances.

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

adopted:

Lisa Lambert, City Clerk

**David Shumer
916 Church Street
(Northeast corner of Church Street and Marine Street).**

**Council District 2
Levon C. Manzie**



CITY CLERK
LISA C. LAMBERT

OFFICE OF THE CITY CLERK
November 14, 2018

David Shumer
3213 Midtown Park South
Mobile, AL 36606

RE: Public hearing to consider the rezoning of property at 916 Church Street (Northeast corner of Church Street and Marine Street), from B-1, Buffer Business District, to R-B, Residential Business District.

Dear Applicant:

The public hearing on the above referenced matter has been scheduled for Tuesday, November 27, 2018, at 10:30 a.m. in the Auditorium of Government Plaza, 205 Government Street.

Please call me at (251) 208-7411 if you have any questions.

Sincerely,

Jennifer Henley
City Clerk's Office



CITY CLERK
LISA C. LAMBERT

OFFICE OF THE CITY CLERK

November 14, 2018

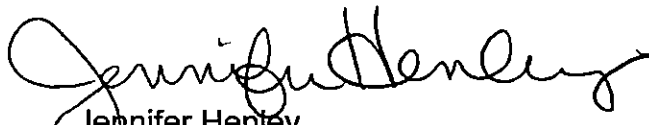
Dear Property Owner:

The Mobile City Council on Tuesday, November 27, 2018, at 10:30 a.m., in the Mobile Government Plaza Auditorium, 205 Government Street, will consider the application of David Shumer, to rezone property at 916 Church Street (northeast corner of Church Street and Marine Street), from B-1, Buffer Business District, to R-B, Residential Business District.

Our records indicate that you own property in this vicinity. This notice is being sent to you as a courtesy to notify you of this pending rezoning so that you might be present to speak in favor of or against this application, if you so desire.

For further information regarding the meeting please call my office at (251) 208-7411. For further information regarding the application and/or matters of rezoning, please contact the City Planning Department at (251) 208-5895.

Sincerely,


Jennifer Henley
City Clerk's Office



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 9, 2018

David Shumer
3213 Midtown Park South
Mobile, AL 36606

Re: 101 Marine Street & 916 Church Street
(Northeast corner of Church Street and Marine Street extending to the Southeast corner of Marine Street and Government Street).
Council District 2
ZON-000676-2018 (Rezoning)
David Shumer

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 4, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to R-B, Residential Business District, only for the portion of the site located at the Northeast corner of Church Street and Marine Street (916 Church Street).

At the meeting, the Commission decided to recommend the application for Approval to the City Council, subject to the following:

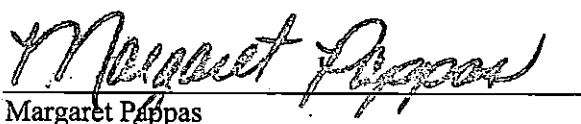
- 1) submission of a Subdivision application; and
- 2) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$250.75. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Taylor Atchison

**PLANNED UNIT DEVELOPMENT
& ZONING AMENDMENT
STAFF REPORT**

October 4, 2018

NAME

David Shumer

LOCATION

101 Marine Street & 916 Church Street
(Northeast corner of Church Street and Marine Street
extending to the Southeast corner of Marine Street and
Government Street).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-1, Buffer Business District

PROPOSED ZONING

R-B, Residential Business District, only for the portion of
the site located at the Northeast corner of Church Street and
Marine Street (916 Church Street).

**REASON FOR
REZONING**

A manifest error in the zoning ordinance, changing
conditions leading to a need to rezone, and to allow
creative land use.

AREA OF PROPERTY

2 Lots/ 1.2 ± Acres (Planned Unit Development)
1 Lot/ 0.7 ± Acres (Rezoning)

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple
buildings on a single building site along with off-site
parking, and Rezoning from B-1, Buffer-Business District,
to R-B, Residential Business District, only for the portion
of the site located at the Northeast corner of Church Street
and Marine Street. **It should be noted, however, that any
use permitted in the proposed district would be allowed
at this location if the zoning is changed. Furthermore,
the Planning Commission may consider zoning
classifications other than that sought by the applicant
for this property.**

TIME SCHEDULE

None given.

**ENGINEERING
COMMENTS**

Planned Unit Development:

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.
2. 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.

**TRAFFIC ENGINEERING
COMMENTS**

Government Street (US Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Revise Note 7 accordingly.

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT
COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire Code compliant paved access required from both streets.

REMARKS

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site along with off-site parking, and Rezoning from B-1, Buffer-Business District, to R-B, Residential Business District, only for the portion of the site located at the Northeast corner of Church Street and Marine Street. The applicant is proposing to rezone a portion of the site to allow for the development of a restaurant.

The overall site consists of two separate parcels. One parcel is located at the intersection of Government Street and Marine Street (the parking lot). The other parcel is located at the intersection of Marine Street and Church Street (proposed restaurant). A subdivision application

was not included with this application submittal, and no documentation has been provided to determine that the parcels existed prior to adoption of the city's Subdivision Regulations in 1952. Therefore, a Subdivision application will be required if the request at hand are approved.

The site has been given a "Mixed Density Residential" (proposed restaurant) land use designation and a "Traditional Mixed-Use Corridor" (parking lot) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

The Mixed Density Residential designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

The Traditional Mixed-Use Corridor generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The applicant provided the following statement:

"The property is located on two lots that front Marine Street with the south lot also fronting Church and the north lot fronting Government Street. The two lots have been developed in the past as parking lots with existing evidence of curbing and pavement still present. The south lot is mostly cleared while the north lot contains a garden and is actively used as a parking lot for Government Street United Methodist Church. There are multiple existing curb cuts to Marine and Government Streets. An existing well on the south property will be used for irrigation only.

Existing trees are displayed on the site plan.

This project consists of constructing a new structure that will serve food and drinks and provide for open air seating and activities. Food will be prepared and served from a food truck/trailer that will be permanently anchored under a separate structure and directly connected to site utilities.

Site amenities will include outdoor activities such as Bocce Ball and Chess/Checkers, a vegetative buffer screen with a climbing vine, and a citrus grove.

Off-street parking will be provided on the north property with some additional on-street parking along Marine Street in front of the structure. The off-street parking will be shared with the Church which should not cause a conflict due to the different peak times of operation.

The site will use waste canisters in lieu of a dumpster pad.

Rezoning of the south lot to R-B will allow for a restaurant and five (5) foot building setbacks. The reduced setbacks will allow the development to better match the character of the area.

This site is located in close proximity to the downtown center of the City that is contains residential, light commercial and mixed use properties which is in line with the intent of the R-B zoning."

Regarding the need for rezoning, the applicant provided the following justification:

"1) manifest error in zoning ordinance ; The land is currently zoned B-1, as a neighbor bordering the property it is my belief that a large office building would not fit well within the landscape, the property across the street, Marine St. Lofts, was

originally built as office space and sat vacant for years before my group renovated it into multi family and commercial use on the first floor. The idea is that the ground level businesses in this area should provide some sort of service to the surrounding area. Office does not do that

2) Changing Conditions, The city of Mobile downtown is growing and is becoming a busy area at night with tough parking conditions. Due to this factor it is natural that local neighborhood bar/restaurants become more desired. Oakleigh has two successful examples within the core of the neighborhood. Callahgans, and Kitchen on George. The Oakleigh Lawn Club will provide another venue for the growing population of the OGD.

3) Creative Land Use; One main concern when placing a commercial property within a neighborhood is parking and traffic.. My proposal uses the church land at corner of Government St. and Marine St. This keeps traffic on the first block of marine st and government st."

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The proposed restaurant site (property closest to Church Street) is bounded to the north by properties within a B-1, Buffer Business District and R-B, Residence Business District, to the west by B-1, Buffer Business District, and to the south and east by residences in an R-1, Single Family Residential District. The proposed parking lot (property closest to Government Street) is bounded to the north by properties within a B-2, Neighborhood Business District, to the west and south by B-1, Buffer Business District, and to the east by R-B, Residence Business District.

A portion of the subject site is vacant, while the remainder of the site has been used for a vegetable garden and an off-site parking lot for a church. Both of the parcels are currently zoned B-1, Buffer Business District. However, the portion of the site that is proposed to be a restaurant is proposed to be rezoned to R-B, Residence-Business District. This zoning district will allow for a variety of retail and restaurant uses which are not permitted in a B-1 District. Furthermore, an R-B District allows for a variety of less intense uses when compared to a B-2, Neighborhood Business District. A dine-in restaurant would be allowed in an R-B District; however a restaurant with a drive-thru is not allowed. It would appear that rezoning the property to an R-B, Residence-Business District would be necessary to provide the applicant with the proper zoning classification that would be most suitable for the proposed development of this site.

The proposed restaurant will consist of a 2,400 square foot structure that will include a permanently anchored food truck/trailer, a bar, a 1,400 square foot patio area, outdoor game activities, and off-street parking with a few on-street parking spaces. It should be noted that while the primary use of the business is a restaurant, the secondary use would be a bar. A bar is not allowed in an R-B, Residence-Business District without Planning Approval; thus the restaurant and bar must operate simultaneously. A note should be placed on the site plan stating the restaurant and bar will operate simultaneously. This requirement should also be included in the conditions of approval, if approved.

With regards to parking requirements, a total of 38 parking spaces are required based on the site plan and the breakdown of the square footage for the structure and the outdoor patio seating area. The applicant is proposing to utilize the adjacent church parking lot for off-site parking. The site plan depicts approximately 37 parking spaces in the existing parking area. It should be noted that the parking lot is mostly grass with some broken asphalt, thus specific parking spaces cannot be clearly delineated on the existing surface. The site plan also depicts 4 on-street parking spaces along Marine Street in front of the proposed restaurant, which includes 2 accessible parking spaces.

As proposed, the site plan depicts aggregate surfacing as well as substandard access and maneuvering for the included parking lot. The request to allow grass, aggregate parking, access/maneuvering and surfacing to remain on much of the overall site would require a variance application. Without a paved parking surface, and no parking spaces, it is hard to determine if adequate parking will be provided. The site plan should be revised to depict asphalt or concrete surfacing for the parking lot, and parking bumpers; or variances should be submitted to the Board of Zoning Adjustment for consideration.

With regards to tree planting and landscaping requirements, the site is required to have seven frontage trees along Church Street, 12 trees along Marine Street, and four trees along Government Street. There appear to be two existing trees in the right-of-way along Church Street, four existing trees along Marine Street (three are within the right-of-way), and three existing trees along Government Street (two are within the right-of-way). The existing right-of-way tree canopy and trees in the right-of-way can be used to reduce the amount of trees required on the site itself. The species and size of all existing trees that the applicant wishes to be considered must be provided on the plan. Based on the size and width of the trees along Government Street, no additional tree planting will be required; however it does appear that

additional trees may be required along Marine Street and Church Street. The site plan depicts eight citrus trees, however, those trees are considered understory trees and are not counted as frontage overstory trees. The site plan should be revised to depict the total required number of frontage trees, or an application to the Board of Zoning Adjustment for a request for a reduction in the total number of frontage trees will be required.

It should be noted the site is within the Oakleigh Garden District and any exterior work will require permits and approvals from the city's Historic Development Department.

The overall site has frontage on Church Street, Marine Street, and Government Street. Both Church Street and Marine Street are minor streets with curb and gutter with an adequate 50' right-of-way, which is depicted on the site plan. Government Street is a major street with a required 100' right-of-way, and is an ALDOT managed facility. The site plan does not depict Government Street or the right-of-way width on the site plan. The site plan should be revised to depict the existing right-of-way width of Government Street, and any dedication necessary to provide the 100' right-of-way.

The overall site currently has one existing curb-cut to Government Street and four existing curb-cuts to Marine Street. Two of the existing curb-cuts along Marine Street have stakes in the ground blocking the access to the curb-cuts. Based on the proposed site plan it appears that the one existing curb-cut to Government Street will remain, a new 24' wide curb-cut will be constructed to Marine Street to allow for two-way traffic for the parking area, and the two existing curb-cuts to Marine Street where the access is currently blocked will remain, but not be utilized. It is preferred, however, that unused curb-cuts be removed and the right-of-way restored with curb and gutter. Additionally, as a means of access management, the site should be limited to one curb-cut to Government Street and one curb-cut to Marine Street, with the size, design and location to be approved by Traffic Engineering and comply with ALDOT and AASHTO standards.

The 25' minimum building setback lines are depicted along Government Street and a portion of Marine Street for the parking lot (property closest to Government Street). This should be retained on any future site plans. Five feet minimum building setback lines are depicted for the proposed restaurant portion of the site (property closest to Church Street). An R-B, Residence-Business district allows for a 5' minimum building setback, thus if the rezoning is approved, the setbacks will meet the minimum requirements.

RECOMMENDATION

Planned Unit Development:

Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), as it creates a unique restaurant and non-traditional site configuration within a neighborhood;

- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows a vacant lot to become a facility that can be utilized by the surrounding neighborhoods and the public;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the applicant is developing within the city and capitalizing on vacant land;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site will not only provide services to neighbors within the area, but can be utilized by all citizens.

Based upon the preceding, the PUD application is recommended for Approval, subject to the following:

- 1) submission of an associated two lot subdivision application, or the provision of a deed for both properties prior to 1952;
- 2) submission of variance requests to the Board of Zoning Adjustment to address the parking lot and tree plantings;
- 3) revision of the site plan to depict the existing right-of-way width of Government Street, and any dedication necessary to provide the 100' right-of-way;
- 4) revision of the site plan to include a note stating the restaurant and bar will operate simultaneously, the bar shall not be open without the restaurant in operation;
- 5) a note should be placed on the site plan stating any exterior work will require permits and approvals from the city's Historic Development Department;
- 6) retention of the 25' minimum building setback lines along Government Street and a portion of Marine Street for the parking lot (property closest to Government Street);
- 7) retention of the 5' minimum building setback lines along Church Street and a portion of Marine Street for the proposed restaurant portion of the site (property closest to Church Street);
- 8) retention of the right-of-way widths for Marine Street and Church Street;
- 9) full compliance with Engineering comments: *"Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 2. 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.”;

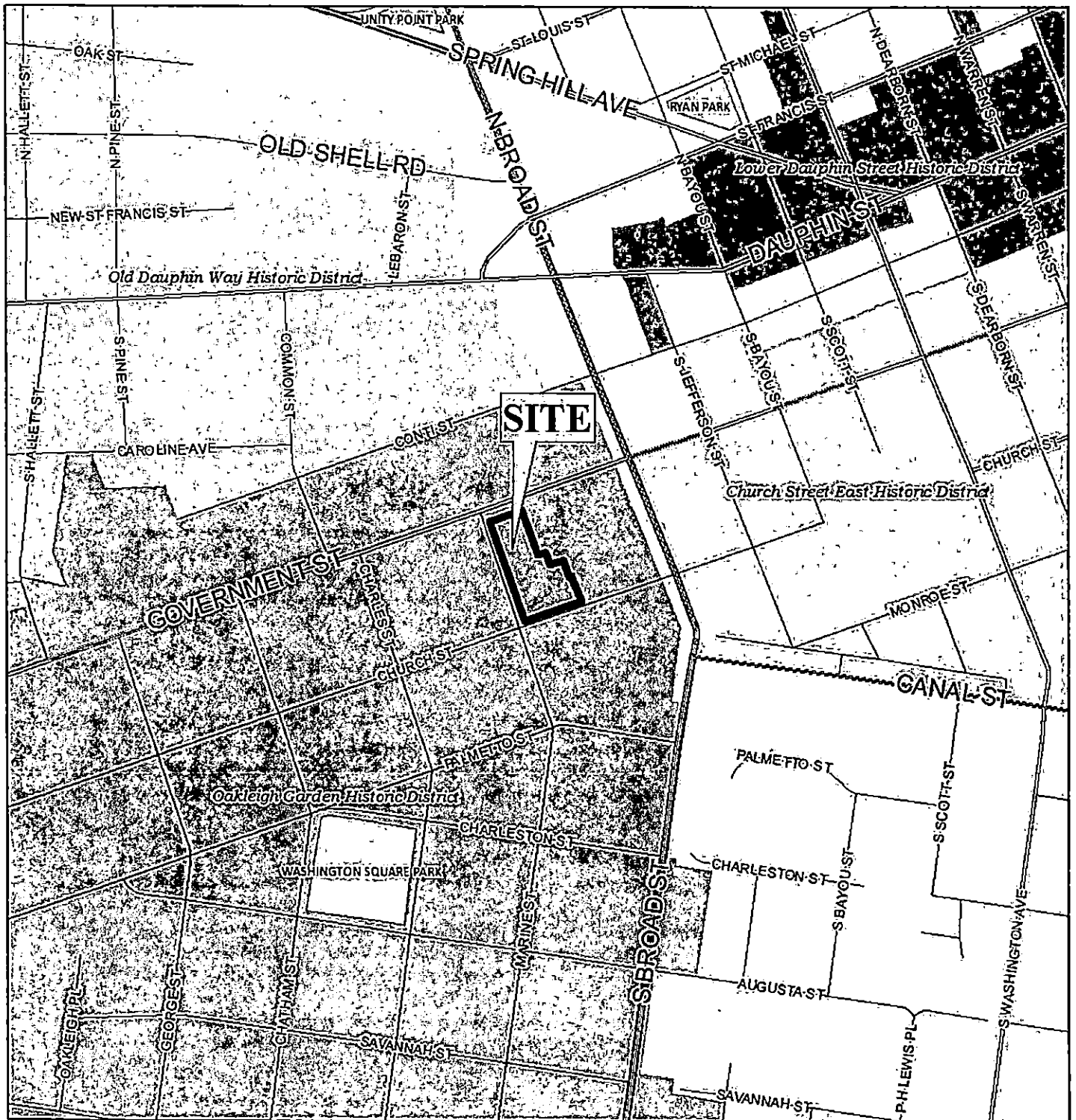
- 10) placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Government Street (US Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Revise Note 7 accordingly.”;*
- 11) full compliance with Urban Forestry comments: *“Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).”;*
- 12) full compliance with Fire comments: *“All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire Code compliant paved access required from both streets.”;*
- 13) provision of two revised Planned Unit Development site plans depicting compliance with these conditions to Planning & Zoning; and
- 14) completion of the Subdivision process (if pre-1952 deeds are not furnished) prior to the issuance of permits.

Rezoning:

Based upon the preceding, the application is recommended for Approval as an R-B, Residence-Business District, subject to the following conditions:

- 1) submission of a Subdivision application; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



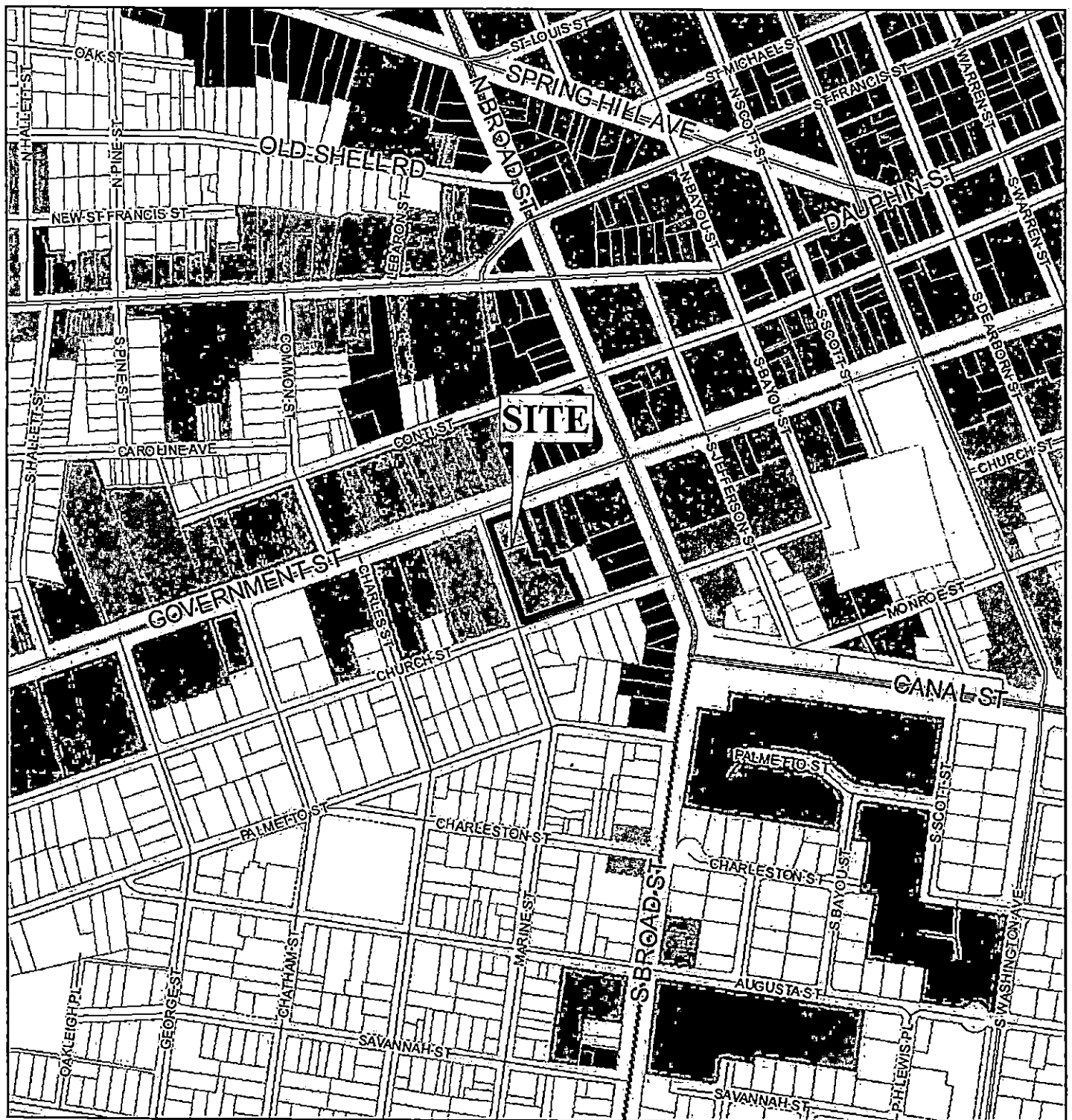
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



LOCATOR ZONING MAP



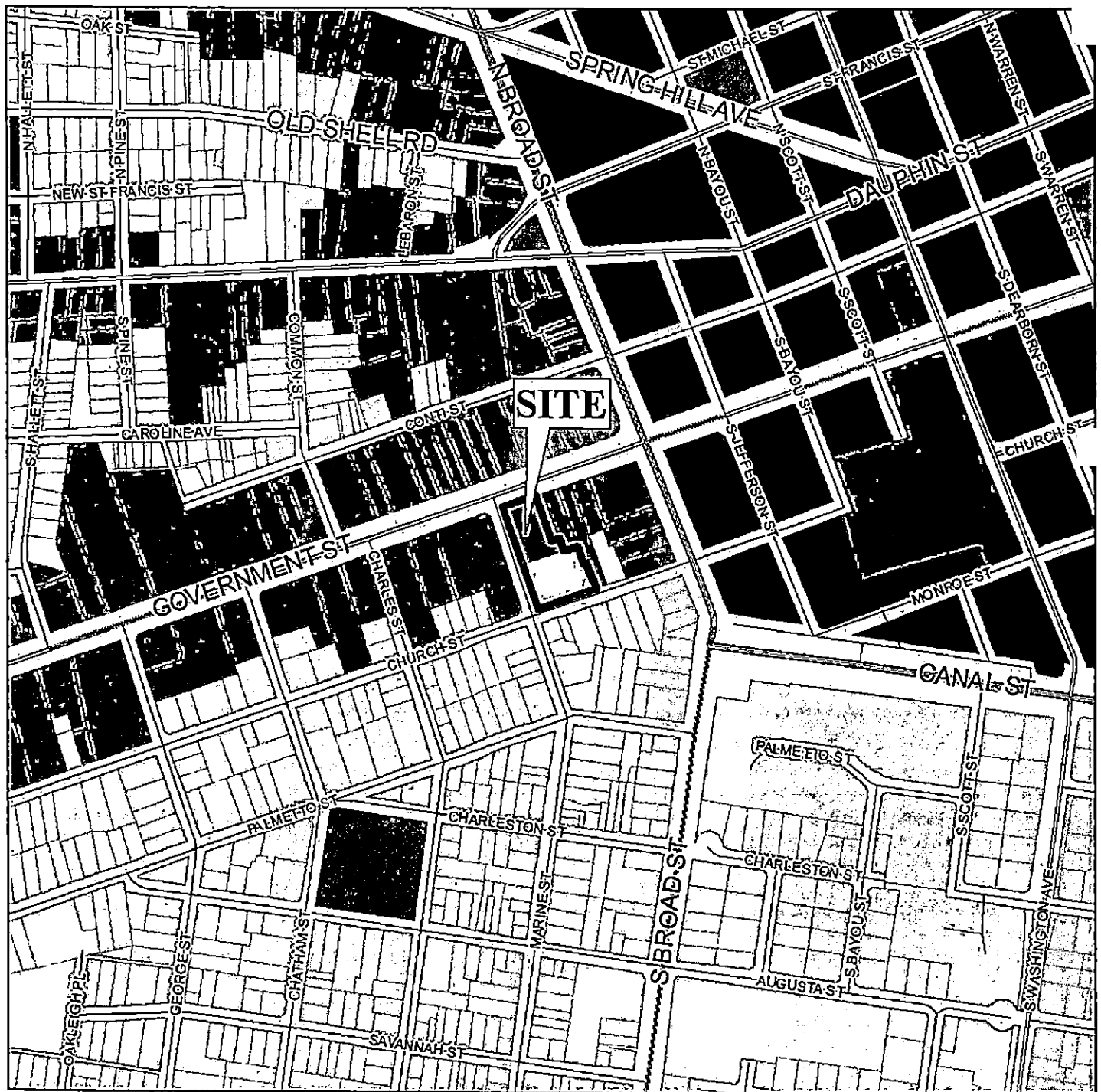
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE October 4, 2018

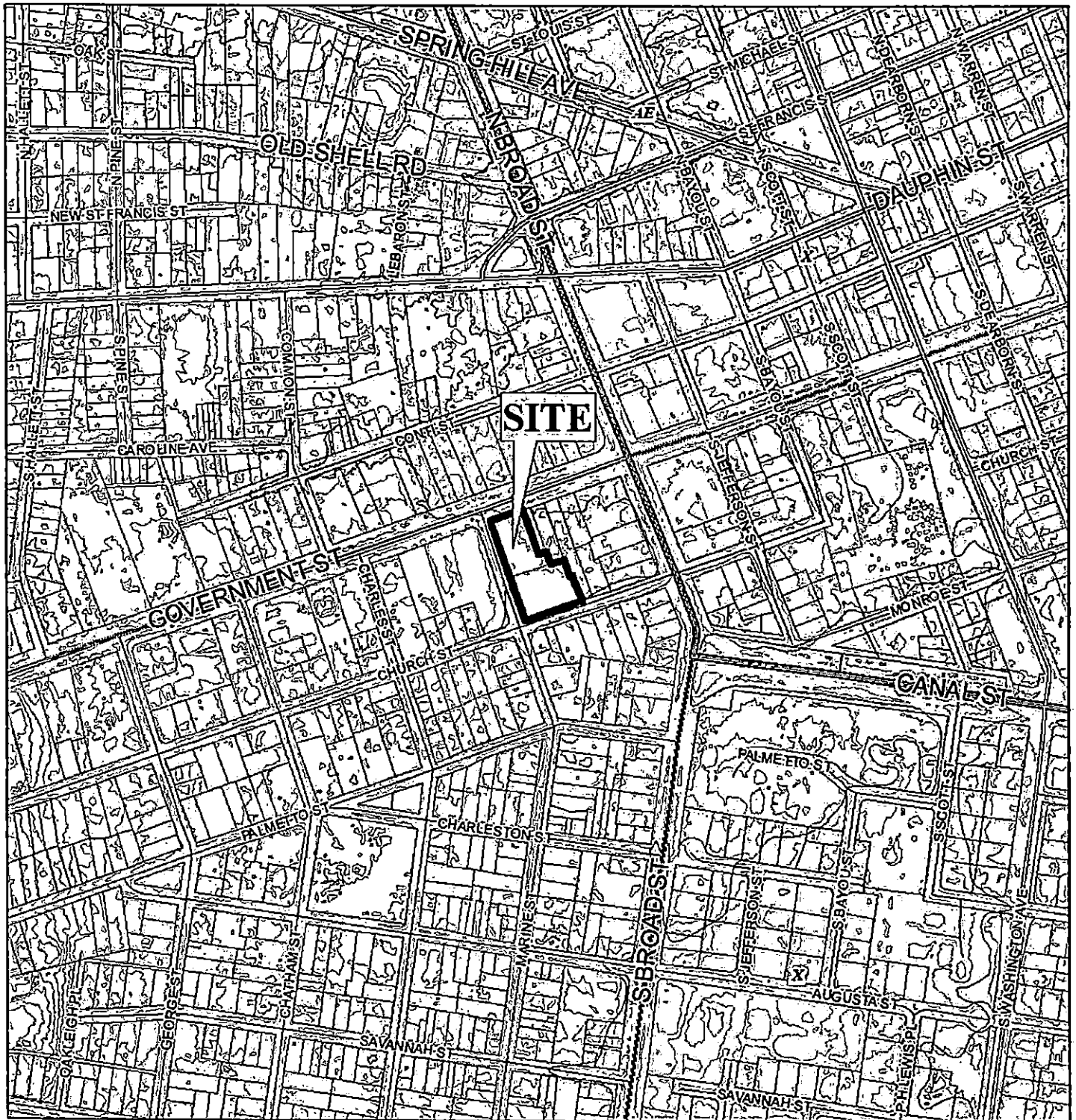
APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



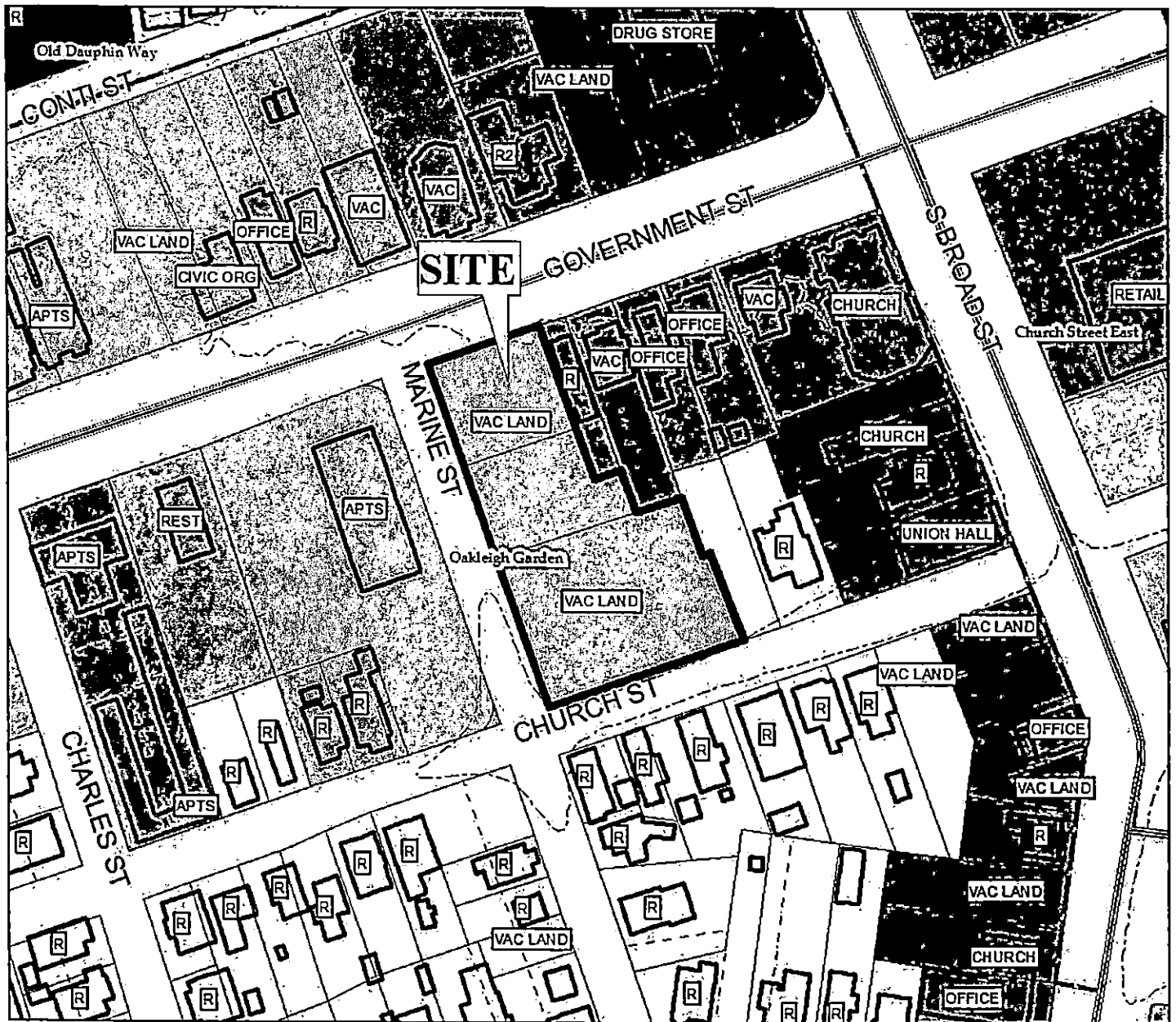
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous units.

APPLICATION NUMBER 6 DATE October 4, 2018

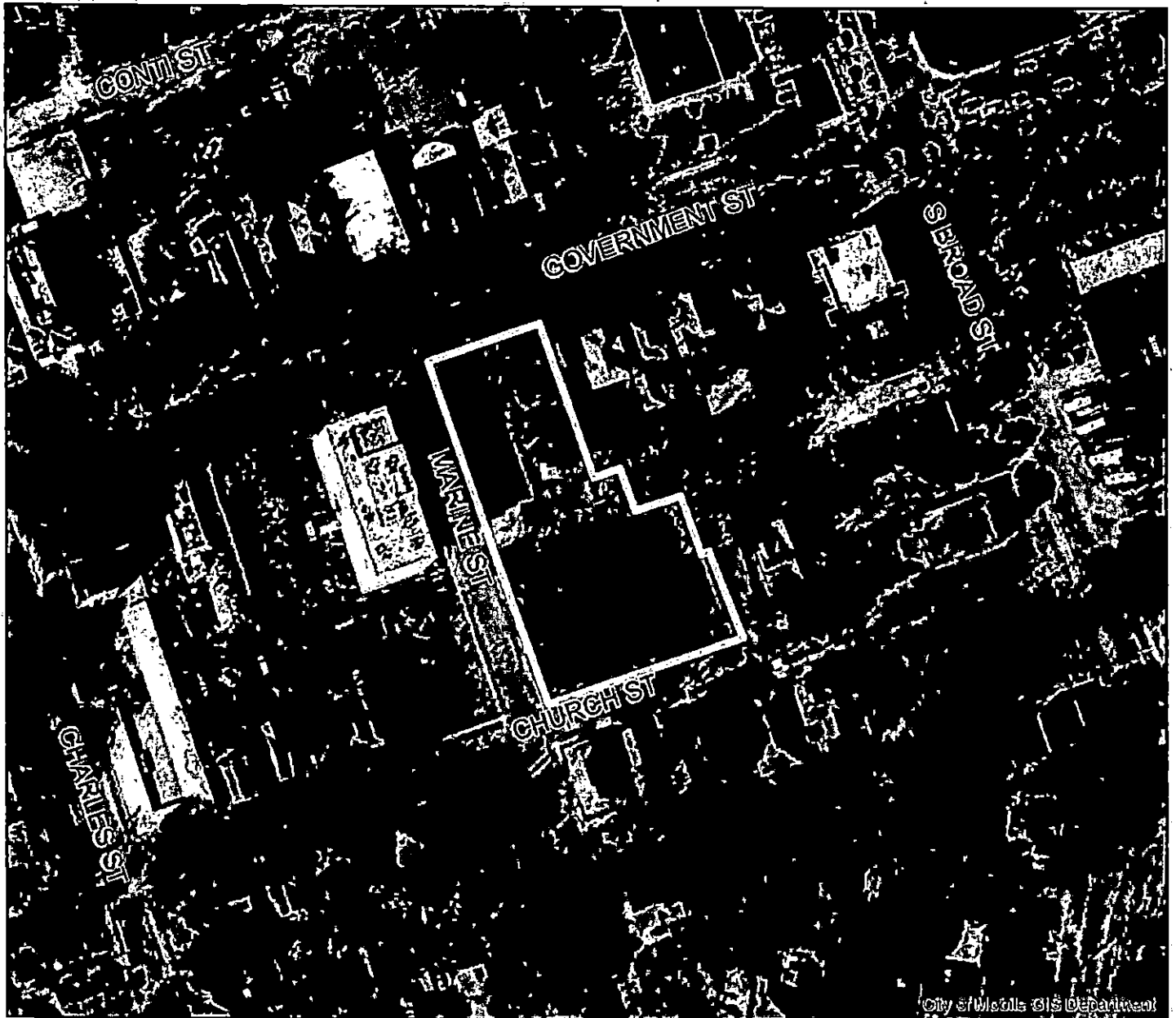
APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by miscellaneous units.

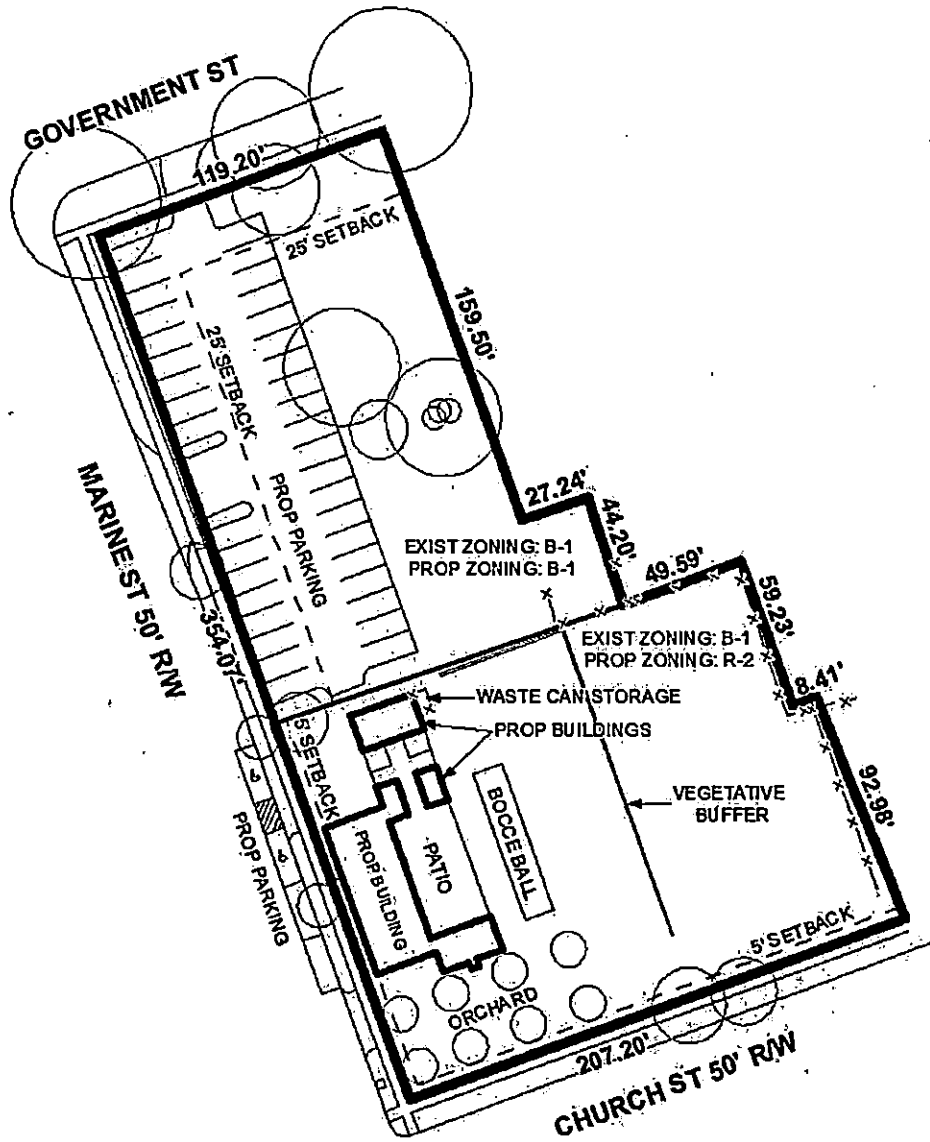
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



SITE PLAN



The site plan illustrates the setbacks, proposed buildings, and proposed parking.

APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

DETAIL SITE PLAN

OAKLEIGH LAWN CLUB



APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

DETAIL SITE PLAN



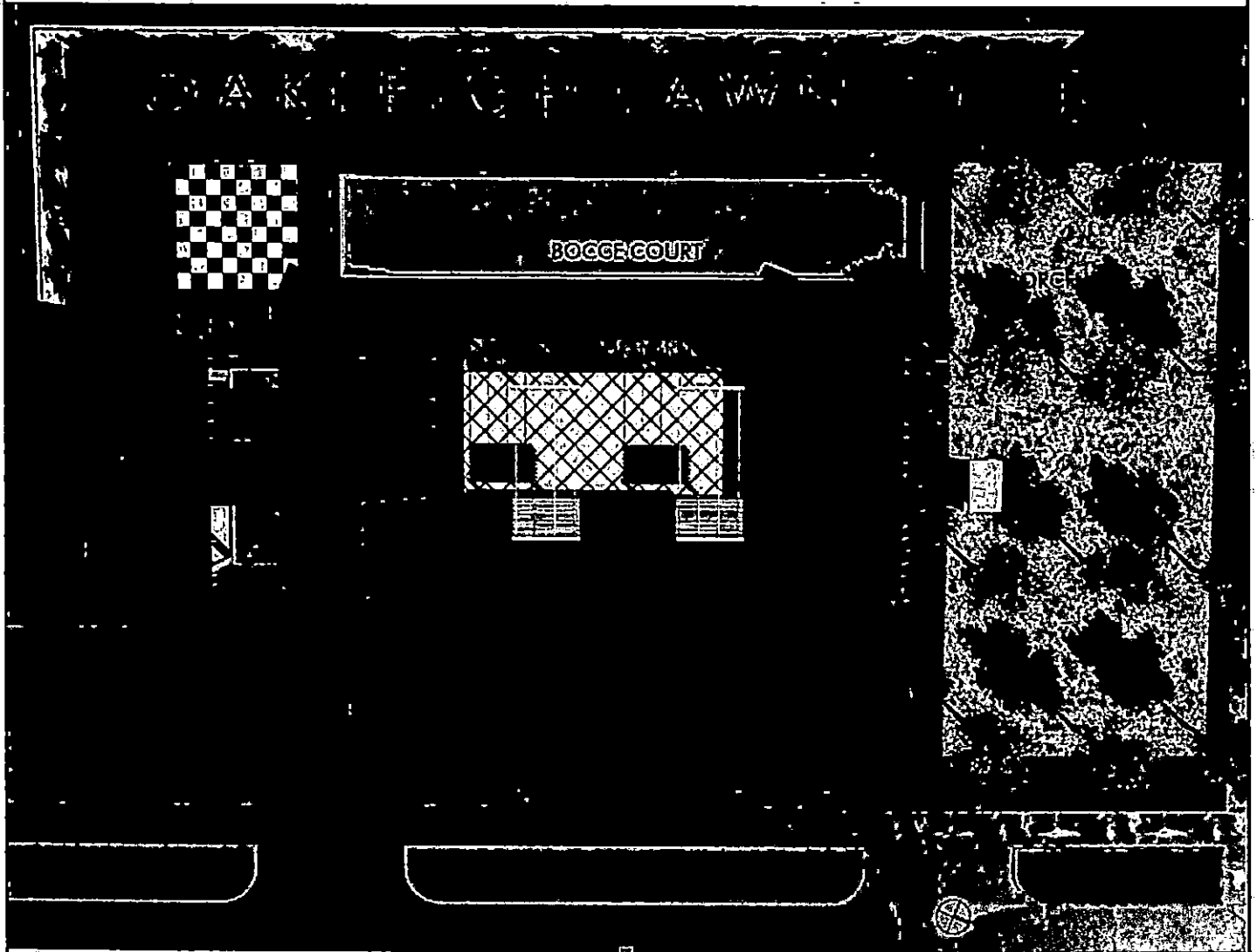
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



DETAIL SITE PLAN



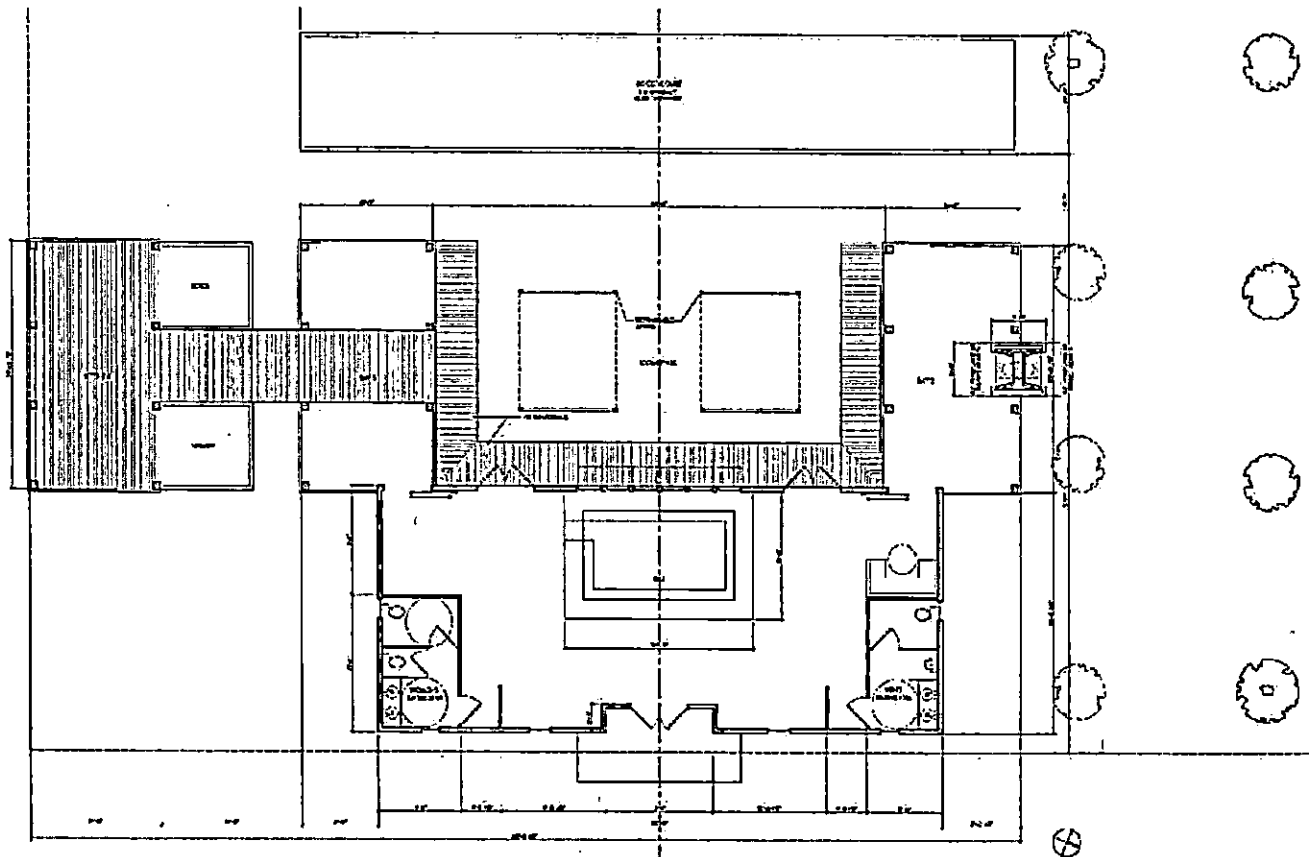
APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



DETAIL SITE PLAN



CONCEPTUAL RENDERING BY



APPLICATION NUMBER 6 DATE October 4, 2018

APPLICANT David Shumer

REQUEST Planned Unit Development, Rezoning from B-1 to R-B



NTS

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish the attached proposed amendment to the Zoning Ordinance at least once a week for two consecutive weeks in a newspaper of general circulation within the municipality, together with the attached notice stating the time and place that said proposed amendment 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 such amendment.

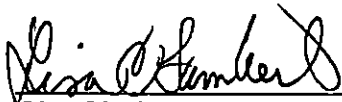
Adopted: 10-30-18


City Clerk

NOTICE OF HEARING ON PROPOSED AMENDMENT
TO THE ZONING ORDINANCE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the attached amendment to the Ordinance adopted on the 16th day of May, 1967, and known as the "Zoning Ordinance." The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of Government Plaza, 205 Government Street, Mobile Alabama, on the 27th day of November, 2018, at 10:30 am. At such time and place all persons who desire shall have an opportunity to be heard in opposition to, or in favor of the amendment. Furthermore, the City Council, at this public hearing, may consider zoning classifications other than that sought by the applicant for this property.

This notice is published pursuant to a resolution of the City Council of Mobile adopted on the 30th day of October, 2018.



City Clerk



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 25, 2018

City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting of October 4, 2018 considered the request of David Shumer for a change in zoning from B-1, Buffer Business District, to R-B, Residential Business District, for the property located 916 Church Street. (Northeast corner of Church Street and Marine Street).

After discussion it was decided to recommend approval of the rezoning request to the City Council subject to the following conditions: **1) submission of a Subdivision application; and 2) full compliance with all municipal codes and ordinances.**

Copies of the application and reports are attached.

Sincerely,

Margaret Pappas
Deputy Director Planning & Zoning Department

mst

Attachments



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
21-827	Cover Memo	11/27/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/27/2018 - 8:50 AM

RESOLUTION ADHERING TO RESOLUTION 21-792
NOTWITHSTANDING THE OBJECTIONS OF THE MAYOR

Sponsored by: Councilmembers Manzie, Richardson, Small and Rich)

Due consideration having been given to the "Disapproval of Resolution and Objections" dated November 20, 2018 received from Mayor William S. Stimpson and reported by the City Clerk with respect to Council Resolution 21-792, pursuant to Section 11-44C-28 the City Council, by the required majority vote of the members elected to the Council taken by yeas and nays and spread upon the minutes, hereby adheres to Resolution 21-792 notwithstanding said objections. Resolution 21-792 shall take effect immediately upon the adoption of this Resolution which constitutes passage of Resolution 21-792 over the said Disapproval of Resolution and Objections by the Mayor.

Should the Mayor fail to execute and return the professional services contract with Marion Seinfeld attached to Resolution 21-792 by November 30, 2018, the contract shall then be executed in the name of the City of Mobile, Alabama by the president of the Council. In the event of a vacancy in the office of president of the Council, the contract shall then be executed in the name of the City of Mobile, Alabama by the vice-president of the Council.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
37-819	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 4:04 PM

2018

37-

R E S O L U T I O N

Sponsored by: Councilmember Williams

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) License

Submitted by: Maanki, LLC

Location: Shell Merri Mart
6630 Rangeline Road, Suite 101
Theodore, AL 36582

Adopted:

City Clerk

PLANNING & ZONING DEPARTMENT

MEMORANDUM

To: Jennifer Sands

From: Bert Hoffman ~~BH~~
Principal Planner

Date: November 20, 2018

Re: Application # 5256 / 6630 Rangeline Rd, Ste. 101

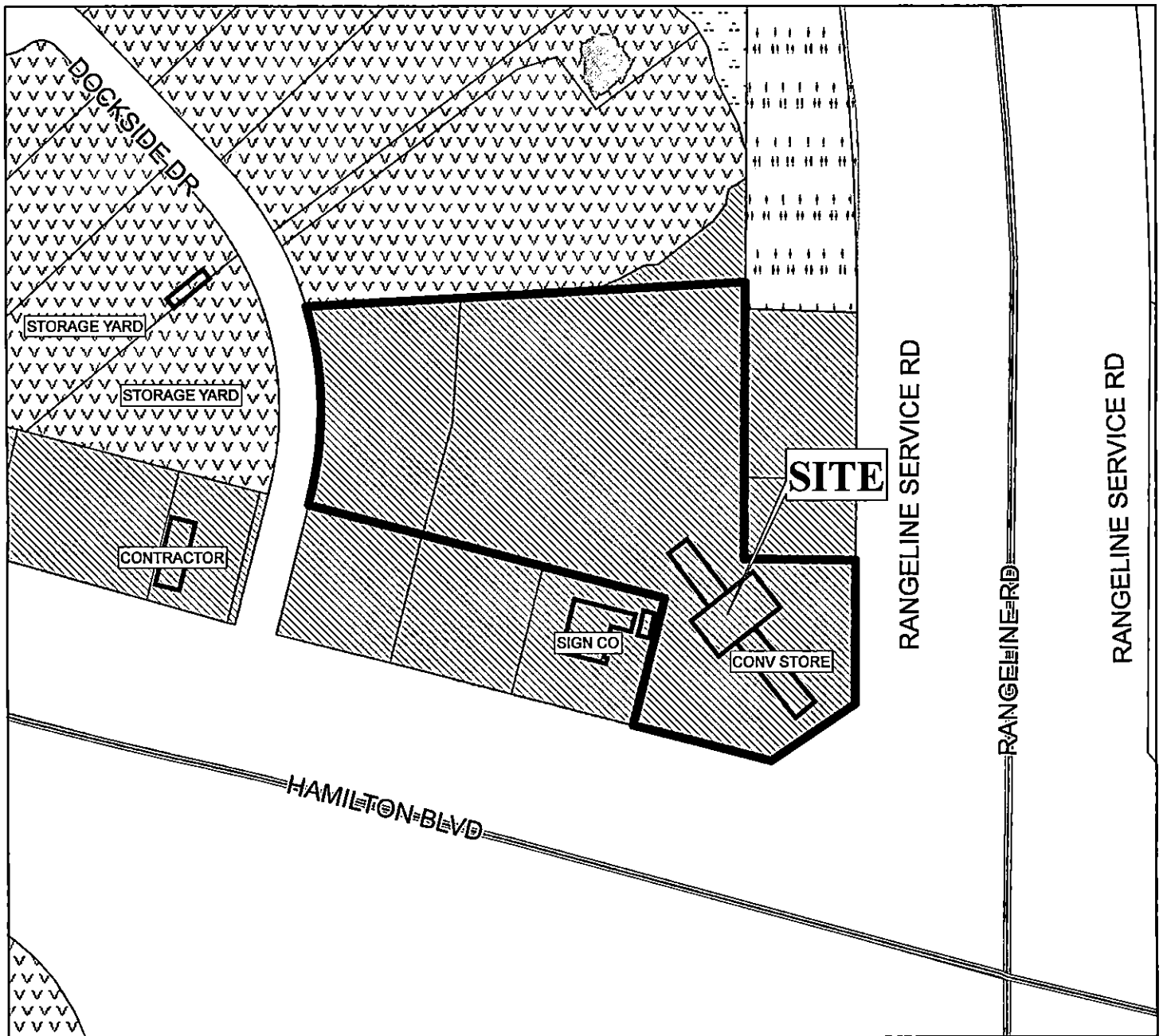
Attached please find a land use and zoning vicinity map for the above referenced application. The site is zoned I-1, Light Industrial. This is to advise that a convenience store with retail beer and wine sales is a permitted use in this zoning district. Please note, however, that **package stores** are prohibited in I-1 districts.

Based on the plan submitted, the site meets the parking requirements of the Zoning Ordinance.

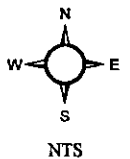
If I can be of further assistance, please do not hesitate to contact me.

The site is located in district 4, John C. Williams (Council Member).

MOBILE CITY COUNCIL VICINITY MAP - EXISTING ZONING



APPLICATION NUMBER 5256 DATE NOVEMBER 27, 2018
 APPLICANT MAANKI LLC
 LOCATION 6630 RANGELINE RD, STE 101
 REQUEST ALCOHOLIC BEVERAGE LICENSE



LANDUSE SURVEY
CONDUCTED 2010

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS
REV. LEVON C. MANZIE
VICE PRESIDENT - DISTRICT 2
FREDRICK D. RICHARDSON, JR.
DISTRICT 1
C. J. SMALL
DISTRICT 3
JOHN G. WILLIAMS
DISTRICT 4
JOEL DAVES
DISTRICT 5
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7
CITY CLERK
LISA C. LAMBERT

APPLICATION LETTER (CONTROL) NUMBER 5256

REVENUE DEPARTMENT FORWARDED TO CITY CLERK 11/2/2018

Note: If this letter is altered, or changed in any way,
It will not be accepted by the Alabama ABC Board

Alabama Alcoholic Beverage Control Board
P.O. Box 1151
Montgomery, AL 36101

Gentlemen:

The City Council of the City of Mobile does hereby consent to the issuance of:

050 - RETAIL BEER (OFF PREMISES ONLY)
070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

(Type of License)

TO: MAANKI LLC

Trade Name: SHELL MERRI MART

Location: 6630 RANGELINE RD., STE 101, THEODORE, AL 36582

This business is located within the City's corporate limits.

Comments:

Yours Very Truly,

Mobile City Council President

Signature of above applicant _____

Date applicant signed for this approval letter _____



AGENDA DATE: 11/27/2018

**CITY OF MOBILE
MOBILE, ALABAMA**

REVENUE DEPARTMENT

TO: THE MOBILE CITY COUNCIL

RE: ALCOHOLIC BEVERAGE LICENSE

APPLICATION NUMBER 5256

☐ NEW APPLICATION ☒ TRANSFER-OWNERSHIP ☐ TRANSFER-LOCATION

MAANKI LLC

_____ has filed application with the City of
(Name of Applicant)

Mobile Revenue Department for a 050 - RETAIL BEER (OFF PREMISES ONLY)
070 - RETAIL TABLE WINE (OFF PREMISES ONLY)
(Type of License)

and is applying to the City of Mobile requesting Council approval for State A. B. C. Board
license to be issued to:

APPLICANT: MAANKI LLC

TRADE NAME: SHELL MERRI MART

LOCATED AT: 6630 RANGELINE RD., STE 101, THEODORE, AL 36582

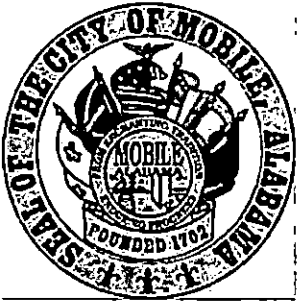
☒ YES	☐ NO	☐ N/A - Has property owner list been supplied?
☒ YES	☐ NO	☐ N/A - Are there churches or schools in this vicinity?
☐ YES	☒ NO	☐ N/A - Any outstanding licenses/taxes on this business?

License will not be issued until two (2) letters of approval and copy of resolution passed by
Council are received by City Revenue Department.

BY: Wanda Bunka
(Revenue Department Representative)

CONTACT: RAJ PATEL

PHONE#: 847-912-1258



CITY OF MOBILE, ALCOHOL LICENSE APPLICATION

Application: TRANSFER-OWNERSHIP
Application Date: 10/31/2018
Application No: 5256

Type License: 050 - RETAIL BEER (Off Premises Only)

Type License: 070 - RETAIL TABLE WINE (Off Premises Only)

Name of Applicant(s) MAANKI LLC

Ownership: LLC

Name and address of individual, partners, and members, association, corporate officers, etc...

NAME / D.L.#	TITLE	DATE OF BIRTH/ PLACE OF BIRTH	PRESENT RESIDENCE ADDRESS
RAJENDRA G. PATEL	MEMBER	6/01/1961 GUJARAT, INDIA	9533 BRIDGETON CT MOBILE, AL 36695

Corporate information: LR 7620 PG 1610 Date: 8/14/2018 County: MOBILE
(Enter book & page or document info) (Incorporation or Authority)

Trade Name SHELL MERRI MART

Location 6630 RANGELINE RD., STE 101, THEODORE, AL 36582

Mailing Address 6630 RANGELINE RD., STE 101, THEODORE, AL 36582
(Include Street or Post Office Box Address City State, and Zip Code)

☐ Previous Licensee Information ☒ Transferee

Licensee Name VAKRATUNDA LLC

Type 050/070

Trade Name SHELL MERRI MART 322

License No# 4641 & 4642

These premises are located in the: Corporate Limits
Alabama.

Location (location transfer only) _____

What is the applicant(s) primary business at this location? CONVENIENCE STORE & GASOLINE

Has ANYONE, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO (if yes explain) _____

Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO (if yes explain) _____

Are the applicant(s) named above, the only person(s), in any manner, interested in the business sought to be licensed? YES

Do any of the applicants, whether individual, partnership, association, corporation, or company, any officer, director, or member thereof, currently have an alcoholic beverage license in the State of Alabama? If so, what type of license and where is it located?

YES MULTIPLE LOCATIONS THROUGHOUT ALABAMA.

Has any person(s) with any interest, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of ANY law violation? NO

(If YES, explain in Law violation Section) Signature of applicant Rajendra Patel

The undersigned agree, if a license is issued as herein above applied for, to comply at all times with and to fully observe all codes/ordinances rules and regulations of the City of Mobile, and fully observe the provision of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulation promulgated by the Board relative to all Alcoholic Beverage Control Board. The undersigned hereby understands that should he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services of facilities as described in this application will be allowed without written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

STATE OF ALABAMA

SIGNED X Rajendra Patel

COUNTY OF MOBILE

TITLE MEMBER DATE 10/31/18

The undersigned MAANKI LLC - RAJENDRA G. PATEL

(Name of applicant or member if Partnership or Association)

Applicant for the Alcoholic Beverage license requested, hereby swears and affirms that he/she has read said application and all statements therein and the facts set forth are true and correct, and that the applicant is the only person interested in the business for which license is requested.

X Rajendra Patel
Signature of Affiant

Sworn to and subscribed before, me this 31st day of October Year 2018

Wanda Barton
SIGNATURE OF NOTARY

3/1/2019
MY COMMISSION EXPIRES

GENERAL APPLICATION INFORMATIONContact Person RAJ PATELE-mail: YASHAVI2004@GMAIL.COMPhone Number: Home: 847-912-1258Cell: 847-912-1258Bus: 251-443-5656Do the premises have a fully equipped and operational kitchen? *NO*Does the establishment have restroom facilities? *YES*Is place of business habitually used for providing food to the public? *SNACKS ONLY*Are these premises equipped with services and facilities for on premise consumption of alcoholic beverages? *NO*Will this business be operated PRIMARILY as a package store? *NO*Building seating capacity 0License premises includes patio area *NO*Square Footage 2490License covers: *ENTIRE STRUCTURE*License Structure: *ONE STORY*Is location within city limits? *YES***Explanation of Law Violations**

List below the true, correct and complete criminal record for the past ten years on every party to the application (Sole - Proprietors, Partners, Corporate Officers). Include the charge (whether or not there was a conviction), date of charge, name of court, and the court disposition of each case. (Do not include traffic violations, except DUI and Reckless Driving. If no record state NONE).

NAME	VIOLATION	ARRESTING AGENCY & DATE	DISPOSITION
<i>None</i>			

Filing Fee Acknowledgement

I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

Signature of Applicant: *X* *Raj Patel***Lease /Property Ownership**Name of Property Owner/Lessor: RSYA LLC - 841-912-1258Address of Property Owner/Lessor: 6630 RANGELINE RD., STE 101, THEODORE, AL. 36582Applicant attests to the truthfulness of the above responses. (Applicant's Initials) *X* *RJP*

OWNERS INFORMATION SHEET

Each owner, partner or corporate officer must be included on the application and each must be at least 21 years old.

Name of Applicant(s): MAANKR LLC
Note: Your corporation or LLC's name will be the Applicant

(Check One) () Sole Proprietorship () Corporation () Partnership (X) LLC

Fill in information below for Sole Proprietor, Partnership, Corporate Officer or LLC Members

Full Name (First, Middle, Last) RAJENDRA . G . PATEL

Di

Title (i.e. Owner, President, Member) MEMBER

Date of Birth

Place of Birth SANDARNA GUJARAT INDIA
County State Nation

Present Address: 9533 BRIDGETON CT Mobile AL 36695
Street Address (Apt#) City State Zip Code

Length of Time at Address: 13 years Home# 8479121258 Cell# 8479121258

Full Name (First, Middle, Last) _____

Social Security # _____ Race: _____ Sex: () M () F

Driver License# _____ State _____

Title (i.e. Owner, President, Member) _____

Date of Birth _____ / _____ / _____

Place of Birth _____
County State Nation

Present Address: _____
Street Address (Apt#) City State Zip Code

Length of Time at Address: _____ Home# _____ Cell# _____

EXPLANATION OF LAW VIOLATION

LIST BELOW ALL THE COURT RECORDS FOR THE LAW VIOLATIONS, OF EACH PERSON(S) LISTED ON THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, INCLUDING SOLE APPLICANT, PARTNER, OFFICER, OR MEMBER. (DO NOT INCLUDE TRAFFIC OFFENSES EXCEPT FOR DUI) (If none, state "NONE")

NAME	DATE	VIOLATION	JURISDICTION	DISPOSITION
------	------	-----------	--------------	-------------

NONE

RAJENDRA G PATEL

I certify that the above information is correct and true.

2021

Signature & Title

Date: 10-25-18

PROPERTY OWNERSHIP

Name of Property Owner/ Lessor: RSYA LLC
(The person(s) or company that holds the deed or who is in control of the property)

Property Owners / Lessors Address: 9533 BRIDGEVIEW CT mobile AL 36695

IF ANY FALSE INFORMATION IS GIVEN OR IF ANY INFORMATION IS OMITTED ON THIS INFORMATION PACKET OR THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, YOUR APPLICATION WILL BE VOIDED AND TAKEN UNDER ADVISEMENT BY THE CITY OF MOBILE.

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY
CERTIFICATE OF AMENDMENT

PURPOSE: In order to amend a Limited Liability Company's (LLC) Certificate of Formation under Section 10A-5A-2.02 of the Code of Alabama 1975 this Amendment and the appropriate filing fees must be filed with the Office of the Judge of Probate in the county where the LLC was initially formed.

INSTRUCTIONS: Mail one (1) signed original and two (2) copies of this completed form and the appropriate filing fee to the Office of the Judge of Probate in the county where the LLC's Certificate of Formation was recorded. Contact the Judge of Probate's Office to determine the county filing fees. Make a separate check or money order payable to the Secretary of State for the state filing fee of \$50.00 for standard processing or \$150.00 for expedited processing and the Judge of Probate's Office will transmit the fee along with a certified copy of the Amendment to the Office of the Secretary of State within 10 days after the filing is recorded. Once the Secretary of State's Office has indexed the filing, the information will appear at www.sos.alabama.gov under the Records tab, Record Searches, and the Business Entity Records link – you may search by entity name or number. Your notification of filing was provided by the Probate Judge's Office via a stamped copy which is evidence of filing according to 10A-1-4.04. You may pay the Secretary of State fees by credit card if the county you are filing in will accept that method of payment (see attached). Your Amendment will not be indexed if the credit card does not authorize and will be removed from the index if the check is dishonored.

This form must be typed or laser printed.

1. The name of the Limited Liability Company from the Certificate of Formation:

MAANKI LLC

2. The date the Certificate of Formation was filed in the county: 05 / 02 / 2018 (format MM/DD/YYYY)

3. Alabama Entity ID Number (Format: 000-000): 518 - 060 **INSTRUCTION TO OBTAIN ID NUMBER TO COMPLETE FORM:** If you do not have this number immediately available, you may obtain it on our website at www.sos.alabama.gov under the Records tab, Record Searches, click on Business Entity Records, click on Entity Name, enter the registered name of the entity in the appropriate box, and enter. The six (6) digit number containing a dash to the left of the name is the entity ID number. If you click on that number, you can check the details page to make certain that you have the correct entity – this verification step is strongly recommended.

This form was prepared by: (type name and full address)
DHANRAJ PATEL
7390 SAYBROOK BLVD
MOBILE, AL 36619



2018047906 1/2
Bk: LR7670 Pg: 1610
Document Type: LAMD

Mobile County, Alabama
I hereto certify this instrument
filed on : 08/14/2018 04:27:44 PM
Don Davis, Probate Judge
Deed Tax: \$.00
Mortgage Tax: \$.00
Mineral Tax: \$.00
No. Tax: \$.00
Judge Fee: \$.00
S.R. Fee: \$2.00
Surcharge Fee: \$.00
Recording Fee: \$26.00
TOTAL: \$28.00
2018047906
Bk: LR7670
Pg: 1610

(For County Probate Office Use Only)

(For SOS Use Only)

DOMESTIC LIMITED LIABILITY COMPANY AMENDMENT

4. The titles, dates, and places of filing of any previous Amendments: _____

Attach a listing if necessary.

[Instruction on Amendment completion: Be very specific about what must be changed if you are amending existing information. If the amendment includes a name change, a copy of the Name Reservation form issued by the Office of Secretary of State must be attached.

Registered agents and registered agent addresses are changed by filing a Change Of Registered Agent Or Registered Office By Entity form directly with the Office of the Secretary of State (the new agent's signature is required agreeing to accept responsibility). You may file the information as an Amendment also, but the change form must be on file with the Secretary of State per 10A-1-3.12(a)(2) to effect the change in the public records database.]

5. The following amendment was adopted on 08 / 01 / 2018 (format MM/DD/YYYY):

RAJENDRA PATEL, 9533 BRIDGETON CT, MOBILE, AL 36695 - 40%

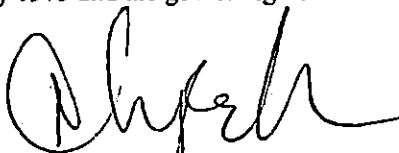
DHANRAJKUMAR PATEL, 7390 SAYBROOK BLVD, MOBILE, AL 36619 - 20%

RAJIV REDDY RAMASAHAYAM, 6208 WHITEBARK DR, MOBILE, AL 36693 - 40%

☐ Additional Amendments and the dates on which they were adopted are attached.

6. The undersigned authorized signature certifies that the amendment or amendments have been approved in the manner required by Title 10A of the *Code of Alabama* of 1975 and the governing documents of this entity.

08 / 03 / 2018
Date (MM/DD/YYYY)


Signature as required by 10A-5A-2.04

DHANRAJ PATEL
Typed Name of Above Signature

MEMBER
Typed Title/Capacity to Sign under 10A-5A-2.04

STATE OF ALABAMA
DOMESTIC LIMITED LIABILITY COMPANY GUIDELINES
ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION

Clerk: KROBINSON

**PURSUANT TO 10-11-12 OF THE ALABAMA LIMITED LIABILITY
COMPANY ACT, THE UNDERSIGNED HEREBY ADOPTS THE
FOLLOWING .**

ARTICLE OF AMENDMENT:

Article I : The name of the limited liability company:

Maanki LLC .

Article II : The date of filing of the articles of organization:

April 24th 2018

Article III : The following amendment was adopted on october 23rd 2018 in the manner
provided for by the Alabama Limited Liability Act:

Article VII of Articles of Organization was amendment as follows:

Name, addresses and percent ownership of members of LLC are:

Rajendra g patel	9533 Bridgeton Ct.	100%
	Mobile AL 36695	

CERTIFIED TRUE COPY
Probate Court of Mobile Co., AL
Don Davis, Judge

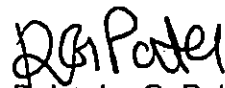
Signature _____

C. Mark Erwin
C. Mark Erwin, Chief Clerk

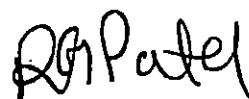
Date _____

10/23/18

Article IV : The amendment, consistent with the Limited Liability Company Act, was approved by a majority % of the ownership entitled to vote or in accordance with the requirements set forth in the articles of organization and prescribed by law.


Rajendra G. Patel
Managing Member

DATE: October 23rd 2018


Rajendra G. Patel
Signature of Member

This document was prepared by:
Rajendra G , Patel
9533 Bridgeton Ct.
Mobile AL 36695

XXXXXXXXXX STATE ABI SEARCH RESULT AND RAP SHEET XXXXXXXXXXXXX

TCN:1141814004

NAME:PATEL,RAJENDRA

SOC:336805412

ABI RESULT:IDENT

SID:AL02365640

TCN:1141814004

SID:AL02365640

06-12-2018 14:11 ALLEA0049

*ATN/TCN1141814004

*OPR/AFIS

*FOLLOWING RESPONSE IS TO YOUR INQUIRY ON SID AL02365640

*CIVIL APPLICANT RESPONSE- REPORT DATE: 06-12-2018 *

*NAME STATE ID NO. FBI ID NO. *

*PATEL,RAJENDRA AL02365640 *

*SEX RACE BIRTH DATE HEIGHT WEIGHT EYE HAIR POB *

*M A 06-01-1961 504 135 BRO BLK II *

*SOCIAL SECURITY SCARS-MARKS-TATTOOS *

*336805412 *

*FILE NUMBER BIRTH DATE SOCIAL SECURITY OCCUPATION *

.....

*LAST PAGE ON SID AL02365640 *

SEQ # 1268 MRI # 00306809

**CERTIFIED COPY
OF
ALEA DOCUMENT**

TO: URBAN DEVELOPMENT DEPARTMENT, TELE# (251) 208-5895

CC: ALCHOLIC BEVERAGE APPLICATION FILE

Request for zoning permission to process an alcoholic beverage application, (subject to approval by City Council and issuance of Zoning Certificate).

050/070-Retail Beer & WINE (Off Premises Only)
(Type of alcoholic beverage license)

To be used in a/an GAS STATION
(Type of business)

MAANKI LLC
(Name of applicant whether individual, corporation, etc.)

6630 RANGLINE RD, THEODORE AL 36582
(Location address for application)

Mobile THEODORE AL AL 36582
City State Zip

2490
(Square feet of business)

Note: You must provide a drawing of the site to the Urban Development representative for a review of the parking facilities. The drawing must illustrate the lot and dimensions, the building size and location, the size and location of each parking space and access (driveways) and aisles.

URBAN DEVELOPMENT DEPARTMENT

Zoning I-1 Parking Provided 12 +

Parking Required 10 Compliance: ☒ Yes ☐ No

D. Anderson
(Signed by Urban Development Dept)

10/31/2018
Date

Ravine Rd

Entrance

Parking

PACKAGE
STORE

Stk-2

Entrance

Parking

Front
Entrance

C-Store

Parking

Watkin Cooler

Parking

6680 Rangeline Rd, Stk-1
Theodore, AL

Back Entrance

Parking

Parking

Die set
Pumps
Canopy

Canopy

Entrance

LEASE-PROPERTY OWNERSHIP AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located in the city or county of MOBILE and in the county of MOBILE. State of Alabama.

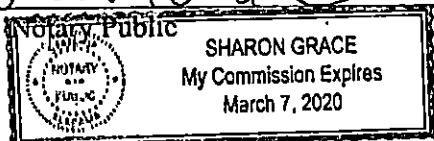
DESCRIPTION OF PROPERTY: (MUST HAVE LEGAL DESCRIPTION - call the Map & Plat room at Mobile County Revenue Dept. at 574-8534)

see attached

The above described property is ☒ owned, ☒ leased, () sub-leased, or otherwise surrendered to MAANKI LLC who has applied for an **Alabama Alcoholic Beverage License** at the above location.

Sworn to and subscribed before me this 30 day of Oct., 2018.

Sharon Grace



My Commission Expires

DA Patel 10/30/18
Property Owner Date

DA Patel 10/30/18
Licensee Date



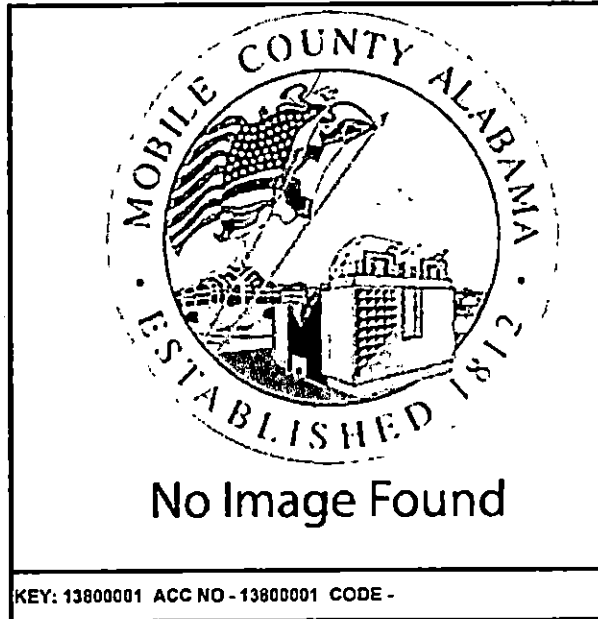
REVENUE COMMISSIONER PROPERTY RECORD CARD - 2019

P. O. DRAWER 1169
MOBILE AL 36633-1169
Tel: 251-574-8545
Printed On: 10/29/2018

Parcel 38 01 38 0 000 012.001
Land Use 51 - COMMERCIAL
Nbh CM02
Mun. 14 LF: 0% BF: 0%
Assmt. 2
Cycle/Dt. 0 4/3/2018
Zoning/C
Terr 1

Current Owners:
RSYA, LLC, AN ALABAMA LLC

9533 BRIDGETON CT,
MOBILE, AL 36695-7417
2018003555
Last Modified: 04/03/2018



AMENITIES 0
NBHD 0
NUISANCES 0
OWNERSHIP 0
ROAD ACCESS 0
TOPO. 0
UTILITIES-GAS 0
UTILITIES-SEWER 0
UTILITIES-WATER 0

Land Value \$338,800.00
CU Deactivated \$0.00
Bldg 1-M \$256,900.00
M11-M-1 \$69,900.00
M11-M-2 \$16,300.00
M11-M-3 \$58,000.00
M11-M-4 \$2,700.00
Total Appr. Value \$750,700.00
Total Living Area: 4600 sqft.

Property Address:
6630 HAMILTON BLVD, LOT # 1
THEODORE AL 36582

Edit

KEY: 13800001 ACC NO - 13800001 CODE -

CODE	CLS	LAND USE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL INFLUENCE PRICE	MARKET VALUE	CU	CU. VALUE
SQFT MT/52 2		52 COMMERCIAL	169380 SQ. FT		2			100%	\$338,800.00	0-0	add

TOTAL ACRES: 3.888

Rollback/Homesite/Miscellaneous

Legal Description

SUB DIVISION1: RANGELINE-HAMILTON INDUSTRIAL PARK EIGHT ADD
SUB DIVISION2:

MAP BOOK: 83 PAGE: 44
MAP BOOK: PAGE:

PRIMARY BLOCK:
PRIMARY LOT:

SECONDARY BLOCK:
SECONDARY LOT:

CONDO NAME:

CONDO BOOK: PAGE: Units:

METES AND BOUNDS: LOT 1 RANGE LINE - HAMILTON INDUSTRIAL PARK EIGHTH ADD MBK 83 P 44 LESS AND EXCEPT: BEG AT THE SW CORNER OF SD LOT 1; TH N 13 DEG 27 MIN 10 SEC E ALG E/L OF DOCKSIDE DR 14.90 FT TO A CURVE TO THE LEFT; TH ALG SD CURVE 225.20 FT TO THE NW CORNER OF SD LOT 1; TH N 86 DEG 53 MIN 48 SEC E ALG N/L OF SD LOT 1 185.41 FT; TH S 04 DEG 03 MIN 16 SEC W 147.47 FT; TH S 15 DEG 04 MIN 09 SEC W 139.59 FT TO THE S/L OF SD LOT 1; TH N 75 DEG 36 MIN W 140.21 FT TO THE POB

Sales Information		New Sale	
1/8/2018	\$2,060,911 D 2	BOOK:7596 PAGE:1246	Land & Building ALABAMA PETRO L L C
9/1/2017	\$2,060,911 D 2	BOOK:7551 PAGE:426	Land & Building ALABAMA PETRO L L C

MULTIPLE
PARCELS
MELISSA
LIMOGES
MULTIPLE
PARCELS SEE
INSTRUMENT

Notes

10/3/2017 KIT CECIL 2018 SPL OF 12.XXX (KC)

**AGREEMENT ALLOWING THE CITY OF MOBILE TO
POST PUBLIC NOTICE SIGN ON PROPERTY**

I hereby agree to allow the City of Mobile to post a sign on my property notifying the general public that an application for the sale of alcohol is being considered for this location. I understand that the City of Mobile will erect and maintain said sign and remove the sign after the application is considered by the City.

10-29-18
Date

RAJ Patel
Owner of Property (Signature)

RAJ Patel
Print Name of Property Owner

9533 BRIDGETON CT
Address

MOBILE AL 36695
City State Zip

I agree that I will not remove or discard the City of Mobile's sign, and I will be responsible for reimbursing the City of Mobile for the cost of the sign if it is discarded.

10-29-18
Date

RAJ Patel
Applicant's Signature

RAJ Patel
Print Name of Applicant

9533 BRIDGETON CT
Address

MOBILE AL 36695
City State Zip

List the names and addresses of owners of property lying within a distance of 500 feet of the subject property, as shown by the latest assessment records of the Map and Plat Room of the Mobile County Revenue Commissioner's office/Phone# 574-8534. (Marilyn E. Wood's office)

see attached

ParcelNo_1	Key_1	OwnerNam_1	MailingA_3	City	State	Zip
38 01 38 0 000 005.XXX	01240366	HOFFMAN LEROY	4611 GENERAL RD	MOBILE	AL	36619
38 01 38 0 000 005.001	02788139	EMRICH LARRY E & BRIGITTE	11475 BYRNEWOOD RD E	THEODORE	AL	36582
38 01 38 0 000 009.XXX	01519226	O'MAR INC AN ALABAMA CORPORATION	P O BOX 69	WILMER	AL	36587
38 01 38 0 000 010.XXX	01240393	O'MAR INC	P O BOX 69	WILMER	AL	36587
38 01 38 0 000 011.XXX	01240400	O'MAR INC		WILMER	AL	36587
38 01 38 0 000 012.001	13800001	ALABAMA PETRO L L C	9533 BRIDGETON CT	MOBILE	AL	36695-7417
38 01 38 0 000 015.XXX	01240437	SOUTHERN POINTS L L C	P O BOX 190764	MOBILE	AL	36619
38 01 38 0 000 015.001	02120341	SOUTHERN POINTS L L C AN	AL LIMITED LIABILITY	MOBILE	AL	36619-764
38 01 38 0 000 016.XXX	01240446	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.001	03065024	O'MAR INC	P O BOX 69	WILMER	AL	36587
38 01 38 0 000 016.002	03568204	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.003	03568213	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.004	03568222	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.005	03568231	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.010	03568286	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.011	03568295	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.012	03568302	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.013	03568311	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.014	03568320	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 016.015	03568339	RANGELINE-HAMILTON COMMERCIAL PARK LLC	P O BOX 122	MOBILE	AL	36601-0122
38 01 38 0 000 017.XXX	01240455	QUINNELLY JEFFREY E	P.O. BOX 81449	MOBILE	AL	36689
38 01 38 0 000 018.XXX	01240464	WILLIAMSON DIANNE, BLAIN DARRYL, DONALD & BEVERLY WRIGHT	8579 MCADAMS DR S	THEODORE	AL	36582
39 02 01 0 005 015.XXX	01521044	RANGELINE & HIGHWAY 163 LLC	100 COMMERCIAL DR	PEARL RIVER	LA	70452-3269
39 02 01 0 005 015.014	02699128	CLARK WILLIAM MARK	3555 HURRICANE BAY DR	THEODORE	AL	36582
38 01 38 0 000 012.XXX	01519235	O'MAR INC	P O BOX 69	WILMER	AL	36587



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
37-820	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 4:05 PM

37-

2018

R E S O L U T I O N

Sponsored by: Councilmember Daves

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 (On/Off Premises) License

Submitted by: Poke Luau, LLC

Location: Poke Luau
3952-C Airport Boulevard
Mobile, AL 36608

Adopted:

City Clerk

PLANNING & ZONING DEPARTMENT

MEMORANDUM

To: Jennifer Sands

From: Bert Hoffman *BH*
Principal Planner

Date: November 15, 2018

Re: Application # 5258 / 3952 C Airport Blvd.

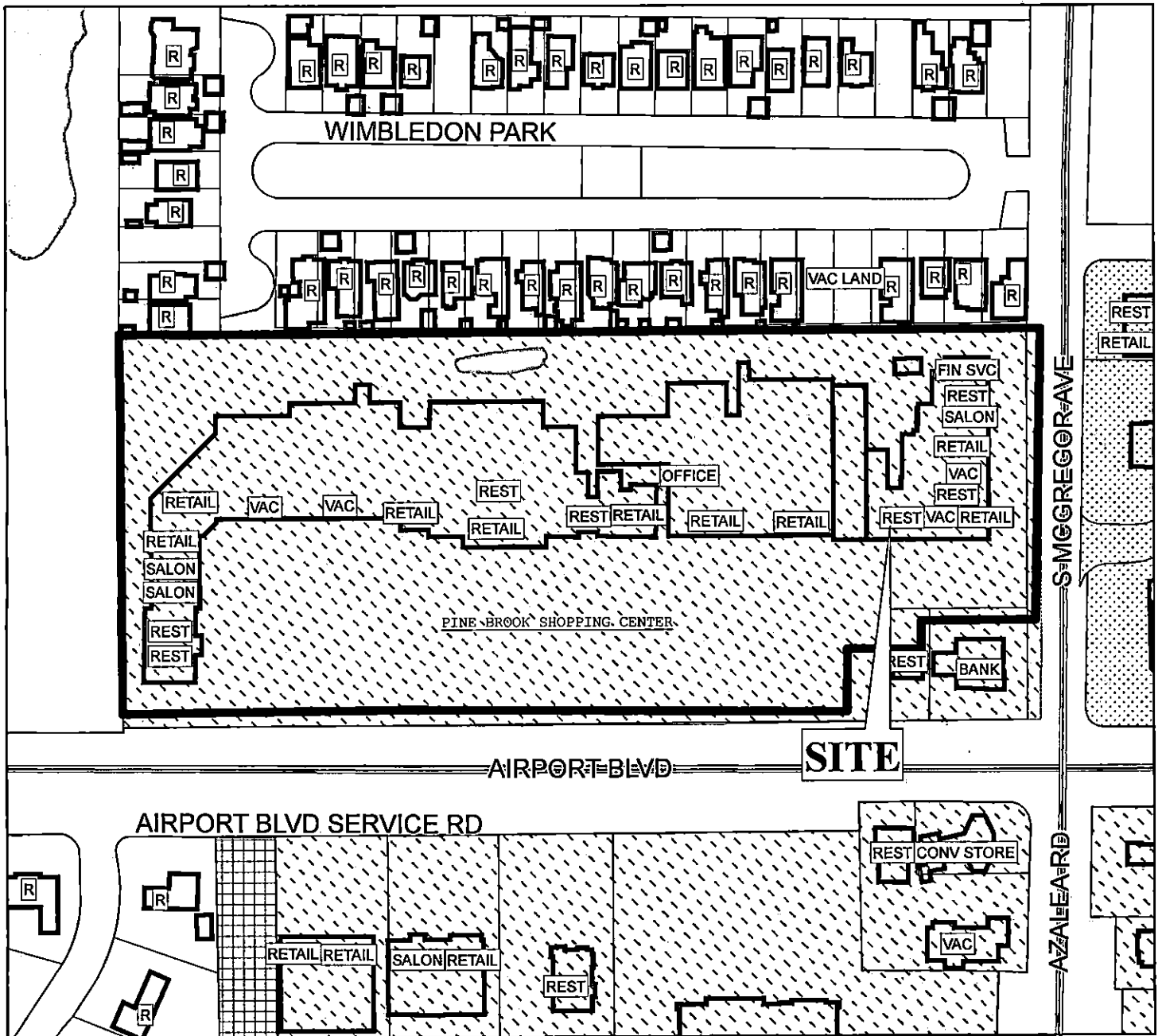
Attached please find a land use and zoning vicinity map for the above referenced application. The site is zoned B-2. This is to advise that a restaurant with retail beer sales is a permitted use in this zoning district.

Based on the plan submitted, the site meets the parking requirements of the Zoning Ordinance.

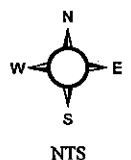
If I can be of further assistance, please do not hesitate to contact me.

The site is located in district 5, Joel Daves (Council Member).

MOBILE CITY COUNCIL VICINITY MAP - EXISTING ZONING



APPLICATION NUMBER 5258 DATE NOVEMBER 27, 2018
 APPLICANT POKE LUAU LLC
 LOCATION 3952 C AIRPORT BLVD
 REQUEST ALCOHOLIC BEVERAGE LICENSE



LANDUSE SURVEY
CONDUCTED 2010

	R-A		R-3		T-B		B-2		B-5		MUN		SD-WH		T5.1
	R-1		R-B		B-1		B-3		I-1		OPEN		T3		T5.2
	R-2		H-B		LB-2		B-4		I-2		SD		T4		T6



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS
REV. LEVON C. MANZIE
VICE PRESIDENT - DISTRICT 2
FREDRICK D. RICHARDSON, JR.
DISTRICT 1
C. J. SMALL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
JOEL DAVES
DISTRICT 5
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

APPLICATION LETTER (CONTROL) NUMBER 5258

REVENUE DEPARTMENT FORWARDED TO CITY CLERK 11/5/2018

Note: If this letter is altered, or changed in any way,
It will not be accepted by the Alabama ABC Board

Alabama Alcoholic Beverage Control Board
P.O. Box 1151
Montgomery, AL 36101

Gentlemen:

The City Council of the City of Mobile does hereby consent to the issuance of:

040 - RETAIL BEER (ON/OFF PREMISES)

(Type of License)

TO: POKE LUAU LLC

Trade Name: POKE LUAU

Location: 3952 C AIRPORT BLVD., MOBILE, AL 36608

This business is located within the City's corporate limits.

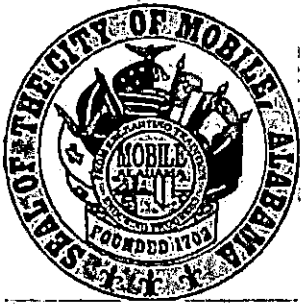
Comments:

Yours Very Truly,

Mobile City Council President

Signature of above applicant _____

Date applicant signed for this approval letter _____



AGENDA DATE: 11/27/2018

**CITY OF MOBILE
MOBILE, ALABAMA**

REVENUE DEPARTMENT

TO: THE MOBILE CITY COUNCIL

RE: ALCOHOLIC BEVERAGE LICENSE

APPLICATION NUMBER 5258

☒ **NEW APPLICATION** ☐ **TRANSFER-OWNERSHIP** ☐ **TRANSFER-LOCATION**

POKE LUAU LLC

_____ has filed application with the City of
(Name of Applicant)

Mobile Revenue Department for a 040 - RETAIL BEER (ON/OFF PREMISES)
(Type of License)

and is applying to the City of Mobile requesting Council approval for State A. B. C. Board
license to be issued to:

APPLICANT: POKE LUAU LLC

TRADE NAME: POKE LUAU

LOCATED AT: 3952 C AIRPORT BLVD., MOBILE, AL 36608

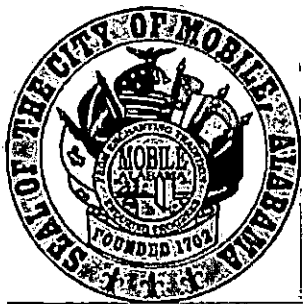
☒ YES	☐ NO	☐ N/A - Has property owner list been supplied?
☒ YES	☐ NO	☐ N/A - Are there churches or schools in this vicinity?
☐ YES	☒ NO	☐ N/A - Any outstanding licenses/taxes on this business?

**License will not be issued until two (2) letters of approval and copy of resolution passed by
Council are received by City Revenue Department.**

BY: Wanda Barber
(Revenue Department Representative)

CONTACT: ALISON NGUYEN

PHONE#: 251-458-1259



CITY OF MOBILE, ALCOHOL LICENSE APPLICATION

Application: NEW
Application Date: 11/5/2018
Application No: 5258

Type License: 040 - RETAIL BEER (On/Off Premises)

Type License: N/A

Name of Applicant(s) POKE LUAU LLC

Ownership: LLC

Name and address of individual, partners, and members, association, corporate officers, etc...

NAME / D.L.#	TITLE	DATE OF BIRTH/ PLACE OF BIRTH	PRESENT RESIDENCE ADDRESS
ALISON TU NGOC NGUYEN	MEMBER	7/07/1992 MORONG, PHILLIPINES	2276 CLAIRMONT DR. W SEMMES, AL 36575

Corporate information: LR 7578 PG 810 Date: 11/21/2017 County: MOBILE
(Enter book & page or document info) (Incorporation or Authority)

Trade Name POKE LUAU

Location 3952 C AIRPORT BLVD., MOBILE, AL 36608

Mailing Address PO BOX 82230, MOBILE, AL 36608

(Include Street or Post Office Box Address City State, and Zip Code)

☐

Previous Licensee Information

☐

Transferee

Licensee Name _____

Type _____

Trade Name _____

License No# _____

These premises are located in the: Corporate Limits
Alabama.

Location (location transfer only) _____

RESTAURANT

What is the applicant(s) primary business at this location? _____

Has ANYONE, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO (if yes explain) _____

Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO (if yes explain) _____

Are the applicant(s) named above, the only person(s), in any manner, interested in the business sought to be licensed? YES

Do any of the applicants, whether individual, partnership, association, corporation, or company, any officer, director, or member thereof, currently have an alcoholic beverage license in the State of Alabama? If so, what type of license and where is it located?

NO

Has any person(s) with any interest, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of ANY law violation? NO

(If YES, explain in Law violation Section) Signature of applicant X A. Tu N.

The undersigned agree, if a license is issued as herein above applied for, to comply at all times with and to fully observe all codes/ordinances rules and regulations of the City of Mobile, and fully observe the provision of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulation promulgated by the Board relative to all Alcoholic Beverage Control Board. The undersigned hereby understands that should he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services of facilities as described in this application will be allowed without written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

STATE OF ALABAMA

SIGNED X A. Tu N.

COUNTY OF MOBILE

TITLE LLC Member

DATE 11/5/18

The undersigned POKE LUAU LLC - ALISON TU NGOC NGUYEN

(Name of applicant or member if Partnership or Association)

Applicant for the Alcoholic Beverage license requested, hereby swears and affirms that he/she has read said application and all statements therein and the facts set forth are true and correct, and that the applicant is the only person interested in the business for which license is requested.

X A. Tu N.
Signature of Affiant

Sworn to and subscribed before, me this 5th day of November Year 2018

Wanda Bonla
SIGNATURE OF NOTARY

5/1/2019
MY COMMISSION EXPIRES

GENERAL APPLICATION INFORMATIONContact Person ALISON NGUYENE-mail: JASON@POKELUAU.NETPhone Number: Home: 251-458-1259Cell: 251-458-1259Bus: 251-458-1259Do the premises have a fully equipped and operational kitchen? *YES*Does the establishment have restroom facilities? *YES*Is place of business habitually used for providing food to the public? *YES*Are these premises equipped with services and facilities for on premise consumption of alcoholic beverages? *YES*Will this business be operated PRIMARILY as a package store? *NO*Building seating capacity 43License premises includes patio area *NO*Square Footage 1746License covers: *PORTION OF SHOPPING CENTER*License Structure: *ONE STORY*Is location within city limits? *YES***Explanation of Law Violations**

List below the true, correct and complete criminal record for the past ten years on every party to the application (Sole - Proprietors, Partners, Corporate Officers). Include the charge (whether or not there was a conviction), date of charge, name of court, and the court disposition of each case. (Do not include traffic violations, except DUI and Reckless Driving. If no record state NONE).

NAME	VIOLATION	ARRESTING AGENCY & DATE	DISPOSITION
	<i>NONE</i>		

Filing Fee Acknowledgement

I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

Signature of Applicant: *A. Nguyen***Lease /Property Ownership**Name of Property Owner/Lessor: PINEBROOK INVESTMENT LLC 251-343-4000Address of Property Owner/Lessor: PO BOX 81934, MOBILE, AL 36689Applicant attests to the truthfulness of the above responses. (Applicant's Initials) *AN*

OWNERS INFORMATION SHEET

Each owner, partner or corporate officer must be included on the application and each must be at least 21 years old.

Name of Applicant(s): Alison Nguyen

Note: Your corporation or LLC's name will be the Applicant

(Check One) () Sole Proprietorship () Corporation () Partnership () LLC

Fill in information below for Sole Proprietor, Partnership, Corporate Officer or LLC Members

Full Name (First, Middle, Last) Alison Tu Ngoc Nguyen

Sex S)F

Title (i.e. Owner, President, Member) Owner

Place of Birth	<u>Morong</u>	<u>Bataan</u>	<u>Philippines</u>
	<i>County</i>	<i>State</i>	<i>Nation</i>
Present Address:	<u>2276 Clairmont Dr W</u>	<u>Semmes</u>	<u>AL 36575</u>
	<i>Street Address (Apt#)</i>	<i>City</i>	<i>State Zip Code</i>
Length of Time at Address:	<u>3 years</u>	Home# <u>251-458-1259</u>	Cell# <u>251-375-6040</u>

Full Name (First, Middle, Last) _____

Social Security # _____ Race: _____ Sex: ()M ()F

Driver License# _____ State _____

Title (i.e. Owner, President, Member) _____

Date of Birth _____ / _____ / _____

Place of Birth	_____	_____	_____
	<i>County</i>	<i>State</i>	<i>Nation</i>

Present Address:	_____	_____	_____
	<i>Street Address (Apt#)</i>	<i>City</i>	<i>State Zip Code</i>

Length of Time at Address: _____ Home# _____ Cell# _____

EXPLANATION OF LAW VIOLATION

LIST BELOW ALL THE COURT RECORDS FOR THE LAW VIOLATIONS, OF EACH PERSON(S) LISTED ON THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, INCLUDING SOLE APPLICANT, PARTNER, OFFICER, OR MEMBER. (DO NOT INCLUDE TRAFFIC OFFENSES EXCEPT FOR DUI) (If none, state "NONE")

NAME	DATE	VIOLATION	JURISDICTION	DISPOSITION
Alison Nguyen		- NONE		

I certify that the above information is correct and true.

A. T. N. Owner
Signature & Title

Date: 10/29/18

PROPERTY OWNERSHIP

Name of Property Owner/ Lessor: ~~William Youngblood~~ Pinebrook Investments LLC
(The person(s) or company that holds the deed or who is in control of the property)

Property Owners / Lessors Address: 3964 Airport Blvd, Mobile, AL 36608

IF ANY FALSE INFORMATION IS GIVEN OR IF ANY INFORMATION IS OMITTED ON THIS INFORMATION PACKET OR THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, YOUR APPLICATION WILL BE VOIDED AND TAKEN UNDER ADVISEMENT BY THE CITY OF MOBILE.

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a limited liability company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975 this Certificate Of Formation and the appropriate filing fees must be filed with the Office of the Judge of Probate in the county where the entity's initial registered office is located. The information required in this form is required by Title 10A.

INSTRUCTIONS: Mail one (1) signed original and two (2) copies of this completed form and the appropriate filing fees to the Office of the Judge of Probate in the county where the limited liability company's (LLC) registered office is/will be located. ~~Contact the Judge of Probate's Office to determine the county filing fees.~~ **Make a separate check or money order payable to the Secretary of State for the state filing fee of \$100.00 for standard filing (based on date of receipt and volume) or \$200.00 for expedited service (processed within approximately 3 business days after date of receipt from the County Probate Office) and the Judge of Probate's Office will transmit the fee along with a certified copy of the Certificate to the Office of the Secretary of State within 10 days after the Certificate is filed. Once the Secretary of State's Office has indexed the filing the information will appear at www.sos.alabama.gov under the Government Records tab and the Business Entity Records link – you may search by entity name. Your notification of filing was provided by the Probate Judge's Office via a stamped copy which is evidence of existence (if it is certified by the Probate Office) according to 10A-1-4.04(c) and the Secretary of State's Office does not send out a copy. You may pay the Secretary of State fees by credit card if the county you are filing in will accept that method of payment. Your entity will not be indexed if the credit card does not authorize and will be removed from the index if the check is dishonored.**

The information completing this form must be typed (for your convenience the information is fill-able on this computer form on the website above).

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Title 10A-1-5.06. You may use Professional or Series before Limited Liability Company if they apply or you may use those abbreviations):
Poke Luau LLC
2. A copy of the Name Reservation certificate from the Office of the Secretary of State must be attached and the name reserved must agree with item 1 above [proves name reservation under 10A-1-4.02(f)].

This form was prepared by: (type name and full address)

Alison Nguyen
2276 Clairmont Dr W
Semmes, AL 36575



2017065807 1/3
BK: LR7578 Pg:810
Document Type: LAOR

Mobile County, Alabama

I hereto certify this instrument
filed on : 11/21/2017 02:31:39 PM
Don Davis, Probate Judge

Deed Tax:	\$.00	
Mortgage Tax:	\$.00	
Mineral Tax:	\$.00	
No Tax:	\$.00	
Judge Fee:	\$.00	2017065807
S.R. Fee:	\$2.00	BK: LR7578
Surcharge Fee:	\$.00	Pg:810
Recording Fee:	\$51.00	
TOTAL:	\$53.00	

(For County Probate Office Use Only)

(For SOS Office Use Only)

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

3. The name of the Registered Agent located at the Registered Office (only one agent):

Alison Nguyen

Street (**No PO Boxes**) address of Registered Office (~~must be located in Alabama~~):

2276 Clairmont Dr W Semmes, AL 36575

Mailing address in Alabama of Registered Office (if different from street address):

4. The undersigned certify that there is at least one member of the limited liability company.

5. Check **only** if the type applies to the Limited Liability Company being formed:

☐ Series LLC complying with Title 10A, Chapter 5A, Article 11

☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8

6. The filing of the limited liability company is effective immediately on the date filed by the Judge of Probate or at the delayed filing date (cannot be prior to the filing date) specified in this filing. 10A-1-4.12

The undersigned specify 11 / 21 / 2017 as the effective date (~~must be on or after the date filed in the office of the county Judge of Probate, but no later than the 90th day after the date this instrument was signed~~) and the time of filing to be _____ : _____ ☐ AM ☐ PM (~~cannot be noon or midnight - 12:00~~)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

11 / 21 / 2017
Date (MM/DD/YYYY)

A. Tuy M.
Signature as required by 10A-5A-2.04

Alison Nguyen
Typed Name of Above Signature

Owner / Organizer
Typed Title (Organizer or Attorney-in-fact)

Additional Organizers/Attorney-in-facts may sign (add additional sheets if necessary).

John H. Merrill
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, John H. Merrill, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

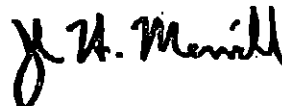
Poke Luau LLC

This name reservation is for the exclusive use of Alison Nguyen, 2276 Clairmont
Dr. W, Semmes, AL 36575 for a period of one year beginning November 21, 2017
and expiring November 21, 2018

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

November 21, 2017

Date



RES778349

John H. Merrill

Secretary of State

TO: URBAN DEVELOPMENT DEPARTMENT, TELE# (251) 208-5895

CC: ALCHOLIC BEVERAGE APPLICATION FILE

Request for zoning permission to process an alcoholic beverage application, (subject to approval by City Council and issuance of Zoning Certificate).

040 - RETAIL BEER (ON OR OFF PREMISES)

(Type of alcoholic beverage license)

To be used in a/an Restaurant

(Type of business)

Alison Nguyen/Poke Luau LLC

(Name of applicant whether individual, corporation, etc.)

3952 C Airport Blvd.

(Location address for application)

Mobile

AL

36608

City

State

Zip

1746 SF

(Square feet of business)

Note: You must provide a drawing of the site to the Urban Development representative for a review of the parking facilities. The drawing must illustrate the lot and dimensions, the building size and location, the size and location of each parking space and access (driveways) and aisles.

URBAN DEVELOPMENT DEPARTMENT

Zoning B-2

Parking Provided 18 +

Parking Required 18

Compliance: ☒ Yes ☐ No

P. Anderson
(Signed by Urban Development Dept)

11/05/2018
Date

OK per previous approval(s) of the site

**TENANT BUILDOUT DRAWINGS FOR
KE LU AU RESTAURANT
PINEBROOK SHOPPING CENTER
3952C AIRPORT BOULEVARD
MOBILE, ALABAMA 36608**

PINEBROOK SHOPPING CENTER
3952C AIRPORT BOULEVARD
MOBILE, ALABAMA 36608

NEGATIVE

LEAD FINGERPRINTS TO
BANK UNIVERSITY (3000)
CONTRACTS SECURITY OF
JANUARY 1971/72
BOJ BOMBING AND OTHERS

Contacts

BUILDING OWNER
PINESPOOK INVESTMENTS, L.L.C.
2884 AIRPORT BOULEVARD
MOBILE, AL 36688
ATTN: BILLY GUNNORLOO
PHONE: (251) 343-4022
E-MAIL: btg@pinespook.com

NAME: ENOCH-CEPPA
CCC CHG INEERS
4913 OAK CIRCLE DRIVE NORTH
NORFOLK, AZ 86103
ATTN: JOE DAVIS
PHONE: (520) 863-3221
FAX: (520) 863-3902
E-MAIL: jceppa@slangsworld.com

ARCHITECT
ZITO RUSSELL ARCHITECTS P.C.
6208 UNIVERSITY BLVD.
SUITE 20
MOBILE, AL 36688
ATTN: EYING ZITO
PHONE: (251) 340-4611
FAX: (251) 343-6861
E-MAIL: eying@zito-russell.com

INTERNATIONAL BUILDING CODE *	2003 EDITION
INTERNATIONAL MECHANICAL CODE *	2003 EDITION
INTERNATIONAL PLUMBING CODE *	2003 EDITION
INTERNATIONAL PIPE CODE	2003 EDITION
INTERNATIONAL ENERGY CODE	2003 EDITION
NATIONAL ELECTRICAL CODE (NFPA 70) *	2003 EDITION
NFPA 701 LBS BURN TEST CODE	2003 EDITION
ACI 308 A-11 CORROSION CODE	2003 EDITION

* WITH SUPPLEMENTED WHERE APPLICABLE

1. THE STRUCTURE SHALL BE MANUFACTURED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS WITH REGARD TO ACHIEVING ACCESSIBILITY GUIDELINES. 20% WEIGHT INCLUDES, BUT IS NOT LIMITED TO, BUMP RESISTANCE OF GROUNDING AND FLOOR SURFACES, MAXIMUM WEIGHT OF HANDRAILS, MAXIMUM WEIGHT OF SEATING, MAXIMUM WEIGHT OF WALLS, MAXIMUM WEIGHT OF CEILING, MAXIMUM WEIGHT OF OVERHEADS, MAXIMUM WEIGHT OF SEVERELED OR OTHER LIFT, AND GROUND HANDRAILS SHALL REQUIRE THICK GROUNDING, THICK FLOORING, OR THICKNESS OF THE WEIGHT TO OPERATE.

2. ALL LOCKS ON DOORS IN WHEELS OF FORKELIFTS SHALL REQUIRE THE USE OF A KEY OR DEVICE, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EXTERIOR SIDE OF THE DOOR.

3. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA NATIONAL ELECTRICAL CODE.

4. ALL BURNER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 54 FIRE PROTECTION CODE.

[illegible]

Special Notes

1. MINIMUM 10' HIGH ADDRESS MARKERS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR AT THE FIRE ALARM AND SERVICE ENTRANCE OF THIS BUILDING. MARKS DETERMINATION OF FIRE, COLOR AND EXACT LOCATION SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR OR TO PROVIDE ALL NECESSARY, REGULATED BOMBARDMENT NECESSARY FOR THE CERTIFICATE OF OCCUPANCY (IF LEASE BOMBARD, DO NOT BOMBARD, ETC).
3. NO STRUCTURE OF ANY KIND NOR TO BE CONSTRUCTED ON OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR IRON OR ALUMINUM TOWER, FENCE AND OR PLANTING NOR ANY PLANTING EXCEPT GRASS, BUSHES, TREES, OR PLANTING SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING EXISTING ON THE BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PUBLIC UTILITY.
4. CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD AND/OR UNDERGROUND POWER LINES AND OBSERVE ALL SAFETY REGULATIONS REGARDING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE PUBLIC UTILITY.

1. ALL WORK TO BE DONE IN ANY CONSTRUCTION COORDINATION VEHICLES PART OF THIS CONTRACT SHALL BE PERFORMED BY THE CONTRACTOR, UNLESS NOTED BY THE OWNER. WORK DESCRIBED AS THE OWNER'S, THE LANDLORD'S, OR THE LEASER'S SHALL BE PERFORMED BY THE CONTRACTOR.
2. ALL SPRINKLER INSTALLATIONS, ESPECIALLY SPRINKLER HEAD LOCATIONS ARE TO BE COORDINATED WITH FINAL CEILING, LIGHTING AND FURNITURE LAYOUT OF THE TENANT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL SPRINKLER INSTALLATIONS WILL BE ACCEPTABLE FOR TENANT'S CONTRACTORS. (SEE NOTES ON WELL-BUILDING FOR MORE DESIGN OF SYSTEM THEMES)

TENANT BUILDOUT DRAWINGS FOR
POKE LU AU RESTAURANT
PINEBROOK SHOPPING CENTER
3952C AIRPORT BOULEVARD
MOBILE, ALABAMA 36608

ZITO•RUSSELL
ARCHITECTS, P.C.
C/O S. UNIVERSITY BUILDING 600
N. UNIVERSITY AVE.
CHICAGO, ILL. 60607
PHONE (312) 467-4801

B. B. RICHARDSON & SONS
ARCHITECTS P.C.



DATE	12/10/20
TIME	10:00 AM
BY	12/10/20
TO	12/10/20
FROM	12/10/20
SUBJECT	12/10/20

T1

- PARKING SPACES = 9 FT wide

LEASE-PROPERTY OWNERSHIP AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located in the city or county of MOBILE and in the county of MOBILE. State of Alabama.

DESCRIPTION OF PROPERTY: (MUST HAVE LEGAL DESCRIPTION - call the Map & Plat room at Mobile County Revenue Dept. at 574-8534)

see attached

The above described property is () owned, (☒) leased, () sub-leased, or otherwise surrendered to POKE LUAN, LLC who has applied for an Alabama Alcoholic Beverage License at the above location.

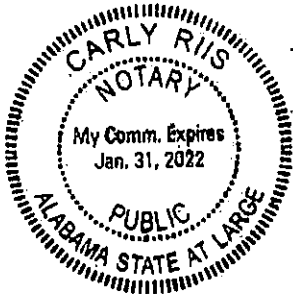
Sworn to and subscribed before me this 30th day of October, 20 18.

Carly Riis
Notary Public

PINEBROOK INVESTMENT, LLC
Property Owner Date Oct 30, 2018

JANUARY 31, 2022
My Commission Expires

A. Troy A. 10/31/18
Licensee Date





REVENUE COMMISSIONER PROPERTY RECORD CARD - 2019

P. O. DRAWER 1169
MOBILE AL 36633-1169
Tel: 251-574-8545
Printed On: 10/30/2018

Parcel 28 06 23 3 000 048.001
Land Use 52 - COMMERCIAL
Nbhd SC99
Mun. 14 LF: 0% BF: 0%
Assmt. 2
Cycle/Dt. 0 10/29/2018
Zoning/C
Terr 1
Current Owners:
PINEBROOK INVESTMENT LLC

P O BOX 81934,
MOBILE, AL 36689
7093-292
Last Modified: 10/29/2018



KEY: 1948218 ACC NO - 01948218 CODE -

Land Value	\$3,175,900.00
CU Deactivated	\$0.00
Bldg 1	\$1,395,600.00
Bldg 2	\$5,656,600.00
Bldg 3	\$2,602,800.00
Bldg 4	\$4,168,700.00
MI1-1	\$25,500.00
MI1-2	\$78,900.00
MI1-3	\$129,100.00
MI1-4	\$44,600.00
MI1-5	\$2,400.00
MI1-6	\$300.00
MI1-7	\$26,500.00
MI1-8	\$14,000.00
MI1-9	\$36,200.00
MI2-1	\$700.00
Total Appr. Value	\$17,746,200.00
Total Living Area:	194038 sqft.

Property Address:
3950 AIRPORT BLVD
MOBILE AL 36608-2224

Edit

CODE	CLS	LAND USE	Land Computation Edit	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL INFLUENCE	MARKET VALUE	CU	CU
SQFT MT/52 [COMMERCIAL]2		52 COMMERCIAL		635186 SQ. FT		1			500%	\$3,175,900.00	-0	add

TOTAL ACRES: 0.000

Rollback/Homesite/Miscellaneous

Legal Description

SUB DIVISION1: PINEBROOK SHOPPING CENTER SUBDIVISION
SUB DIVISION2:

MAP BOOK: 130 PAGE: 20
MAP BOOK: PAGE:

PRIMARY BLOCK:
PRIMARY LOT:

SECONDARY BLOCK:
SECONDARY LOT:

CONDO NAME:

CONDO BOOK: PAGE: Units:

METES AND BOUNDS (LOT A PINEBROOK SHOPPING CENTER SUBDIVISION MBK 130/20)

Sales Information New Sale

6/24/2005	\$2,125,704 A	BOOK:5966 PAGE:1856	Land & Building
11/1/1984	\$1,000,000 D	BOOK:2693 PAGE:885	Land & Building

Notes

12/27/2016	Mirian Davis	2016 PERMIT #BLD2016-02382 FOR RE-ROOF OF ___ UNITS A-D___ IS ENTERED IN PERMITS.
9/14/2016	Mirian Davis	2016 PERMIT #2016-01293 FOR INTERIOR & EXTERIOR RENOVATION & ALTERATION OF (ZOE'S KITCHEN) IS SCANNED INTO DOCUMENTS.
8/31/2016	Mirian Davis	2016 PERMIT #BLD2016-01384 FOR PARTITION WALLS IS SCANNED INTO DOCUMENTS.
7/12/2016	Bridget Daniel	2016 PERMIT #16-01226 FOR SUITE "G" INTERIOR ONLY REPAIRS IS SCANNED INTO DOCUMENTS.
6/9/2016	Bridget Daniel	2016 PERMIT #BLD2016-008834 FOR "E" INTERIOR RENOVATION/ALTERATION IS SCANNED INTO DOCUMENTS.
10/22/2015	Bridget Daniel	2015 PERMIT #BLD2015-02558 FOR REPAIRS TO SHOPPING CENTER IS SCANNED INTO DOCUMENTS.
7/16/2015	Bridget Daniel	2015 PERMIT #15-01461 FOR STEIN MART ROOF REPLACEMENT IS SCANNED INTO DOCUMENTS.
7/16/2015	Bridget Daniel	2015 PERMIT #15-01460 FOR FLEET FEET SHOES ROOF REPLACEMENT IS SCANNED INTO DOCUMENTS.
7/1/2015	Bridget Daniel	2015 PERMIT #2015-00728 FOR FLEET FEET SPORTS INTERIOR DEMO & RENOVATION IS SCANNED INTO DOCUMENTS.
6/3/2015	Bridget Daniel	2015 PERMIT #2015-00548 FOR ROCK-N-ROLL SUSHI INTERIOR BUILDOUT IS SCANNED INTO DOCUMENTS.
4/23/2015	Bridget Daniel	2015 PERMIT #2014-03354 FOR WHOLE FOOD MARKET INTERIOR BUILDOUT IS SCANNED INTO DOCUMENTS.

**AGREEMENT ALLOWING THE CITY OF MOBILE TO
POST PUBLIC NOTICE SIGN ON PROPERTY**

I hereby agree to allow the City of Mobile to post a sign on my property notifying the general public that an application for the sale of alcohol is being considered for this location. I understand that the City of Mobile will erect and maintain said sign and remove the sign after the application is considered by the City.

Oct. 30, 2018
Date

PINE BROOK INVESTMENT, LLC
by: WTS
Owner of Property (Signature)

William T. Youngblood
Print Name of Property Owner

3964 AIRPORT BOULEVARD
Address

Mobile AL 36608
City State Zip

I agree that I will not remove or discard the City of Mobile's sign, and I will be responsible for reimbursing the City of Mobile for the cost of the sign if it is discarded.

10/30/18
Date

A. My N.
Applicant's Signature

Alison Nguyen
Print Name of Applicant

3952 - C Airport Blvd.
Address

Mobile AL 36608
City State Zip

List the names and addresses of owners of property lying within a distance of 500 feet of the subject property, as shown by the latest assessment records of the Map and Plat Room of the Mobile County Revenue Commissioner's office/Phone# 574-8534. (Marilyn E. Wood's office)

see attached

PARCEL ID	ADDRESS	OWNER	PROPERTY TYPE	MAILING ADDRESS	CITY	STATE	ZIP
2806233000035 000	PINEBROOK SUBDIVISION	PILOT DEBRA M		P O BOX 81204	MOBILE	AL	36691-1206
2806233000035 000	PINEBROOK SUBDIVISION	MARR THOMAS M SR		740 MUSEUM DR	MOBILE	AL	36608-1940
2806233000036 000	PINEBROOK SUBDIVISION	MARR THOMAS M SR & CHRISTIN		3871 PINEBROOK DR S	MOBILE	AL	36608
2806233000037 000	PINEBROOK SUBDIVISION	STEELE CASSIE C	C/O STEELE CASSIE C	3867 PINEBROOK DR	MOBILE	AL	36608
2806233000038 000	PINEBROOK SUBDIVISION	EASLEY FRANCES C		3961 PINEBROOK DR S	MOBILE	AL	36608
2806233000039 000	PINEBROOK SUBDIVISION	HUFFMAN CHRISTOPHER G & HEATHER I HUFFMAN		3955 PINEBROOK DR SOUTH	MOBILE	AL	36609
2806233000040 001	PINEBROOK SHOPPING CENTER SUBDIVISION	PINEBROOK INVESTMENT LLC		P O BOX 81934	MOBILE	AL	36689
2806233000040 002	WIMBLETON PARK SUB	BECKERLE ROBERT A & VIVIAN		S	MOBILE	AL	36609-4224
2806233000040 003	WIMBLETON PARK, RESUB OF LOT 4	SALEM JAMES CLAUDE & CORY S		3952 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 004	WIMBLETON PARK SUB	FUZZELL ROBERT H	C/O STONE GRANT DOUGLAS & LAUREN BROCK	3954 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 005	WIMBLETON PARK SUB	BOULZ SHERI W	C/O TYLER BOULO	251 COLLEGE LN	MOBILE	AL	36608-1420
2806233000040 006	WIMBLETON PARK SUB	FINCH SHIRLEY JORDAN		3958 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 007	WIMBLETON PARK SUB	PADEL ANAND & ASHLEY PATEL		3960 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 008	WIMBLETON PARK SUB	AMES ORRIN K III & DONNA S		3962 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 009	WIMBLETON PARK SUB	DODSON JAMES M & LINDSEY K DODSON		3964 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 01	PINEBROOK SHOPPING CENTER SUBDIVISION	PINEBROOK INVESTMENT LLC		P O BOX 81934	MOBILE	AL	36689
2806233000040 010	WIMBLETON PARK SUB	MENDENHALL JANICE S		3966 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 011	WIMBLETON PARK SUB	HINTON WILLIAM F & KAREN C		3968 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 012	WIMBLETON PARK SUB	BRONSTEIN FAMILY PROPERTIES L L C	C/O JACOB MINA AYAD	3970 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 013	WIMBLETON PARK SUB	WALKER DEBORAH C & HOWARD SEABORN JONES WALKER III		3972 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 014	WIMBLETON PARK SUB	WETTERMARK LAWRENCE & NANCY		3974 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 015	WIMBLETON PARK SUB	LORD ROBERT M & REBECCA H		3976 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 016	WIMBLETON PARK SUB	HEGGEMAN SHARON L		3978 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 017	WIMBLETON PARK SUB	LANGUS JOHN & RITA C		4272 BIT & SPUR RD #33	MOBILE	AL	36608
2806233000040 018	WIMBLETON PARK SUB	PIERCE JOHN CHARLES SCRIBNER		3982 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 019	WIMBLETON PARK SUB	THOMPSON NIMI WONG		3984 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 020	WIMBLETON PARK SUB	ROOT JAMES F & MELISSA M ROOT		3986 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 021	WIMBLETON PARK SUB	GRADY GARY J & ANGELA D		3988 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 022	WIMBLETON PARK SUB	BIGLER BRUCE A		1507 CAPTAIN ONEAL DR	DAUPHNE	AL	36526
2806233000040 024	WIMBLETON PARK SUB	MESHAO MICHAEL WALLACE & MARY CATHERINE		204 W WIMBLETON PARK	MOBILE	AL	36608
2806233000040 025	WIMBLETON PARK SUB	ENGERTSON TODD O		206 WIMBLETON PARK W	MOBILE	AL	36608
2806233000040 026	WIMBLETON PARK, RESUB OF LOT G-5	BROWN CHAD R SR & PATRICIA B BROWN		208 W WIMBLETON PARK	MOBILE	AL	36608
2806233000040 027	WIMBLETON PARK SUB	ARATA VINCENT P & CATALINA	C/O NELSON JAMES NELSON JR & MARY STEV	210 WIMBLETON PARK W	MOBILE	AL	36608
2806233000040 028	WIMBLETON PARK SUB	ADAMS-DAVIS M CAROL		362 MCDONALD AVE	MOBILE	AL	36604
2806233000040 029	WIMBLETON PARK SUB	SANDERS CHRISTINE P		214 WIMBLETON PARK W	MOBILE	AL	36608
2806233000040 030	WIMBLETON PARK SUB	MCGUIRE KIMBERLY W		216 W WIMBLETON PARK	MOBILE	AL	36608
2806233000040 031	WIMBLETON PARK SUB	MOSTELLAR RHEA S		3989 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 032	WIMBLETON PARK SUB	HEARN DONALD R & RUDINE		3987 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 033	WIMBLETON PARK SUB	HARVEY CHARLES EDWARD & ANITA JOYCE HARVEY		3985 WIMBLETON PARK DR	MOBILE	AL	36608-2272
2806233000040 034	WIMBLETON PARK SUB	PIERCE BETH ANNE		3983 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 035	WIMBLETON PARK SUB	GATES JAMES E & CAROLYN T		3981 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 036	WIMBLETON PARK SUB	BARNETT CODY B & KENDRA M	CHIEPALICH	3979 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 037	WIMBLETON PARK SUB	CHIEPALICH STEPHEN W & SUSAN CRAIN		3977 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 038	WIMBLETON PARK SUB	GUTHANS ROBERT A JR		3975 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 039	WIMBLETON PARK SUB	HALL FREDERICK H & HEATHER H HALL	& DELPHINE ELIZABETH BURTON MASON	14M D BELL COMPANY	58 MIDTOWN PARK E	MOBILE	36606-4140
2806233000040 040	WIMBLETON PARK SUB	BURTON JOSEPH ROE SR GILLETTE BURTON MULLER		P O BOX 16167	MOBILE	AL	36616
2806233000040 041	WIMBLETON PARK SUB	TEAGUE DONALD WAYNE & SARAH		3969 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 042	WIMBLETON PARK SUB	LAIRD LAUREN M		3967 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 043	WIMBLETON PARK SUB	RATHLE AMIN & CYNTHIA RATHLE		3965 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 044	WIMBLETON PARK SUB	KALIFEH MITCHELL M JR & ANTOINETTE D		3963 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 045	WIMBLETON PARK SUB	PADEL RAMANBHAI L & KANTA PATEL		1851 ST STEPHENS RD	MOBILE	AL	36617
2806233000040 046	WIMBLETON PARK SUB	TROTTER EUGENE		100 E DU RHU DRIVE	MOBILE	AL	36608
2806233000040 047	WIMBLETON PARK SUB	AUSTILL KATHERINE WINSLOW		3957 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 048	WIMBLETON PARK SUB	BIVINS SONJA & DONALD O ENGLISH		3955 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 049	WIMBLETON PARK SUB	MARTIN JAMES B IV		3953 WIMBLETON PARK	MOBILE	AL	36608
2806233000040 050	WIMBLETON PARK SUB	PADEL RAMANBHAI L & KANTA		1851 ST STEPHENS RD	MOBILE	AL	36617
2806233000040 051	PINEBROOK SHOPPING CENTER SUBDIVISION	PINEBROOK INVESTMENT LLC		P O BOX 81934	MOBILE	AL	36689
2806234002076 000	None	BALDWIN HOMER L & DOROTHY B		260 S MCGREGOR AVE	MOBILE	AL	36608
2806234002077 000	266 MCGREGOR AVENUE S/D	SPRINGHILL MEDICAL COMPLEX		INC	3719 DAUPHIN STREET	MOBILE	36608
2806234002078 000	MCGREGOR SQUARE RESUB OF LOT 1 AND ADDITION TO	JABEZ LLC		% WAGGREEN CO	REAL ESTATE TAX DEPT	P O BOX 1159	DEERFIELD IL 60015
2806234002078 003	MCGREGOR SQUARE RESUB OF LOT 1 AND ADDITION TO	MCGREGOR SQUARE LLC		14 MIDTOWN PARK E			MOBILE AL 36606
2806234002078 004	None	MCGREGOR SQUARE LLC		14 MIDTOWN PARK E			MOBILE AL 36606
2807261000011 000	None	LESLIE POOL MART INC	C/O BENJAMIN J LINQUIST- SENIOR LEGAL CT	2005 E INDIAN SCHOOL RD	PHOENIX	AZ	85016
2807261000011 001	None	MCPHERSON CHARLES K SR		2005 E INDIAN SCHOOL RD	PHOENIX	AZ	85016
2807261000012 000	MAX OIL SUBDIVISION	ALATHEA LLC		675 SOUTH YORK STREET	TRUSSVILLE	AL	35173
2807261000013 000	None	265 AZALEA LLP A LIMITED		LIABILITY COMPANY	DENVER	CO	80209
2807262000001 000	SKAGGS ALBERTSONS	AST MANAGEMENT LLC AN ALABAMA	LMTD LIABILITY CO	3951 AIRPORT BLVD	MOBILE	AL	36608
2807262000002 000	SKAGGS ALBERTSONS	AZALEA SOUTH L L C		C/O WHITE-SPUNNER REALTY INC	P O BOX 7475	MOBILE	36670-0475
2807262000002 001	SKAGGS ALBERTSONS	SANDELMAN SUSAN AS TRUSTEE		OF THE JASAN TRUST 1/2 INT	185 NW SPANISH RIVER BLVD STE 100	BOCA RATON	FL 33431-4230
2807262000003 000	ARK S/D	ARK L L C A LIMITED LIABILITY COMPANY		2600 CLEVELAND AVE		NEW ORLEANS	LA 70119
2807262000003 002	DENNISTON SUBDIVISION OF LOT 1	ARK L L C	% PEGGY WILLEM	2800 CLEVELAND AVE		NEW ORLEANS	LA 70119
2807262000003 003	DENNISTON SUBDIVISION OF LOT 1	STEIN INVESTMENTS INC		4318 DOWNTOWNER LOOP N	SUITE A	MOBILE	AL 36609
2807262000004 000	None	COUNTRY CLUB WOODS APARTMENTS LLC A DELAWARE	C/O COLVIN & ASSOC ATES INC	18141 FM 315		PALESTINE	TX 75803
2807262000005 000	COUNTRY CLUB WOODS PART A	JAYE MARGARET		4039 AIRPORT BLVD		MOBILE	AL 36608
2807262000006 000	COUNTRY CLUB WOODS PART A	DAVIS SARAH JANE		4051 AIRPORT BLVD		MOBILE	AL 36608
2807262000007 000	COUNTRY CLUB WOODS PART A	PEOPLES JAMES RAY & DENISE	C/O PEOPLES DENISE ETHRIDGE	708 SPRING OAKS CT		MOBILE	AL 36609
2807262000007 01	COUNTRY CLUB WOODS PART A	STELLY MARY FLYNN		6814 STONEBROOK DR S		MOBILE	AL 36693
2807262000041 000	COUNTRY CLUB WOODS PART A	DOWELL DAVID J & MARY E		713 WESTMORELAND DR E		MOBILE	AL 36609
2807262000042 000	COUNTRY CLUB WOODS PART A	BILREY DOUGLAS BLAKE & NONA D		707 WESTMORELAND DR E		MOBILE	AL 36609
2807262000043 000	COUNTRY CLUB WOODS PART A	ROSE DAVID S		4055 AIRPORT BLVD		MOBILE	AL 36608-2227
2807262000044 000	COUNTRY CLUB WOODS PART A	JAMES DOYLE H & REBA B JAMES TRUSTEE OR THEIR	SUCCESSORS IN TRUST UNDER THE JAMES L	4059 AIRPORT BLVD		MOBILE	36608-2227
2807262000045 000	COUNTRY CLUB WOODS PART A	SLP 1939 LLC		4063 AIRPORT BLVD		MOBILE	36608
2806233000040 000	COUNTRY CLUB OF MOBILE S/D	COUNTRY CLUB OF MOBILE		4101 WIMBLETON DR		MOBILE	AL 36608



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
37-821	Cover Memo	11/20/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 4:06 PM

39-

2018

R E S O L U T I O N

Sponsored by: Councilmember Manzie

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: Manufacturer License
Submitted by: Old Majestic Brewing Company, LLC
Location: Old Majestic Brewing Company
 656 St. Louis Street
 Mobile, AL 36602

Adopted:

City Clerk

PLANNING & ZONING DEPARTMENT

MEMORANDUM

To: Jennifer Sands

From: Bert Hoffman *BH*
Principal Planner

Date: November 15, 2018

Re: Application # 5257 / 656 St. Louis St.

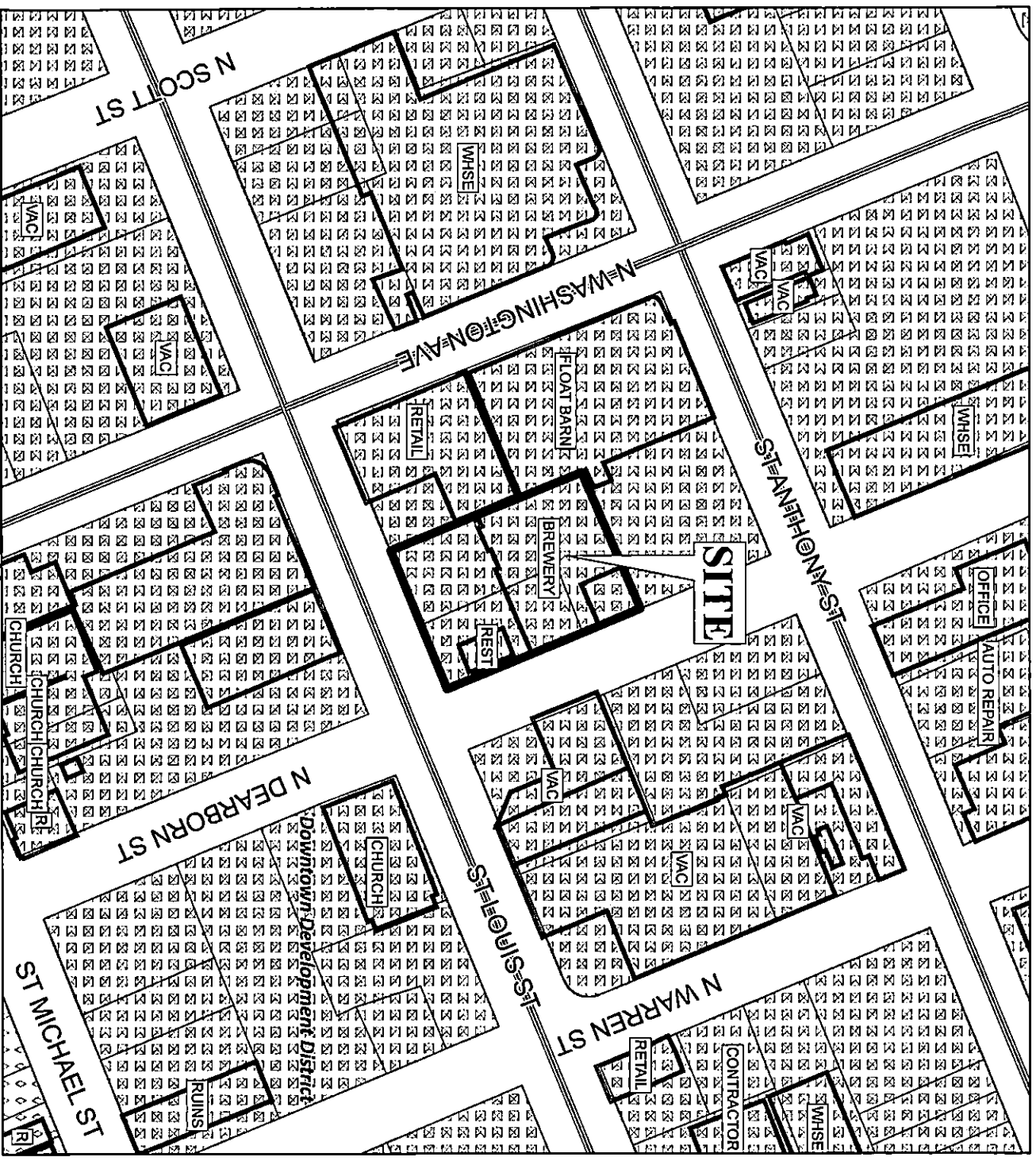
Attached please find a land use and zoning vicinity map for the above referenced application. The site is zoned SD-WH. This is to advise that a microbrewery with manufacturer sales is a permitted use in this zoning district.

The site is located within the Downtown Development District, which exempts SD-WH from parking requirements.

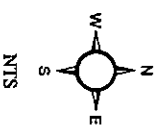
If I can be of further assistance, please do not hesitate to contact me.

The site is located in district 2, Levon C. Manzie (Council Member).

MOBILE CITY COUNCIL VICINITY MAP - EXISTING ZONING



APPLICATION NUMBER 5257 DATE NOVEMBER 27, 2018
 APPLICANT OLD MAJESTIC BREWING COMPANY LLC
 LOCATION 656 ST LOUIS ST
 REQUEST ALCOHOLIC BEVERAGE LICENSE



	R-4		R-3		T-B		B-2		B-6		MUN		SD-WH		T5.1
	R-1		R-B		B-1		B-3		I-1		OPEN		T3		T5.2
	R-2		H-B		LB-2		B-4		I-2		SD		T4		T6

LANDUSE SURVEY
CONDUCTED 2010



OFFICE OF THE CITY COUNCIL

APPLICATION LETTER (CONTROL) NUMBER 5257

REVENUE DEPARTMENT FORWARDED TO CITY CLERK 11/5/2018

**Note: If this letter is altered, or changed in any way,
It will not be accepted by the Alabama ABC Board**

COUNCIL MEMBERS
REV. LEVON C. MANZIE
VICE PRESIDENT - DISTRICT 2
FREDRICK D. RICHARDSON, JR.
DISTRICT 1
C. J. SMALL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
JOEL DAVES
DISTRICT 5
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Alabama Alcoholic Beverage Control Board
P.O. Box 1151
Montgomery, AL 36101

Gentlemen:

The City Council of the City of Mobile does hereby consent to the issuance of:

200 - MANUFACTURER

(Type of License)

TO: OLD MAJESTIC BREWING COMPANY LLC

Trade Name: OLD MAJESTIC BREWING CO

Location: 656 SAINT LOUIS ST., MOBILE, AL 36602

This business is located within the City's corporate limits.

Comments:

Yours Very Truly,

Mobile City Council President

Signature of above applicant _____

Date applicant signed for this approval letter_____



AGENDA DATE: 11/27/2018

**CITY OF MOBILE
MOBILE, ALABAMA**

REVENUE DEPARTMENT

TO: THE MOBILE CITY COUNCIL

RE: ALCOHOLIC BEVERAGE LICENSE

APPLICATION NUMBER 5257

☒ NEW APPLICATION ☐ TRANSFER-OWNERSHIP ☐ TRANSFER-LOCATION

OLD MAJESTIC BREWING COMPANY LLC has filed application with the City of
(Name of Applicant)

Mobile Revenue Department for a 200 - MANUFACTURER
(Type of License)

and is applying to the City of Mobile requesting Council approval for State A. B. C. Board
license to be issued to:

APPLICANT: OLD MAJESTIC BREWING COMPANY LLC

TRADE NAME: OLD MAJESTIC BREWING CO

LOCATED AT: 656 SAINT LOUIS ST., MOBILE, AL 36602

☒ YES	☐ NO	☐ N/A - Has property owner list been supplied?
☒ YES	☐ NO	☐ N/A - Are there churches or schools in this vicinity?
☐ YES	☒ NO	☐ N/A - Any outstanding licenses/taxes on this business?

License will not be issued until two (2) letters of approval and copy of resolution passed by
Council are received by City Revenue Department.

BY: Wanda Benlar
(Revenue Department Representative)

CONTACT: CHAD MARCHAND

PHONE#: 251-377-3785



CITY OF MOBILE, ALCOHOL LICENSE APPLICATION

Application: NEW
Application Date: 11/5/2018
Application No: 5257

Type License: 200 - MANUFACTURER

Type License: N/A

Name of Applicant(s) OLD MAJESTIC BREWING COMPANY LLC

Ownership: LLC

Name and address of individual, partners, and members, association, corporate officers, etc...

NAME / D.L.#	TITLE	DATE OF BIRTH/ PLACE OF BIRTH	PRESENT RESIDENCE ADDRESS
JOHN GARY MINTON	MEMBER	8/27/1954 PARIS, TX	26709 JAN CT W DAPHNE, AL 36526
CHAD CHRISTOPHER MARCHAND	MEMBER	10/10/1974 TACHIKAWA, JAPAN	306 MCDONALD AVE MOBILE, AL 36604

Corporate information: LR 7412 PG 641 Date: 8/12/2016 County: MOBILE
(Enter book & page or document info) (Incorporation or Authority)

Trade Name OLD MAJESTIC BREWING CO

Location 656 SAINT LOUIS ST., MOBILE, AL 36602

Mailing Address 462 DAUPHIN ST., MOBILE, AL 36602

(Include Street or Post Office Box Address City State, and Zip Code)

☐

Previous Licensee Information

☐

Transferee

Licensee Name _____

Type _____

Trade Name _____

License No# _____

These premises are located in the: Corporate Limits
Alabama.

Location (location transfer only) _____

What is the applicant(s) primary business at this location? BEER MANUFACTURE & SALES

Has ANYONE, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO (if yes explain) _____

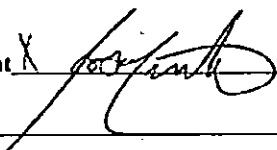
Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO (if yes explain) _____

Are the applicant(s) named above, the only person(s), in any manner, interested in the business sought to be licensed? YES

Do any of the applicants, whether individual, partnership, association, corporation, or company, any officer, director, or member thereof, currently have an alcoholic beverage license in the State of Alabama? If so, what type of license and where is it located?

No

Has any person(s) with any interest, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of ANY law violation? NO

(If YES, explain in Law violation Section) Signature of applicant X 

The undersigned agree, if a license is issued as herein above applied for, to comply at all times with and to fully observe all codes/ordinances rules and regulations of the City of Mobile, and fully observe the provision of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulation promulgated by the Board relative to all Alcoholic Beverage Control Board. The undersigned hereby understands that should he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services of facilities as described in this application will be allowed without written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

STATE OF ALABAMA

SIGNED X 

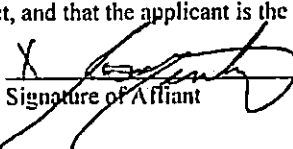
COUNTY OF MOBILE

TITLE MEMBER

DATE 5-Nov-2018

The undersigned OLD MAJESTIC BREWING COMPANY LLC - CHAD C. MARCHAND
(Name of applicant or member if Partnership or Association)

Applicant for the Alcoholic Beverage license requested, hereby swears and affirms that he/she has read said application and all statements therein and the facts set forth are true and correct, and that the applicant is the only person interested in the business for which license is requested.

X 
Signature of Affiant

Sworn to and subscribed before, me this 5th day of November Year 2018

Wanda Bonlon
SIGNATURE OF NOTARY

5/1/2019
MY COMMISSION EXPIRES

GENERAL APPLICATION INFORMATIONContact Person CHAD MARCHANDE-mail: CHAD@OLDMAJESTICBREWING.COMPhone Number: Home: 251-377-3785Cell: 251-377-3785Bus: 251-377-3785Do the premises have a fully equipped and operational kitchen? *NO*Does the establishment have restroom facilities? *YES*Is place of business habitually used for providing food to the public? *NO*Are these premises equipped with services and facilities for on premise consumption of alcoholic beverages? *YES*Will this business be operated PRIMARILY as a package store? *NO*Building seating capacity 117License premises includes patio area *YES*Square Footage 8489License covers: *ENTIRE STRUCTURE*License Structure: *ONE STORY*Is location within city limits? *YES***Explanation of Law Violations**

List below the true, correct and complete criminal record for the past ten years on every party to the application (Sole - Proprietors, Partners, Corporate Officers). Include the charge (whether or not there was a conviction), date of charge, name of court, and the court disposition of each case. (Do not include traffic violations, except DUI and Reckless Driving. If no record state NONE) .

NAME	VIOLATION	ARRESTING AGENCY & DATE	DISPOSITION
	<i>None</i>		

Filing Fee Acknowledgement

I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

Signature of Applicant: *[Signature]*

Lease /Property Ownership

Name of Property Owner/Lessor: 660 ST LOUIS STREET LAND LLC - 251-340-6505Address of Property Owner/Lessor: 740 MUSEUM DRIVE, MOBILE, AL 36608Applicant attests to the truthfulness of the above responses. (Applicant's Initials) *[Signature]*

OWNERS INFORMATION SHEET

Each owner, partner or corporate officer must be included on the application and each must be at least 21 years old.

Name of Applicant(s): Old Majestic Brewing Co., LLC

Note: Your corporation or LLC's name will be the Applicant

(Check One) () Sole Proprietorship () Corporation () Partnership (X) LLC

Fill in information below for Sole Proprietor, Partnership, Corporate Officer or LLC Members

Full Name (First, Middle, Last) John Gary Minton

Sot

Title (i.e. Owner, President, Member) Managing Member/Owner

Place of Birth Lamar Texas USA
County State Nation

Present Address: 26709 Jan Ct N Daphne, AL 36526
Street Address (Apt#) City State Zip Code

Length of Time at Address: 5 years Home# N/A Cell# (251) 348-5191

Full Name (First, Middle, Last) Chad Christopher Marchand

D

Title (i.e. Owner, President, Member) Managing Member/Owner

D

Place of Birth Tachikawa Air Force Base Misawa Japan
County State Nation

Present Address: 306 McDonald Ave Mobile, AL 36604
Street Address (Apt#) City State Zip Code

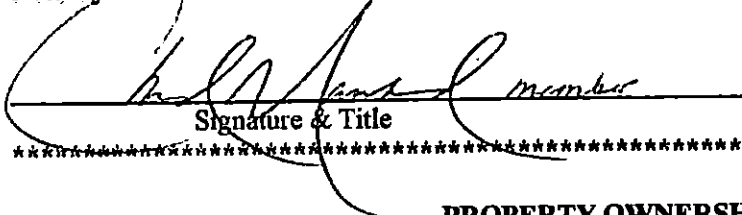
Length of Time at Address: 17 years Home# N/A Cell# (251) 377-3785

EXPLANATION OF LAW VIOLATION

LIST BELOW ALL THE COURT RECORDS FOR THE LAW VIOLATIONS, OF EACH PERSON(S) LISTED ON THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, INCLUDING SOLE APPLICANT, PARTNER, OFFICER, OR MEMBER. (DO NOT INCLUDE TRAFFIC OFFENSES EXCEPT FOR DUI) (If none, state "NONE")

NAME	DATE	VIOLATION	JURISDICTION	DISPOSITION
Chad Marchand – NONE				

I certify that the above information is correct and true.


 Signature & Title

Date: Sept 29 2018

PROPERTY OWNERSHIP

Name of Property Owner/ Lessor: 660 St. Louis Street Land, LLC
 (The person(s) or company that holds the deed or who is in control of the property)

Property Owners / Lessors Address: 740 Museum Drive Mobile, AL 36608

IF ANY FALSE INFORMATION IS GIVEN OR IF ANY INFORMATION IS OMITTED ON THIS INFORMATION PACKET OR THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, YOUR APPLICATION WILL BE VOIDED AND TAKEN UNDER ADVISEMENT BY THE CITY OF MOBILE.

EXPLANATION OF LAW VIOLATION

LIST BELOW ALL THE COURT RECORDS FOR THE LAW VIOLATIONS, OF EACH PERSON(S) LISTED ON THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, INCLUDING SOLE APPLICANT, PARTNER, OFFICER, OR MEMBER. (DO NOT INCLUDE TRAFFIC OFFENSES EXCEPT FOR DUI) (If none, state "NONE")

NAME	DATE	VIOLATION	JURISDICTION	DISPOSITION
John Minton – NONE				

I certify that the above information is correct and true.


Date: 29-Sep-2018

 Signature & Title

PROPERTY OWNERSHIP

Name of Property Owner/ Lessor: 660 St. Louis Street Land, LLC
 (The person(s) or company that holds the deed or who is in control of the property)

Property Owners / Lessors Address: 740 Museum Drive Mobile, AL 36608

IF ANY FALSE INFORMATION IS GIVEN OR IF ANY INFORMATION IS OMITTED ON THIS INFORMATION PACKET OR THE CITY OF MOBILE ALCOHOLIC BEVERAGE APPLICATION, YOUR APPLICATION WILL BE VOIDED AND TAKEN UNDER ADVISEMENT BY THE CITY OF MOBILE.

STATE OF ALABAMA

**DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION**

PURPOSE: In order to form a limited liability company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975 this Certificate Of Formation and the appropriate filing fees must be filed with the Office of the Judge of Probate in the county where the entity's initial registered office is located. **The information required in this form is required by Title 10A.**

INSTRUCTIONS: Mail one (1) signed original and two (2) copies of this completed form and the appropriate filing fees to the Office of the Judge of Probate in the county where the limited liability company's (LLC) registered office is/will be located. Contact the Judge of Probate's Office to determine the county filing fees. **Make a separate check or money order payable to the Secretary of State for the state filing fee of \$100.00 for standard filing (based on date of receipt and volume) or \$200.00 for expedited service (processed within approximately twenty four (24) hours of receipt from the County Probate Office) and the Judge of Probate's Office will transmit the fee along with a certified copy of the Certificate to the Office of the Secretary of State within 10 days after the Certificate is filed. Once the Secretary of State's Office has indexed the filing the information will appear at www.sos.alabama.gov under the Government Records tab and the Business Entity Records link – you may search by entity name. Your notification of filing was provided by the Probate Judge's Office via a stamped copy which is evidence of existence (if it is certified by the Probate Office) according to 10A-1-4.04(c) and the Secretary of State's Office does not send out a copy. You may pay the Secretary of State fees by credit card if the county you are filing in will accept that method of payment. Your entity will not be indexed if the credit card does not authorize and will be removed from the index if the check is dishonored.**

The information completing this form must be typed (for your convenience the information is fill-able on this computer form on the website above).

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Title 10A-1-5.06. You may use Professional or Series before Limited Liability Company if they apply or you may use those abbreviations):
Old Majestic Brewing Company, LLC

2. A copy of the Name Reservation certificate from the Office of the Secretary of State must be attached and the name reserved must agree with item 1 above [proves name reservation under 10A-1-4.02(f)].

This form was prepared by: (type name and full address)

Chad C. Marchand
462 Dauphin Street
Mobile, AL 36602



2016044496 1/3
Bk: LR7412 Pg:641
Document Type: LAOR

Mobile County, Alabama
I hereto certify this instrument
filed on: 08/12/2016 02:00:39 PM
Don Davis, Probate Judge

Deed Tax:	\$.00	
Mortgage Tax:	\$.00	
Mineral Tax:	\$.00	
No. Tax:	\$.00	2016044496
Judge Fee:	\$.00	Bk: LR7412
S.R. Fee:	\$2.00	Pg: 641
Surcharge Fee:	\$.00	
Recording Fee:	\$51.00	
TOTAL:	\$53.00	

(For County Probate Office Use Only)

(For SOS Office Use Only)

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

3. The name of the Registered Agent located at the Registered Office (only one agent):

Chad C. Marchand

Street (**No PO Boxes**) address of Registered Office (must be located in Alabama):

462 Dauphin Street, Mobile, AL 36602

Mailing address in Alabama of Registered Office (if different from street address):

Same

4. The undersigned certify that there is at least one member of the limited liability company.

5. Check **only** if the type applies to the Limited Liability Company being formed:

☐ Series LLC complying with Title 10A, Chapter 5A, Article 11

☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8

6. The filing of the limited liability company is effective immediately on the date filed by the Judge of Probate or at the delayed filing date (cannot be prior to the filing date) specified in this filing. 10A-1-4.12

The undersigned specify / / as the effective date (must be on or after the date filed in the office of the county Judge of Probate, but no later than the 90th day after the date this instrument was signed) and the time of filing to be : ☐ AM ☐ PM (cannot be noon or midnight - 12:00)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

08/12/2016
Date (MM/DD/YYYY)

CERTIFIED TRUE COPY
Probate Court of Mobile County, AL
Don Davis, Judge

Signature [Signature]
Joe McEachern, Jr, Chief Clerk

Date 8/12/16

[Signature]
Signature as required by 10A-5A-2.04

Chad C. Marchand
Typed Name of Above Signature

Organizer
Typed Title (Organizer or Attorney-in-fact)

Additional Organizers/Attorney-in-facts may sign (add additional sheets if necessary).

FIRST AMENDMENT OF LEASE AGREEMENT

This First Amendment of Lease (the "Amendment") amends that certain Lease Agreement effective January 4, 2018 (the "Lease"), for certain portion of land, building and other improvements located at 656 St. Louis Street, Mobile, Mobile County, Alabama, and more particularly described therein (the "Property"), entered into by and between **St. Louis Street Land, LLC**, a limited liability company organized under the laws of the State of Alabama, hereinafter called "Landlord", whose address is 740 Museum Drive, Mobile, Alabama 36608 and **Old Majestic Brewing Co., LLC**, a limited liability company organized under the laws of the State of Alabama, hereinafter called "Tenant", whose address is 462 Dauphin Street, Mobile, Alabama 36602.

WHEREAS the Lease erroneously identifies **St. Louis Street Land, LLC**, as the owner and Landlord of the Property;

WHEREAS the Property is owned by **660 St. Louis Street Land, LLC**, a limited liability company organized under the laws of the State of Alabama, whose address is 740 Museum Drive, Mobile, Alabama 36608 which is an affiliate of **St. Louis Street Land, LLC**;

WHEREAS the parties now seek to correct the above described scrivener's error;

NOW THEREFORE, the parties agree that all references in the Lease to "**St. Louis Street Land, LLC**" are hereby deleted and replaced by "**660 St. Louis Street Land, LLC**".

Except as specifically modified herein, all other terms, covenants and conditions of the Lease are hereby ratified and will continue in full force and effect.

In the event of any conflict between the provisions of the Lease and this Amendment, the provisions of this Amendment shall control.

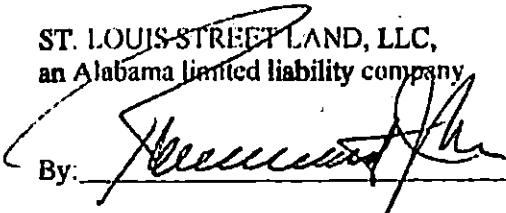
This Amendment shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns. Capitalized terms not otherwise defined herein shall have the same meaning given them in the Lease. This Amendment may be executed in duplicate counterparts, each of which shall be deemed an original and all of which, when taken together shall constitute one and the same instrument.

[Signatures appear on next page]

A handwritten signature in black ink, appearing to be a stylized 'R' or 'A' followed by a flourish.

IN WITNESS WHEREOF, this Amendment is hereby executed under seal on this the 9th day of May 2018.

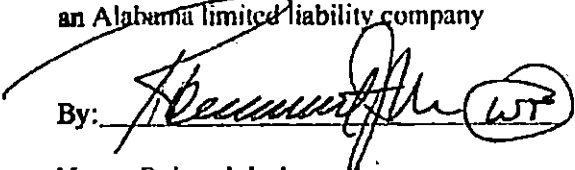
ST. LOUIS STREET LAND, LLC,
an Alabama limited liability company

By:  (ST)

Name: Robert J. Isakson, Sr.

Title: Manager

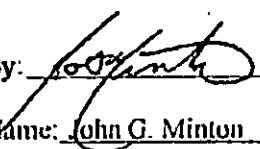
660 ST. LOUIS STREET LAND, LLC,
an Alabama limited liability company

By:  (ST)

Name: Robert J. Isakson, Sr.

Title: Manager

OLD MAJESTIC BREWING, CO., LLC,
an Alabama limited liability company

By: 

Name: John G. Minton

Title: Owner/ Manager & COO

TO: URBAN DEVELOPMENT DEPARTMENT, TELE# (251) 208-5895

CC: ALCHOLIC BEVERAGE APPLICATION FILE

Request for zoning permission to process an alcoholic beverage application, (subject to approval by City Council and issuance of Zoning Certificate).

200-Manufacture

(Type of alcoholic beverage license)

To be used in a/an Brewery with Taproom

(Type of business)

Old Majestic Brewing Company, LLC

(Name of applicant whether individual, corporation, etc.)

656 Saint Louis St.

(Location address for application)

Mobile

AL

36602

City

State

Zip

8,489 sq. ft.

(Square feet of business)

Note: You must provide a drawing of the site to the Urban Development representative for a review of the parking facilities. The drawing must illustrate the lot and dimensions, the building size and location, the size and location of each parking space and access (driveways) and aisles.

URBAN DEVELOPMENT DEPARTMENT

Zoning SD-WH

Parking Provided 0

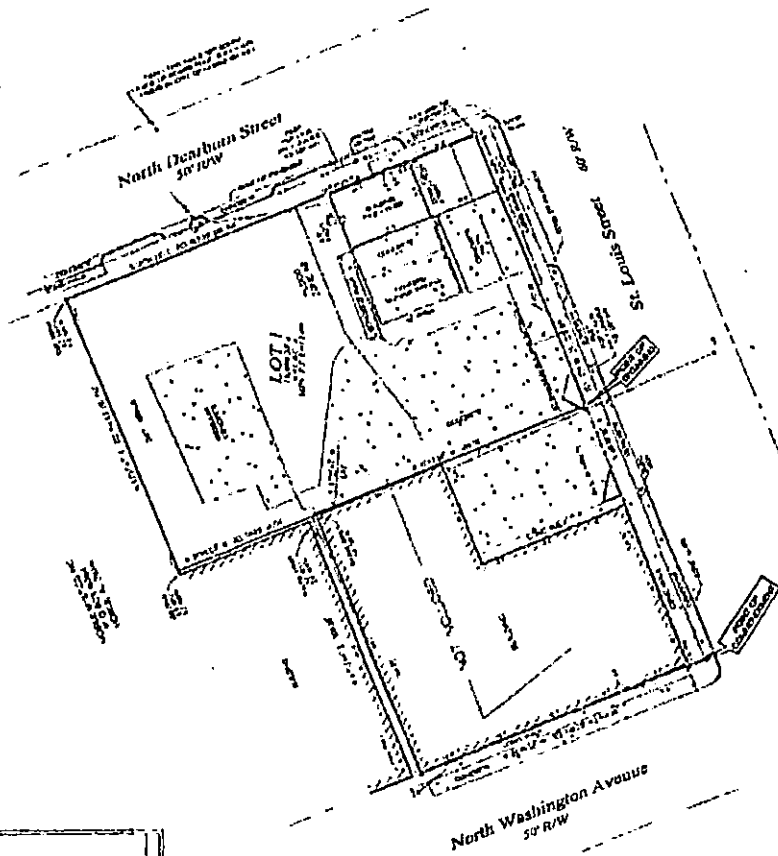
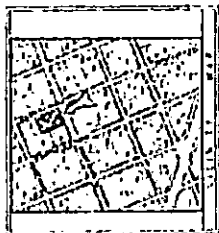
Parking Required 0

Compliance: ☒ Yes ☐ No

Sf Walley
(Signed by Urban Development Dept)

11/5/18
Date

BYRD



[Handwritten signature]

Exhibit "A"

BYRD

WHEREAS the undersigned owner of the land shown on the plat hereto annexed, and the City of St. Louis, Missouri, have agreed to the following terms and conditions, to-wit:

1. The undersigned owner hereby agrees to convey to the City of St. Louis, Missouri, the land shown on the plat hereto annexed, for the purpose of creating a public park, to be known as the "St. Louis Street Park".

[Handwritten signature]

BYRD

1. The undersigned owner hereby agrees to convey to the City of St. Louis, Missouri, the land shown on the plat hereto annexed, for the purpose of creating a public park, to be known as the "St. Louis Street Park".

[Handwritten signature]

BYRD

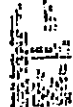
BYRD

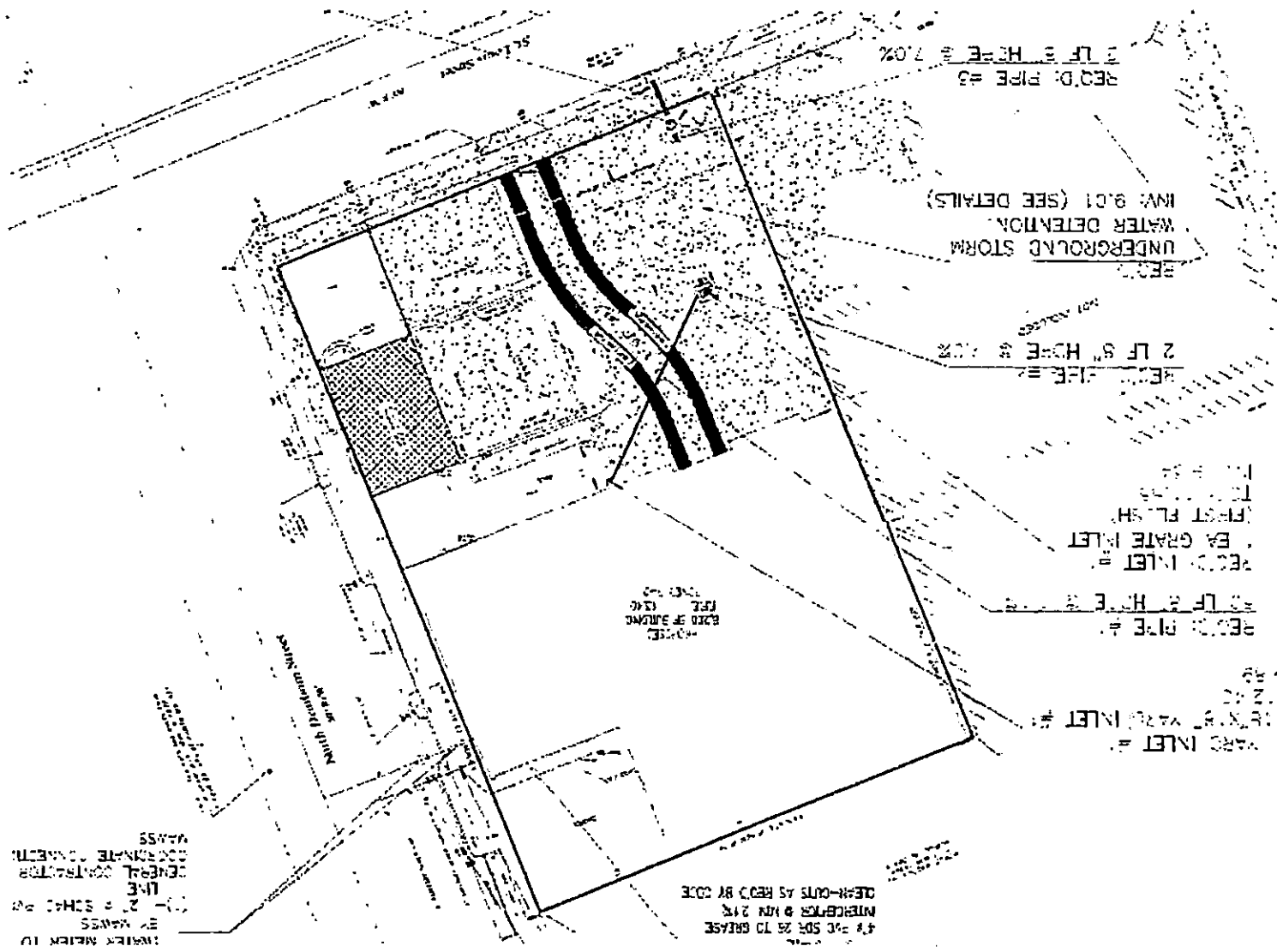
BYRD

1. The undersigned owner hereby agrees to convey to the City of St. Louis, Missouri, the land shown on the plat hereto annexed, for the purpose of creating a public park, to be known as the "St. Louis Street Park".

ST. LOUIS STREET - DEARBORN
SUBDIVISION

BYRD SURVEYING, INC.
2103 HALLS HILL ROAD
MOBILE, ALABAMA
36688-1000
SCALE: 1" = 50'





LEASE-PROPERTY OWNERSHIP AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located in the city or county of MOBILE and in the county of

MOBILE, State of Alabama.

DESCRIPTION OF PROPERTY: (MUST HAVE LEGAL DESCRIPTION - call the Map & Plat room at Mobile County Revenue Dept. at 574-8534)

COMMENCING AT THE NORTHEAST CORNER OF ST. LOUIS STREET AND NORTH WASHINGTON AVENUE, CITY OF MOBILE, ALABAMA, THENCE NORTH 60'-00" EAST ALONG THE NORTH LINE OF ST. LOUIS STREET 104.90 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 21 DEGREES - 49', 52" WEST 109.55 FEET; THENCE SOUTH 67 DEGREES, 15', 44" WEST 0.42 FEET; THENCE NORTH 21 DEGREES, 40', 03" WEST 54.08 FEET; THENCE NORTH 67 DEGREES, 57', 47" EAST 110.03 FEET TO A POINT ON THE WEST LINE OF NORTH DEARBORN STREET; THENCE SOUTH 21 DEGREES, 56', 29" EAST 163.70 FEET TO THE NORTHWEST CORNER OF NORTH DEARBORN STREET AND ST. LOUIS STREET; THENCE SOUTH 68', 00" WEST ALONG THE NORTH LINE OF ST. LOUIS STREET 110.08 FEET TO THE POINT OF BEGINNING, AS REFLECTED ON THE RECORDED PLAT MAP BOOK 138, PAGE 31, IN THE JUDGE OF THE OFFICE OF PROBATE, MOBILE COUNTY, ALABAMA, ATTACHED AS EXHIBIT "A".

The above described property is () owned, (X) leased, () sub-leased, or otherwise

surrendered to Old Majestic Brewing Co., LLC who has applied for an Alabama Alcoholic Beverage License at the above location.

Sworn to and subscribed before me this 14th day of August, 2018
SHOPPES AT ST. LOUIS ST. LAND, LLC

Whitney Tesdahl
Notary Public

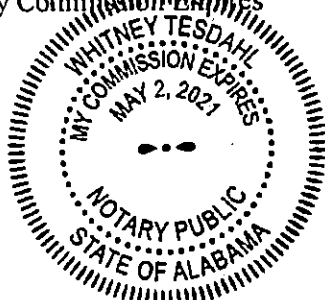
Robert J. Isakson, Sr.
Property Owner
ROBERT J. ISAKSON, SR., MANAGER

8/14/2018
Date

5/2/2021
My Commission Expires

Old Majestic Brewing Co LLC
Licensee
Date

8/14/2018
Date

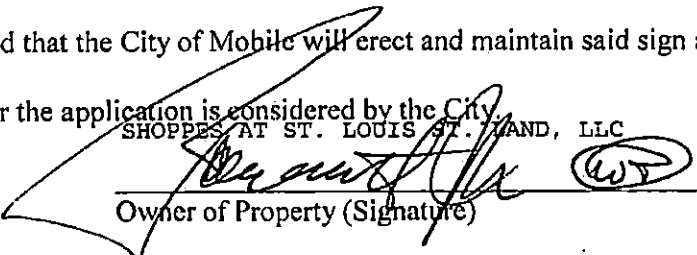


**AGREEMENT ALLOWING THE CITY OF MOBILE TO
POST PUBLIC NOTICE SIGN ON PROPERTY**

I hereby agree to allow the City of Mobile to post a sign on my property notifying the general public that an application for the sale of alcohol is being considered for this location. I understand that the City of Mobile will erect and maintain said sign and remove the sign after the application is considered by the City.

8/14/2018
Date

SHOPPES AT ST. LOUIS ST. AND, LLC


Owner of Property (Signature)

Robert J. Sakson, Manager

Print Name of Property Owner

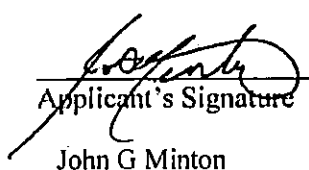
740 Museum Drive

Address

Mobile	AL	36608
City	State	Zip

I agree that I will not remove or discard the City of Mobile's sign, and I will be responsible for reimbursing the City of Mobile for the cost of the sign if it is discarded.

8-14-2018
Date


Applicant's Signature

John G Minton

Print Name of Applicant

26709 Jan Ct. N

Address

Daphne,	AL	36526
City	State	Zip

List the names and addresses of owners of property lying within a distance of 500 feet of the subject property, as shown by the latest assessment records of the Map and Plat Room of the Mobile County Revenue Commissioner's office/Phone# 574-8534. (Marilyn E. Wood's office)

Parcel	Name	Address
R022906400003150.	Mobile County Health Department	251 N. Bayou St. Mobile, AL 36603
R022906400003160.	Bracy, Paul Jr.	4419 Evangel Circle Huntsville, AL 35816
R022906400003216.	City of Mobile- Public Education School System	1 Magnum Pass Mobile, AL36618
R022906400003217.	Bracy, Paul Jr.	4414 Evangel Circle Huntsville, AL 35816
R022906400003218.	Davidson, Eric L.	600 St Anthony St. Mobile, AL 36603
R022906400003219.	Davidson, Eric L.	600 St Anthony St. Mobile, AL 36603
R022906400003220.	City of Mobile C/O NAI Mobile	56 St Emanuel St. Mobile, AL 36602
R022906400003221.	Bracy, Paul Jr.	4419 Evangel Circle Huntsville, AL 35816
R022906400003222.	City of Mobile – Office of City Clerk	205 Government Blvd. Mobile, AL 36644
R022906400003224.	May, Stephen B.	15 Common St. Mobile, AL 36604
R022906400003225.	Dozier, Michelle	PO Box 10 Mobile, AL 3660
R022906400003226.	Jerrilyn Boyd-Hadley	320 Old Hickory Blvd. Unit 308 Nashville, TN 37221
R022906400003230.	Mobile County Health Department	PO Box 2867 Mobile, AL 36652
R022906400003231.	Mobile County Health Department	PO Box 2867 Mobile, AL 36652
R022906400003232.	Mobile County Health Department	PO Box 2867 Mobile, AL 36652
R022906400003233.	Mobile County Health Department	PO Box 2867 Mobile, AL 36652
R022906400003234.	Mobile County Health Department	PO Box 2867 Mobile, AL 36652
R022906400003238.	Mobile County Health Department	PO Box 2867 Mobile, AL 36652
R022906400003246.	Harris, Joan	389 Bridgebrook Ln Smyrna, GA 30082
R022906400003247.	Hasan, Mary	2308 Burma Hills CT Mobile, AL 36693
R022906400003253.	Cobb, H. Stewart Jr.	PO Box 16645 Mobile, AL 36616
R022906400003254.	Coker, Shirley Ann & Marvin Robinson	1457 John H Campbell Sr. Way Mobile, AL 36603
R022906400003255.	G & K Services Co.	5995 Opus Pkwy Suite 500 Minnetonka, MN 55343
R022906400003256.	G & K Services Co.	5995 Opus Pkwy Suite 500 Minnetonka, MN 55343
R022906400003257.	G & K Services Co.	5995 Opus Pkwy Suite 500 Minnetonka, MN 55343
R022906400003258.	G & K Services Co.	5995 Opus Pkwy Suite 500 Minnetonka, MN 55343
R022906400003259.01	G & K Services Co.	5995 Opus Pkwy Suite 500 Minnetonka, MN 55343
R022906400003259.	G & K Services Co.	5995 Opus Pkwy Suite 500 Minnetonka, MN 55343
R022906400003261.001	660 St. Louis St Land, LLC	740 Museum Dr. Mobile, AL 36608
R022906400003261.002	660 St. Louis St Land, LLC	740 Museum Dr. Mobile, AL 36608
R022906400003261.	662 St. Louis St Land, LLC	740 Museum Dr. Mobile, AL 36608
R022906400003262.	Mobile Mystics Inc.	PO Box 16364 Mobile, AL 36616
R022906400003263.002	Maurkit Properties LLC	601 St. Anthony St Mobile, AL 36603
R022906400003263.	Maurin, Robert C. & Karrie Kitchens	601 St. Anthony St Mobile, AL 36603
R022906400003264.	Kitchens, Kenneth C & Kathleen D	7619 Lakeside Dr. Milton, FL 32583
R022906400003265.	Kitchens, Kenneth C & Kathleen D	7619 Lakeside Dr. Milton, FL 32583
R022906400003266.	Maurkit Properties LLC	601 St. Anthony St Mobile, AL 36603
R022906400003270.	Mader LLC	PO Box 950 Mobile, AL 36601
R022906400003272.01	Enlaw Construction Inc	554 St. Louis St Mobile, AL 36602
R022906400003272.	Ron Barrett LLC	556 St. Louis St Mobile, AL 36602
R022906400003273.	Dr. Naman, Louis J	3300 Schillinger Rd. S. Mobile, AL 36695
R022906400003274.	Dr. Naman, Louis J	3300 Schillinger Rd. S. Mobile, AL 36695
R022906400003275.	Barrett Greer LLC	556 St. Louis St. Mobile, AL 36602

R022906400003276.	Geary Eddie Augusta	2251 Hary Ct. Mobile, AL 36617
R022906400003323.01	Bringhurst, Donald L.	7670 Pecan Dr S Irvington, AL 36544
R022906400003323.	The Pharoahs Inc	104 N. Warren St. Mobile, AL 36602
R022906400003325.	Eichold-Walmsley LLC	300 Chatham St. Mobile, AL 36604
R022906400003326.	Eichold-Walmsley LLC	300 Chatham St. Mobile, AL 36604
R022906400003327.	St. Louis St Baptist	108 N. Dearborn St. Mobile, AL 36602
R022906400010015.	Little, Sheila B.	758-311 St Michael St. Mobile, AL 36602
R022906400010017.	St. Louis St Baptist	108 N. Dearborn St. Mobile, AL 36602
R022906400010018.	Arnold, Jerry Gray & Arnold, Jerry Gray Jr.	558 Conti St. Mobile, AL 36602
R022906400010019.	Arnold, Jerry Gray Jr.	2557 S. Durham Dr. Mobile, AL 36606
R022906400010020.	Calhoun, Walter Jr. & Cheryl Calhoun &	455 Maple St. Mobile, AL 36603
R022906400010021.	Washington, Willa D & Kyle K	2204 Springhill Ave. Mobile, AL 36607
R022906400010022.	Conning Argent LLC	255 N Conception St. Mobile, AL 36603
R022906400010026.	Trust of Wright, Carrie L	2004 Nandina Ct. Mobile, AL 36693
R022906400010027.001	Emanuel African Methodist	652 St Michael St. Mobile, AL 36602
R022906400010027.	Emanuel AME Church	654 St Michael St. Mobile, AL 36602
R022906400010028.01	Downtown Mobile District Management Corp.	PO Box 112 Mobile, AL 36601
R022906400010028.	Conning Argent LLC	255 N. Conception St. Mobile, AL 36603
R022906400010029.	Powell Council & Mary P	255 N. Conception St. Mobile, AL 36603
R022906400010030.	African Emanuel Methodist	PO Box 40571 Mobile, AL 36604
R022906400010031.	Emanuel AME Church	654 St Louis St. Mobile, AL 36602
R022906400010032.	Tower on Ryan Park LLC C/O Wendy Young	758 St Michael St. Suite D Mobile, AL 36602
R022906400010034.01	Heningburg, Daniel Doug & Dorte H.	2006 Gibson St. Mobile, AL 36617
R022906400010034.	Potter, Clara D.	3801 Medford Dr. Mobile, AL 36693
R022906400010035.001	Kid, Donald Sr. C/O John Lawler	PO Box 47 Mobile, AL 36601
R022906400010046.	Mobile Alumni Chapter Kappa	PO Box 2282 Mobile, AL 36652
R022906400010049.	Emanuel African Methodist The Episcopal Church	PO Box 40571 Mobile, AL 36604
R022906400010050.01	Emanuel African Methodist The Episcopal Church	PO Box 40571 Mobile, AL 36604
R022906400010050.	Emanuel African Methodist The Episcopal Church	PO Box 40571 Mobile, AL 36604
R022906400010054.	Alabama Power Co c/o Treasury/Finance	PO Box 2641 Birmingham, AL 35291

PARCEL	NAME	ADD1	ADD2	CITY	STATE	ZIP
R022906400003150.	MOBILE COUNTY HEALTH DEPARTMENT	251 N BAYOU ST		MOBILE	AL	36603
R022906400003160.	BRACY PAUL JR	4419 EVANGEL CIR		HUNTSVILLE	AL	35816
R022906400003216.	MOBILE CITY OF PUBLIC EDUCATIONAL	MOBILE CO. PUBLIC SCHOOL SYS	1 MAGNUM PASS	MOBILE	AL	36618
R022906400003217.	BRACY PAUL JR	4414 EVANGEL CIR		HUNTSVILLE	AL	35816
R022906400003218.	DAVIDSON ERIC L	600 ST ANTHONY ST		MOBILE	AL	36603
R022906400003219.	DAVIDSON ERIC L	600 ST ANTHONY ST		MOBILE	AL	36603
R022906400003220.	MOBILE CITY OF	C/O NAI MOBILE	56 ST EMANUEL STREET	MOBILE	AL	36602
R022906400003221.	BRACY PAUL JR	4419 EVANGEL CIR		HUNTSVILLE	AL	35816
R022906400003222.	MOBILE CITY OF	205 GOVERNMENT PLAZA	OFFICE OF CITY CLERK	MOBILE	AL	36644
R022906400003224.	MAY STEPHEN B	15 COMMON ST		MOBILE	AL	36604
R022906400003225.	DOZIER MICHELLE	PO BOX 10		MOBILE	AL	36601
R022906400003226.	JERRILYN BOYD-HADLEY	320 OLD HICKORY BLVD	UNIT 3008	NASHVILLE	TN	37221
R022906400003230.	MOBILE COUNTY HEALTH DEPARTMENT	P O BOX 2867		MOBILE	AL	36652
R022906400003231.	MOBILE COUNTY HEALTH DEPT	P O BOX 2867		MOBILE	AL	36652
R022906400003232.	MOBILE COUNTY HEALTH DEPARTMENT	P O BOX 2867		MOBILE	AL	36652
R022906400003233.	MOBILE COUNTY HEALTH DEPARTMENT	P O BOX 2867		MOBILE	AL	36652
R022906400003234.	MOBILE COUNTY HEALTH DEPARTMENT	P O BOX 2867		MOBILE	AL	36652
R022906400003238.	MOBILE COUNTY BOARD OF HEALTH	P O BOX 2867		MOBILE	AL	36652
R022906400003246.	HARRIS JOAN	389 BRIDGEBROOK LN		SMYRNA	GA	30082
R022906400003247.	HASAN MARY	2308 BURMA HILLS CT		MOBILE	AL	36693
R022906400003253.	COBB H STEWART JR	P O BOX 16645		MOBILE	AL	36616
R022906400003254.	COKER SHIRLEY ANN & MARVIN ROBINSON	1457 JOHN H CAMPBELL SR WAY		MOBILE	AL	36603
R022906400003255.	G & K SERVICES CO A MINNESOTA	5995 OPUS PKWY SUITE 500		MINNETONKA	MN	55343
R022906400003256.	G & K SERVICES CO A MINNESOTA	5995 OPUS PKWY SUITE 500		MINNETONKA	MN	55343
R022906400003257.	G & K SERVICES CO A MINNESOTA	5995 OPUS PKWY SUITE 500		MINNETONKA	MN	55343
R022906400003258.	G & K SERVICES CO A MINNESOTA	5995 OPUS PKWY SUITE 500		MINNETONKA	MN	55343
R022906400003259.01	G & K SERVICES CO A MINNESOTA	5995 OPUS PKWY SUITE 500		MINNETONKA	MN	55343
R022906400003259.	G & K SERVICES CO A MINNESOTA	5995 OPUS PKWY SUITE 500		MINNETONKA	MN	55343
R022906400003261.001	660 ST LOUIS STREET LAND, LLC	740 MUSEUM DRIVE		MOBILE	AL	36608
R022906400003261.002	660 ST LOUIS STREET LAND, LLC	740 MUSEUM DRIVE		MOBILE	AL	36608
R022906400003261.	662 ST LOUIS STREET LAND, LLC	740 MUSEUM DRIVE		MOBILE	AL	36608
R022906400003262.	MOBILE MYSTICS INC AN ALABAMA	P O BOX 16364		MOBILE	AL	36616
R022906400003263.002	MAURKIT PROPERTIES LLC	601 ST ANTHONY ST		MOBILE	AL	36603
R022906400003263.	MAURIN ROBERT C & KARRIE KITCHENS	601 ST ANTHONY ST		MOBILE	AL	36603
R022906400003264.	KITCHENS KENNETH C & KATHLEEN D	7619 LAKESIDE DR		MILTON	FL	32583
R022906400003265.	KITCHENS KENNETH C & KATHLEEN D	7619 LAKESIDE DR		MILTON	FL	32583
R022906400003266.	MAURKIT PROPERTIES LLC	601 ST ANTHONY ST		MOBILE	AL	36603
R022906400003270.	MADER LLC	P O BOX 950		MOBILE	AL	36601
R022906400003272.01	ENLAW CONSTRUCTION INC	554 ST LOUIS ST		MOBILE	AL	36602
R022906400003272.	RON BARRETT LLC	556 ST LOUIS STR		MOBILE	AL	36602
R022906400003273.	NAMAN LOUIS J DR	3300 SCHILLINGER RD S		MOBILE	AL	36695
R022906400003274.	NAMAN LOUIS J DR	3300 SCHILLINGER RD S		MOBILE	AL	36695
R022906400003275.	BARRETT GREER LLC	556 ST LOUIS ST		MOBILE	AL	36602
R022906400003276.	GEARY EDDIE AUGUSTA	2251 HARRY CT		MOBILE	AL	36617
R022906400003323.01	BRINGHURST DONALD L	7670 PECAN DR S		IRVINGTON	AL	36544
R022906400003323.	PHARAOHS THE INC	104 N WARREN ST		MOBILE	AL	36602
R022906400003325.	EICHOLD-WALMSLEY L.L.C.	300 CHATHAM ST		MOBILE	AL	36604
R022906400003326.	EICHOLD-WALMSLEY, LLC	300 CHATHAM ST		MOBILE	AL	36604
R022906400003327.	SAINT LOUIS STREET BAPTIST	108 N DEARBORN STREET		MOBILE	AL	36602
R022906400010015.	LITTLE SHEILA B	758-311 SAINT MICHAEL ST		MOBILE	AL	36602
R022906400010017.	ST LOUIS STREET BAPTIST	108 N DEARBORN		MOBILE	AL	36602
R022906400010018.	ARNOLD JERRY GRAY & JERRY GRAY ARNOLD JR	558 CONTI STREET		MOBILE	AL	36602

R022906400010019.	ARNOLD JERRY GRAY JR	2557 S DURHAM DR	MOBILE	AL	36606
R022906400010020.	CALHOUN WALTER JR, CHERYL CALCHOUN &	455 MAPLE ST	MOBILE	AL	36603
R022906400010021.	WASHINGTON WILLA D & KYLE K	2204 SPRINGHILL AVE	MOBILE	AL	36607
R022906400010022.	CONNING ARGENT LLC	255 N CONCEPTION STR	MOBILE	AL	36603
R022906400010026.	WRIGHT CARRIE L -TR U/W OF	2004 NANDINA CT	MOBILE	AL	36693
R022906400010027.001	EMANUEL AFRICAN METHODIST	652 ST MICHAEL S	MOBILE	AL	36602
R022906400010027.	EMANUEL AME CHURCH	654 ST MICHAEL ST	MOBILE	AL	36602
R022906400010028.01	DOWNTOWN MOBILE DISTRICT MANAGEMENT CORP	P O BOX 112	MOBILE	AL	36601
R022906400010028.	CONNING ARGENT LLC	255 N CONCEPTION STR	MOBILE	AL	36603
R022906400010029.	POWELL COUNCIL & MARY P	255 N CONCEPTION ST	MOBILE	AL	36603
R022906400010030.	AFRICAN EMANUEL METHODIST	P O BOX 40571	MOBILE	AL	36604
R022906400010031.	EMANUEL A M E CHURCH	654 SAINT MICHAEL ST	MOBILE	AL	36602
R022906400010032.	TOWER ON RYAN PARK LLC AN	ATTN: WENDY YOUNG	758 ST MICHAEL ST.STE D	MOBILE	AL
R022906400010034.01	HENINGBURG DANIEL DOUG &	DORIS H	2006 GIBSON ST	MOBILE	AL
R022906400010034.	POTTER JAMES R (DECEASED) & CLARA D	3801 MEDFORD DR	MOBILE	AL	36693
R022906400010035.001	KIDD DONALD SR	C/O JOHN LAWLER	P O BOX 47	MOBILE	AL
R022906400010046.	MOBILE ALUMNI CHAPTER KAPPA	P O BOX 2282	MOBILE	AL	36652
R022906400010049.	EMANUEL AFRICAN METHODIST	EPISCOPAL CHURCH THE	P O BOX 40571	MOBILE	AL
R022906400010050.01	EMANUEL AFRICAN METHODIST	EPISCOPAL CHURCH	P O BOX 40571	MOBILE	AL
R022906400010050.	EMANUEL AFRICAN METHODIST	EPISCOPAL CHURCH	P O BOX 40571	MOBILE	AL
R022906400010054.	ALABAMA POWER CO	% TREASUTY/FINANCE	P O BOX 2641	BIRMINGHAM	AL



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Submitted by:

Gary Jackson, Municipal Enforcement Program Coordinator

Sponsored by:

Councilmember - District 1 - Fred Richardson (case 1)
Councilmember - District 2 - Levon Manzie (cases 6)
Councilmember - District 3 - C. J. Small (cases 9)
Councilmember - District 6 - Bess Rich (case 1)

Purpose and Scope of Project:

Assess cost for removal of weeds, Repeat Weed Lien Group #21

Effective Date of Contract:

11/27/2018

Funding Source

Project # Repeat Weed Lien Group #21

Discretionary Funds

Project String

Contract Number:

Budget Amendment **REDUCE** **INCREASE**

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
Repeat Weed Lien Group #21	Backup Material	11/20/2018

REVIEWERS:

Department	Reviewer	Action	Date
Municipal Enforcement	Henley, Jennifer	Approved	11/20/2018 - 4:06 PM



MUNICIPAL ENFORCEMENT DEPARTMENT

MEMORANDUM

TO: Jennifer Sands, City Clerk's Office

FROM: Gary Jackson, Program Coordinator

DATE: November 20, 2018

SUBJECT: Repeat Weed Lien Invoices G-21

Attached, please find invoices for completed Repeat Weed Lien Group Number(s) 21. Please place these on the City Council's Agenda for Tuesday, November 27, 2018.

If you have any questions, please do not hesitate to contact me Shelia Dean at 208-1528. Your cooperation and assistance in this matter is greatly appreciated.

sd

Copy to: Felicia Glover

JH 11/20/18
J 11/20/18



MUNICIPAL ENFORCEMENT DEPARTMENT

TO: Jennifer Sands, City Clerk's Office
FROM: Gary Jackson, Program Coordinator
DATE: **November 20, 2018**
SUBJECT: REPEAT WEED LIEN GROUP **G-21**

Attached, please find Assessment Lists for Repeat Weed Lien Group **G-21** to Acts of Alabama Number **2015-115** adopted **May 6, 2015** and Municipal Ordinance Number **65-048**, adopted **December 5, 2017** the following Resolution Dates is established:

LETTERS SENT OUT TO NUISANCE PROPERTY OWNERS' DATE: 6/8/2018
NUISANCE ASSEMENT OF LOTS DATE: 11/27/2018

In the event that any changes, corrections, or deletions are made to subject group, please notify Shelia Dean at 208-1528, as soon as possible.

*****FOR LOT CLEANING OFFICE USE*****

ABATEMENT PHOTO DATE: 6/18/2018

Copy to: Felicia Glover

JS 11/20/18
GJ 11/20/18

		REPEAT WEED LIEN					
		GROUP 21					Res. No.
6/8/2018		1st REPEAT WEED LIEN LETTERS SENT					11-058
11/27/2018		REPEAT WEED LIEN LOTS TO BE ASSESSED FOR COST					
			SRO	Initial	Times	Amount	
Item		Dis	Repeat	Nuisance	cut within	Assessed	CBO
No.	Address/Parcel No.		Num	Declaration	36 months		
1	251 Pine St	2	871037	9/6/2016	1	\$ 104.49	
2	8 LeMoyne Pl	2	871039	10/24/2017	1	\$ 120.60	
3	1101 Sutton Ave	3	871041	2/2/2016	2	\$ 254.79	
4	966 Seneca St	3	871042	9/20/2016	1	\$ 122.24	
5	1408 Daytona Dr	3	871044	11/10/2015	3	\$ -	CBO
6	757 Farnell St	3	871045	12/15/2015	3	\$ 282.20	
7	964 Kentucky St	3	871048	9/20/2016	2	\$ 121.34	
8	708 Louise Dr W	3	871049	8/15/2017	1	\$ 188.91	
9	2108 Bucker Pl	3	871052	5/17/2016	2	\$ 184.66	
10	2100 Super St	1	872025	10/24/2017	1	\$ -	CBO
	Parcel No. (29 02 44 0 024 079.XXX)						
11	5913 Theles Dr	6	872026	6/20/2017	1	\$ 252.26	
12	1903 Borer St	2	872027	3/3/2015	1	\$ 184.18	
13	1252 Brussels St	2	874494	2/3/2015	2	\$ 101.84	
14	1338 Adams St	2	874495	9/6/2016	2	\$ 193.48	
15	1651 Wexford St	2	874500	7/12/2016	2	\$ -	CBO
16	1711 Bass Dr	4	874501	10/25/2016	1	\$ -	CBO
17	1201 Hercules St	2	874502	7/12/2016	2	\$ 106.86	
18	1103 Gimon Cir W	3	875204	2/21/2017	3	\$ 174.94	
19	906 Marine St	3	875206	8/15/2017	3	\$ 129.24	
20	1707 Roach St	3	875206	8/15/2017	1	\$ 137.45	
21	220 Abrams St	1	875210	6/20/2017	1	\$ 155.05	
22	315 Burton Ave	1	876316	7/11/2017	1	\$ -	CBO
		Total				\$ 2,814.53	
District total for this group			Numbers of lots cut				
1	2		1	1			
2	7		2	6			
3	10		3	9			
4	1		4	0			
5	1		5	0			
6	1		6	1			
7	0		7	0			
	22			17			
*CBO Cut By Owner							
*N/A Taken out by Inspector			*UDL Undeveloped Lot				
*ADD Added in from other Groups							

 11/20/18
10/20/18



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice

November 20, 2018

Lot Owner: **STATE OF ALABAMA**
Address: **251 PINE ST**
City, State, Zip: **MONTGOMERY, AL 36130**
Repeat Group Number: **21** Item # **1**

Lot Description: **PT OF LOTS 17 & 18 BLK 23 CAMP GROUND TRACT DBK 48/343 DESC AS BEG AT SE COR OF LOT 18 TH RUN NLY 72 FT TO A PT TH RUN WLY 50 FT TO A PT TH RUN SLY 72 FT TO A PT TH RUN ELY 50 FT TO POB #SEC 40 T4S R1W #MP29 06 40 0 004 (29 06 40 0 004 482.XXX) 251 PINE ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	3,559	\$ 0.0125	\$ 44.49
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	3	\$ 5.00	\$ 15.00
Total Project Cost:				\$ 104.49

Shelia Dean
CLERK
April...
INSPECTOR
...
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

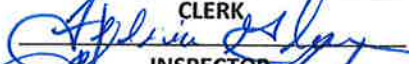
Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **MURPHY MILOYDS**
Address: **3652 WILLOW WOOD LN APT 42E**
City, State, Zip: **MOBILE, AL 36608**
Repeat Group Number: **21** Item # **2**

Lot Description: **LOT 2-A LE MOYNE PL DBK 119 / 24 #SEC 40 T4S R1W #MP29 06 40 0 008 (29 06 40 0 008 077.XXX) 8 LEMOYNE PL**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	4,848	\$ 0.0125	\$ 60.60
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	3	\$ 5.00	\$ 15.00
Total Project Cost:				\$ 120.60


CLERK

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice

November 20, 2018

Lot Owner: **STATE OF ALABAMA**
Address: **1101 SUTTON AVE**
City, State, Zip: **MONTGOMERY, AL 36130**
Repeat Group Number: **21** Item # **3**

Lot Description: **BEGINNING AT THE SOUTHWEST INTERSECTION OF SUTTON AVENUE AND C STREET THEN RUN WESTERLY 100 FT THEN SOUTHERLY 148 FT THEN EASTERLY 100 FT THEN NORTHERLY 148 FT TO THE POINT OF BEGINNING(29 11 36 0 003 044.XXX) 1101 SUTTON AVE**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	15,183	\$ 0.0125	\$ 189.79
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	4	\$ 5.00	\$ 20.00
Total Project Cost:				\$ 254.79

Shelia Dean
CLERK
[Signature]
INSPECTOR
[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **STATE OF ALABAMA**
Address: **966 SENECA ST**
City, State, Zip: **MONTGOMERY, AL 36130**
Repeat Group Number: **21** Item # **4**

Lot Description: **THAT CERTAIN LOT OF LAND BDED BY A LINE DESC AS FOLL BEG AT PT ON N/S OF SENECA 462 FT WLY FROM NW COR OF SENECA & MARINE ST RUNG THEN WLY ALG N/S OF SENECA ST 52 FT FOR A FRONT & RUNG BACK BET PAR LINES TO MARINE ST 131 FT & 5 INS IN NLY DIR BEING LOT 15 BLK 2 OF WILSONS 1ST ADD DBK 73 NS PG 171 #SEC 37 T4S R1W #MP29 10 37 0 007 (29 10 37 0 007 191.XXX) 966 SENECA ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: **Mr. Barry Harris**

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	5,379	\$ 0.0125	\$ 67.24
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	2	\$ 5.00	\$ 10.00
Total Project Cost:				\$ 122.24

Shelia Dean
CLERK
Edward Oshea
INSPECTOR
Gary Jackson
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice

November 20, 2018

Lot Owner: **WILLIAMS ROBERT & MARY**

% VICTOR WILLIAMS

Address: **2125 PINENEEDLE DR W**

City, State, Zip: **MOBILE, AL 36609**

Repeat Group Number: **21** Item # **6**

Lot Description: **LOTS 19 & 20 BLK 29 BON AIR RESUB OF BLK 29 DBK 156 P 412 #SEC 28 T4S R1W
#MP29 10 28 3 003 (29 10 28 3 003 019.01X) 757 FARNELL ST**

Nuisance Date: **6/8/2018**

Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	16,176	\$ 0.0125	\$ 202.20
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	7	\$ 5.00	\$ 35.00
Total Project Cost:				\$ 282.20

Shelia Dean

CLERK

Shelia Dean

INSPECTOR

Barry Harris

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **BRAND WATSON & ELIZA**

% MICHAEL T. BRAND

Address: **913 FAIRMONT ST**

City, State, Zip: **MOBILE, AL 36606**

Repeat Group Number: **21** Item # **7**

Lot Description:

BEG AT A PT ON N/L OF KENTUCKY ST 354.5 FT WLY OF NW INTERSECTION OF MARINE & KENTUCKY STS RUN TH WLY ALG N/L OF KENTUCKY ST 28 FT TO A PT RUN TH NLY & PAR WITH MARINE ST 175 FT TO A PT RUN THEN ELY PAR WITH KENTUCKY ST 28 FT TO A PT RUN TH SLY PAR WITH MARINE ST 175 FT TO PL OF BEG BEING PT GRT SEC 37 T4S R1W #SEC 37 T4S R1W #MP29 10 37 0 007 (29 10 37 0 007 047.XXX) 964 KENTUCKY ST

Nuisance Date: **6/8/2018**

Date lot was cut: **11/13**

Contractor: **Mr. Barry Harris**

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	4,907	\$ 0.0125	\$ 61.34
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	3	\$ 5.00	\$ 15.00
Total Project Cost:				\$ 121.34

Shelia Dean
CLERK
[Signature]
INSPECTOR
[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **PALMORE JUSTINA**
Address: **708 LOUSIE DR W**
City, State, Zip: **MOBILE, AL 36606**
Repeat Group Number: **21** Item # **8**

Lot Description: **LOT 24 PLEASANT VALLEY HOMES 1ST UNIT MBK 5/551 #SEC 51 T4S R1W #MP29 09 51 0 004 (29 09 51 0 004 069.XXX) 708 LOUISE DR W**

Nuisance Date: 6/8/2018
Date lot was cut: 11/13/2018 Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	9,113	\$ 0.0125	\$ 113.91
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	6	\$ 5.00	\$ 30.00
Total Project Cost:				\$ 188.91

Shelia Dean
CLERK
Inspector [Signature]
INSPECTOR
Supervisor [Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **LA FINANCIAL LLC**
Address: **2100 GOVERNMENT ST**
City, State, Zip: **MOBILE, AL 36606**
Repeat Group Number: **21** Item # **9**

Lot Description: **LOT 7 BLK 4 FULTON RIDGE ESTS MBK 4 PG 110-115 #SEC 32 T4S R1W #MP29 11 32 4 003 (29 11 32 4 003 053.XXX) 2108 BUCKER PL**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	8,773	\$ 0.0125	\$ 109.66
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	6	\$ 5.00	\$ 30.00
Total Project Cost:				\$ 184.66

Shelia Dean
CLERK
Barry Harris
INSPECTOR
Barry Harris
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **PALMER AGNES W**
Address: **5913 THELES DR**
City, State, Zip: **MOBILE, AL 36693**
Repeat Group Number: **21** Item # **11**

Lot Description: **LOT 32 SUTTON UNIT OF ROLLING AC MBK 15/102 #SEC 04 T5S R2W #MP33 02 04 4 001 (33 02 04 4 001 022.XXX) 5913 THELES DR**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	13,781	\$ 0.0125	\$ 172.26
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	7	\$ 5.00	\$ 35.00
Total Project Cost:				\$ 252.26

Sholia Dean
CLERK
Inspector
INSPECTOR
Supervisor
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

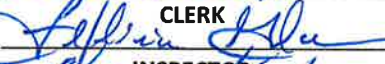
Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **STATE OF ALABAMA**
Address: **1903 BORER ST**
City, State, Zip: **MONTGOMERY, AL 36130**
Repeat Group Number: **21** Item # **12**

Lot Description: **LOTS 5 & 6 BLK 9 W HIGHLANDS SUB DBK 156 NS P 478-481 #SEC 44 T4S R1W #MP29
02 44 0 004 (29 02 44 0 004 358.XXX) 1903 BORER ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	9,134	\$ 0.0125	\$ 114.18
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	5	\$ 5.00	\$ 25.00
Total Project Cost:				\$ 184.18


CLERK

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **M & R PROPERTIES**
Address: **267 HOUSTON ST**
City, State, Zip: **MONBILE, AL 36606**
Repeat Group Number: **21** Item # **13**

Lot Description: **S 50 LOT 5 BLK 23 TOULMIN T RT DBK 112 P 175 #SEC 28 T4S R1W #MP29 10 28 4 002 (29 10 28 4 002 092.XXX) 1252 BRUSSELLS ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	2,947	\$ 0.0125	\$ 36.84
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	4	\$ 5.00	\$ 20.00
Total Project Cost:				\$ 101.84

Shelia Dean
CLERK
Levin Allen
INSPECTOR
Gary Jackson
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice

November 20, 2018

Lot Owner: **STATE OF ALABAMA**
Address: **1338 ADAMS ST**
City, State, Zip: **MONTGOMERY, AL 36130**
Repeat Group Number: **21** Item # **14**

Lot Description: **LOT 5 & S 92 FT OF LOT 4 SQR 32 OF THE CAMP GROUND TRT MBK 1 PG 12 #SEC 40 T4S R1W #MP29 06 40 0 007 (29 06 40 0 007 044.XXX) 1338 ADAMS ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	8,678	\$ 0.0125	\$ 108.48
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	8	\$ 5.00	\$ 40.00
Total Project Cost:				\$ 193.48

Shelia Dean
CLERK
[Signature]
INSPECTOR
[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **AMISON JACQUELINE MATTHEWS & TOM**
Address: **1201 HERCULES ST**
City, State, Zip: **MOBILE, AL 36603**
Repeat Group Number: **21** Item # **17**

Lot Description: **N 67 FT OF LOT 10 BLK 5 FISHER TRT DBK 22 P 332 #SEC 13 T4S R1W #MP29 06 13 0 002 (29 06 13 0 002 411.XX) 1201 HERCULES ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	3,349	\$ 0.0125	\$ 41.86
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	4	\$ 5.00	\$ 20.00
Total Project Cost:				\$ 106.86


CLERK

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice

November 20, 2018

Lot Owner: **FRANKLIN MICHELLE
& LARRY DERNELL FRANKLIN**
Address: **8371 MILTON RD**
City, State, Zip: **MOBILE, AL 36695**
Repeat Group Number: **21** Item # **18**

Lot Description: **LOT 7 BLK 9 FULTON RIDGE ESTATES MBK 4 PGS 110-115 #SEC 32 T4S R1W #MP29 11
32 4 001 (29 11 32 4 001 059.XXX) 1103 GIMON CIR W**

Nuisance Date: 6/8/2018
Date lot was cut: 11/13/2018 Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	7,195	\$ 0.0125	\$ 89.94
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	8	\$ 5.00	\$ 40.00
Total Project Cost:				\$ 174.94

Shelia Dean
CLERK
Barry Harris
INSPECTOR
Barry Harris
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **MONTOYA ROBERT & VICKY MONTOYA**
Address: **400 E 10300 S**
City, State, Zip: **SANDY, UT 84070**
Repeat Group Number: **21** Item # **19**

Lot Description: **COM AT A PT ON W/S OF MARINE STREET 100 FT N OF NW COR OF MARINE & KENTUCKY STS RUN TH NLY ALG W/L OF MARINE ST 50 FT TO A PT FOR FRT OF SD LOT TH WLY & PAR WITH KENTUCKY ST 150 FT 6 IN TO A PT TH SLY & PAR WITH MARINE ST 50 FT TH ELY & PAR WITH KENTUCKY ST 150 FT 6 IN TO POB BEING LOT NO 3 IN SQ NO 6 OF EASTON TRT #SEC 37 T4S R1W #MP29 10 37 0 007 (29 10 37 0 007 039.XXX) 906 MARINE ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: **Mr. Barry Harris**

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	5,539	\$ 0.0125	\$ 69.24
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	3	\$ 5.00	\$ 15.00
Total Project Cost:				\$ 129.24

Sholia Dean
CLERK
William H. Hays
INSPECTOR
Barry Harris
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **LUCIOUS WILLIAM**
Address: **2951 BANK AVE**
City, State, Zip: **MOBILE, AL 36617**
Repeat Group Number: **21** Item # **20**

Lot Description: **LOT 21 IN BLK 7 OF LINCOLN PARK SUB NO 2 BEING A RESUB OF LOTS 3 4 & 5 R5W OF OWEN DIV OF ST LOUIS TRT IN T4S R1W MBK 4 P 284 #SEC 44 T4S R1W #MP29 02 44 0 012 (29 02 44 0 012 111.XXX) 1707 ROACH ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	5,396	\$ 0.0125	\$ 67.45
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	5	\$ 5.00	\$ 25.00
Total Project Cost:				\$ 137.45

Shelia Dean
CLERK
Jeffrey Baker
INSPECTOR
Barry Harris
SUPERVISOR



MUNICIPAL ENFORCEMENT DEPARTMENT

Repeat Lot Cleaning Invoice
November 20, 2018

Lot Owner: **STATE OF ALABAMA**
Address: **220 ABRAMS ST**
City, State, Zip: **MONTGOMERY, AL 36130**
Repeat Group Number: **21** Item # **21**

Lot Description: **COMG NW COR LOT 15 BLK 1 INGATE PLACE DBK 106 PG 86 RUN S ALG E/S EAST ST 92 FT TO BEG THEN E RIGHT ANGLE TO EAST ST 150 FT THEN S PAR TO EAST ST 46 FT THEN W RIGHT ANGLE TO EAST ST 150 FT THEN N ALG E/S EAST ST 46 FT TO BEG #SEC 18 T4S R1W #MP29 08 18 2 003 (29 08 18 2 003 090.XXX) 220 ABRAMS ST**

Nuisance Date: **6/8/2018**
Date lot was cut: **11/13/2018** Contractor: Mr. Barry Harris

ITEM	UNIT	QUANTITY	PRICE/UNIT	COST
Lot Cutting	Sq. Ft.	7,204	\$ 0.0125	\$ 90.05
Administration Fee		1	\$ 45.00	\$ 45.00
Additional Cuts		0	\$ 100.00	\$ -
Cumulative Declarative Penalty		0	\$ 50.00	\$ -
Debris Removal	Cubic Yard	4	\$ 5.00	\$ 20.00
Total Project Cost:				\$ 155.05

Shelvia Dean
CLERK
Adrian Skye
INSPECTOR
Barry Harris
SUPERVISOR



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Submitted by:

Paul M. Sealy, Fire Chief

Sponsored by:

William S. Stimpson, Mayor

Purpose and Scope of Project:

To recognize those employees as part of the Mayor's incentive program who have gone above and beyond their duties with the City of Mobile.

Amount of Contract:

\$500.00

Funding Source

Project #

Project String 1100-1100-49320

Budget Amendment **REDUCE** **INCREASE**

Grant Funds

Discretionary Funds

Contract Number:

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
FFOM Documentation	Backup Material	11/15/2018

REVIEWERS:

Department	Reviewer	Action	Date
Fire Rescue	Sealy, Paul	Approved	11/15/2018 - 9:18 AM
Mayors Office	Wesch, Paul	Approved	11/15/2018 - 11:26 AM

City of Mobile

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the Mayor, upon the nomination by City supervisors recommends to the City Council that it authorize awards, pursuant to Section 11-40-22 Code of Alabama 1975, of \$500 each to the employees on the attached list marked as Exhibit A.

These employees are to be commended for their exemplary work performance or innovations that significantly reduce costs or result in an outstanding improvement in service to the public.

Adopted:

City Clerk



Firefighter of the Month

Presented by

Mobile Fire-Rescue

*In grateful appreciation this award
is presented to*

**Fire Service Captain
Alton B. Miller, Jr.**

*For Outstanding Achievements and Service to the Mobile Fire-Rescue Department
And the Citizens of Mobile for the Month of November 2018.*

*Recognized on this 27th day of
November 2018*

Paul M. Sealy, Fire Chief

James Frank, Chief of Operations





**FIREFIGHTER OF THE MONTH
CERTIFICATE OF RECOGNITION
FIRE SERVICE CAPTAIN ALTON B. MILLER, JR.**

Captain Alton Miller has exhibited extreme professionalism and dedication to the organization by going above and beyond the call of duty. He and his crew have graciously participated in not one, but two Fire Expos within the same calendar year without complaint.

More so, Captain Miller has willingly and unselfishly used some of his own supplies in assisting the department with both house burns displays at Dotch Community Center and Medal of Honor Park. Not only did he supply some of the materials out of his own pocket he was also very instrumental in making sure the houses were transported from Station 26 to their destinations.

His hard work dedication and perseverance should not go unnoticed. He is the consummate professional and the ideal team player and role model for the younger firefighters on this department. It is leaders like Captain Miller that step up to the plate and allow our department to shine on a daily basis.

Now, therefore, on behalf of all the citizens and with our sincere thanks, we are pleased to award this CERTIFICATE of RECOGNITION to him as FIREFIGHTER OF THE MONTH for November 2018.

Levon C. Manzie
Vice President, Mobile City Council

William S. Stimpson
Mayor, City of Mobile

Paul M. Sealy
Fire Chief, Mobile Fire-Rescue Department

EXHIBIT A**Firefighter of the Month**

Employee #	Last Name	First Name	Award	Date
8444	Miller	Alton	Firefighter of the Month	Nov-18



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
60-826	Cover Memo	11/26/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/26/2018 - 2:22 PM



AGENDA ITEM SUMMARY SHEET

Agenda of:

Submitted by:

REBECCA CHRISTIAN, COMPTROLLER

Sponsored by:

COUNCILMEMBER GINA GREGORY

Purpose and Scope of Project:

FUNDS WILL BE USED TO ELIMINATE SLUMS, BLIGHT AND TO RECONSTRUCT THREE ENTRANCES INTO THE NEIGHBORHOOD

Amount of Contract:

\$10,000.00

Funding Source

Project # DSC-07 / 10041020-42080

Project String

Budget Amendment REDUCE INCREASE

Grant Funds

Discretionary Funds DSC-07

Contract Number:

Matching Funds

MEETING DATE:

11-27-18 @ 10:30 AM

Per Councilman Gregory

ATTACHMENTS:

Description

Type

Upload Date

No Attachments Available

REVIEWERS:

Department Reviewer

Action

Date

No Reviewers Available

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember Gina Gregory*

WHEREAS, *Councilmember Gregory wishes to donate \$10,000.00 to the Hillsdale Heights Homeowners Association, Inc., from her discretionary funds; and*

WHEREAS, *the Hillsdale Heights Homeowners Association, Inc., 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 payment of certain expenses is proper if the City Council determines that the same serves a public purpose; and*

WHEREAS, *the Mobile City Council determines that this contribution to the Hillsdale Heights Homeowners Association, Inc., will be used to eliminate slums, blight and to reconstruct three entrances into the neighborhood and thus serves a public purpose.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that a *donation to the Hillsdale Heights Homeowners Association, Inc., serves a public purpose and further approves and directs the payment of same.*

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
addendum	Cover Memo	11/26/2018
resolution	Cover Memo	11/26/2018

REVIEWERS:

Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/26/2018 - 2:30 PM

**ADDENDUM NO. 2 TO
CRUISE TERMINAL AND BERTHING AGREEMENT**

This Addendum No. 2 to Cruise Terminal and Berthing Agreement (the "**Addendum**") is entered into on this ____ day of _____, 2018, by and between CARNIVAL CRUISE LINE, a division of Carnival Corporation ("**Carnival**") and THE CITY OF MOBILE, an Alabama Municipal Corporation ("**City**").

RECITALS

- A. Carnival and City entered into that certain Cruise Terminal and Berthing Agreement on September 30, 2015, as amended by that certain Addendum No. 1 dated July 31, 2017 (together, the "**Agreement**").
- B. Carnival and City desire to amend the terms of the Agreement pursuant to the terms and conditions set forth in this Addendum.

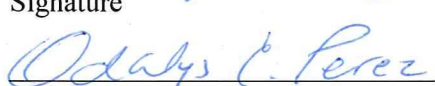
In consideration of the foregoing, and the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. **Recitals; Definitions.** The recitals set forth above are incorporated herein by reference and made an integral part of this Addendum. Unless otherwise stated, all capitalized terms not defined herein shall have the meanings set forth in the Agreement.
- 2. **Extension of Term of Agreement.** Pursuant to Section 5(B)(i) of the Agreement, Carnival hereby exercises its right to extend the Term of the Agreement for an additional one-year period commencing December 1, 2018 and ending November 26, 2019 (i.e. the second Renewal Term), under the same terms and conditions as set forth in the Agreement, except as otherwise altered by this Addendum. If no Carnival Event of Default has occurred and is continuing, Carnival shall have the option, at its sole discretion, by written notice to the City no later than 90 days prior to the end of the then current term, to extend the Term of the Agreement for up to two (2) additional one-year periods following the second Renewal Term, under the same terms and conditions as set forth in the Agreement, as amended by this Addendum (each a "Renewal Term", and if so exercised by Carnival, to be included as part of the "**Term**"), subject to Section 5(B)(ii) of the Agreement.
- 3. **Berth Schedule.** The Berth Schedule for the second Renewal Term is set forth on Exhibit A, attached hereto and incorporated herein.
- 4. **Guaranty and Marketing Incentive.** The parties acknowledge, agree and covenant that (i) City will provide to Carnival a marketing incentive to be dedicated by Carnival to the promotion of cruises from the Terminal in the amount of Two Hundred Thousand Dollars (\$200,000.00) per quarter year of the second Renewal Term; and (ii) Carnival hereby guarantees to the City a minimum of One Million Three Hundred Thousand Dollars (\$1,300,000.00) in Passenger Service Charges during the second Renewal Term.
- 5. **Counterparts and Facsimile Signatures.** This Addendum may be executed in several counterparts, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same Addendum. The execution of this Addendum by any of the parties may be evidenced by way of a facsimile transmission of such party's signature, or a photocopy of such facsimile transmission, and such facsimile signature shall be deemed to constitute the original signature of such party hereto.

6. **Full Force and Effect.** Except as amended hereby, the Agreement shall remain in full force and effect according to its terms and shall be read and construed as if the terms of this Addendum were included therein. In the event a conflict exists between the terms of this Addendum and any term in the Agreement, the terms of this Addendum will control.

In consideration of the foregoing, the parties have executed this Addendum as of the day and year first written above.

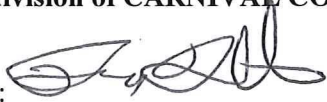
WITNESSES:


Signature

Print Name

Signature

Print Name

**CARNIVAL CRUISE LINE,
a division of CARNIVAL CORPORATION**

By: 
Name: TERRY THORNTON
Title: SVP
Date: 11/8/18

**THE CITY OF MOBILE,
an Alabama Municipal Corporation**

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A **BERTH SCHEDULE**

2018	Dec	12/01/2018	Saturday	5	WESTERN CARIBBEAN
		12/06/2018	Thursday	4	WESTERN CARIBBEAN
		12/10/2018	Monday	5	WESTERN CARIBBEAN
		12/15/2018	Saturday	5	WESTERN CARIBBEAN
		12/20/2018	Thursday	4	WESTERN CARIBBEAN
		12/24/2018	Monday	5	WESTERN CARIBBEAN
		12/29/2018	Saturday	5	WESTERN CARIBBEAN
2019	Jan	01/03/2019	Thursday	4	WESTERN CARIBBEAN
		01/07/2019	Monday	14	DRY DOCK
		01/21/2019	Monday	5	WESTERN CARIBBEAN
	Feb	01/26/2019	Saturday	5	WESTERN CARIBBEAN
		01/31/2019	Thursday	4	WESTERN CARIBBEAN
		02/04/2019	Monday	5	WESTERN CARIBBEAN
		02/09/2019	Saturday	5	WESTERN CARIBBEAN
		02/14/2019	Thursday	4	WESTERN CARIBBEAN
		02/18/2019	Monday	5	WESTERN CARIBBEAN
		02/23/2019	Saturday	5	WESTERN CARIBBEAN
	Mar	02/28/2019	Thursday	4	WESTERN CARIBBEAN
		03/04/2019	Monday	5	WESTERN CARIBBEAN
		03/09/2019	Saturday	5	WESTERN CARIBBEAN
		03/14/2019	Thursday	4	WESTERN CARIBBEAN
		03/18/2019	Monday	5	WESTERN CARIBBEAN
		03/23/2019	Saturday	5	WESTERN CARIBBEAN
		03/28/2019	Thursday	4	WESTERN CARIBBEAN
	Apr	04/01/2019	Monday	5	WESTERN CARIBBEAN
		04/06/2019	Saturday	5	WESTERN CARIBBEAN
		04/11/2019	Thursday	4	WESTERN CARIBBEAN
		04/15/2019	Monday	5	WESTERN CARIBBEAN
		04/20/2019	Saturday	5	WESTERN CARIBBEAN
		04/25/2019	Thursday	4	WESTERN CARIBBEAN
		04/29/2019	Monday	5	WESTERN CARIBBEAN
	May	05/04/2019	Saturday	5	WESTERN CARIBBEAN
		05/09/2019	Thursday	4	WESTERN CARIBBEAN
		05/13/2019	Monday	5	WESTERN CARIBBEAN
		05/18/2019	Saturday	5	WESTERN CARIBBEAN
		05/23/2019	Thursday	4	WESTERN CARIBBEAN
		05/27/2019	Monday	5	WESTERN CARIBBEAN
		06/01/2019	Saturday	5	WESTERN CARIBBEAN
	Jun	06/06/2019	Thursday	4	WESTERN CARIBBEAN
		06/10/2019	Monday	5	WESTERN CARIBBEAN
		06/15/2019	Saturday	5	WESTERN CARIBBEAN
		06/20/2019	Thursday	4	WESTERN CARIBBEAN
		06/24/2019	Monday	5	WESTERN CARIBBEAN
		06/29/2019	Saturday	5	WESTERN CARIBBEAN
		07/04/2019	Thursday	4	WESTERN CARIBBEAN
	Jul	07/08/2019	Monday	5	WESTERN CARIBBEAN
		07/13/2019	Saturday	5	WESTERN CARIBBEAN

Aug	07/18/2019	Thursday	4	WESTERN CARIBBEAN
	07/22/2019	Monday	5	WESTERN CARIBBEAN
	07/27/2019	Saturday	5	WESTERN CARIBBEAN
	08/01/2019	Thursday	4	WESTERN CARIBBEAN
	08/05/2019	Monday	5	WESTERN CARIBBEAN
	08/10/2019	Saturday	5	WESTERN CARIBBEAN
	08/15/2019	Thursday	4	WESTERN CARIBBEAN
	08/19/2019	Monday	5	WESTERN CARIBBEAN
Sep	08/24/2019	Saturday	5	WESTERN CARIBBEAN
	08/29/2019	Thursday	4	WESTERN CARIBBEAN
	09/02/2019	Monday	5	WESTERN CARIBBEAN
	09/07/2019	Saturday	5	WESTERN CARIBBEAN
	09/12/2019	Thursday	4	WESTERN CARIBBEAN
	09/16/2019	Monday	10	PANAMA CANAL - JOURNEYS
	09/26/2019	Thursday	4	WESTERN CARIBBEAN
Oct	09/30/2019	Monday	5	WESTERN CARIBBEAN
	10/05/2019	Saturday	5	WESTERN CARIBBEAN
	10/10/2019	Thursday	4	WESTERN CARIBBEAN
	10/14/2019	Monday	5	WESTERN CARIBBEAN
	10/19/2019	Saturday	5	WESTERN CARIBBEAN
	10/24/2019	Thursday	4	WESTERN CARIBBEAN
	10/28/2019	Monday	5	WESTERN CARIBBEAN
Nov	11/02/2019	Saturday	5	WESTERN CARIBBEAN
	11/07/2019	Thursday	4	WESTERN CARIBBEAN
	11/11/2019	Monday	5	WESTERN CARIBBEAN
	11/16/2019	Saturday	5	WESTERN CARIBBEAN
	11/21/2019	Thursday	4	WESTERN CARIBBEAN
	11/25/2019	Monday	5	WESTERN CARIBBEAN

RESOLUTION

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, the Addendum No. 2 to Cruise Terminal and Berthing Agreement between the City of Mobile and Carnival Cruise Line, a division of Carnival Corporation. A copy of said Cruise Terminal and Berthing Agreement is on file in the office of the City Clerk.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of:11/27/2018

Funding Source

Project #

Discretionary Funds

Project String

Contract Number:

Budget Amendment REDUCE INCREASE

Grant Funds

Matching Funds

ATTACHMENTS:

Description	Type	Upload Date
21-824	Cover Memo	11/20/2018

REVIEWERS:

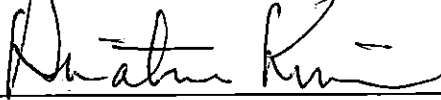
Department Reviewer	Action	Date
City Clerk Henley, Jennifer	Approved	11/20/2018 - 4:11 PM

AGENDA ITEM SUMMARY SHEET

Agenda of: _____
Date

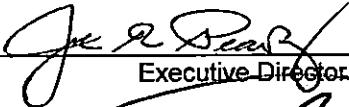
Item No. _____

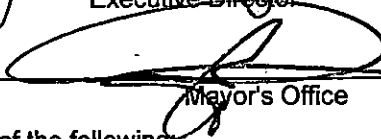
Submitted by: Storm Drainage & Maint - #2086
Department


Department Head

Sponsored by: _____
Name

_____ Title

Reviewed by: 
Executive Director

Routing Authorized: 
Mayor's Office

11-19-18
Date

A brief synopsis and explanation of the following:

PROJECT NAME: Waylon Wildlife Services, LLC - #985

PURPOSE & SCOPE OF PROJECT:

Animal Trapping

RESOLUTION ☐

ORDINANCE ☐

OTHER ☒

AMOUNT OF CONTRACT: 13200.00

FUNDING SOURCE:

Budget Item: 10042086-42200

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: indefinite

Amount: 6600.00

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: June 15, 2018

Renewal date of contract (if applicable): June 15, 2020

If not bid, state reason: renew and extend previous contract

How many bidders received bid packages (if applicable): _____

How many bidders submitted bids (if applicable): _____

If this is not the lowest bid, explain why not:

21-

2018

RESOLUTION

Sponsored by: Mayor Stimpson
Councilmember

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

Name of Company: Waylon Wildlife Services, LLC

Project Name: Beaver Removal/Animal Trapping Contract (Waylon
Wildlife Services, LLC)

Estimated Cost: \$ 13,200.00

Adopted:

City Clerk

STATE OF ALABAMA
COUNTY OF MOBILE

PROFESSIONAL SERVICES CONTRACT

This Professional Services Contract (sometimes hereinafter "Agreement") made and entered into by and between the City of Mobile, a Municipal Corporation of the State of Alabama (sometimes hereinafter "City"), and Waylon's Wildlife Services, LLC, (sometimes hereinafter "Contractor") as follows:

WHEREAS, Contractor is engaged in the business of animal trapping;
and,

WHEREAS, City desires to engage Contractor to provide said services upon the following terms and conditions;

NOW, THEREFORE,

WITNESSETH:

City and Contractor, for and in consideration of the mutual covenants and agreements hereinafter set forth to be kept and performed by the other, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, do hereby covenant and agree as follows:

I. PROFESSIONAL SERVICES TO BE PERFORMED

Contractor agrees that it shall be totally responsible for, and shall have exclusive control over the management and disbursement of all monies received from the City, and that all monies received under the Agreement shall be used only for the following purposes:

Patrol the City limits in consultation with and at the direction of the City's representatives, to eliminate nuisance beavers, including all trapping and monitoring as needed.

II. COMPENSATION

City hereby agrees to pay the Contractor the sum of FIVE HUNDRED AND FIFTY AND NO/100 DOLLARS (\$550.00) per month payable for the term

of this Agreement to June 15, 2020. Said funds will be disbursed in monthly payments, which shall be issued following receipt of written invoices delivered by the Contractor to the City's Accounting Department.

III. TERM OF AGREEMENT

The term of this Agreement shall commence upon its execution by the City of Mobile and shall continue thereafter for two calendar years, until June 15, 2020.

IV. GENERAL PROVISIONS

A. Contractor shall submit an invoice to the City's representative each month with a report of its activities, including monitoring and trapping for the month.

B. Contractor agrees to permit at all reasonable times and places an audit of its books and records by the City's duly authorized representatives.

C. Notwithstanding any of the provisions of this Agreement, it is agreed that City has no financial interest in the business of Contractor and shall not be liable for any debts or obligations incurred by Contractor, nor shall City be deemed or construed to be a partner, joint venturer, or otherwise interested in the assets of Contractor, or in the sums earned or derived by Contractor, nor shall Contractor at any time or times use the name or credit of City in purchasing or attempting to purchase any car, equipment, supplies or other thing or things whatsoever.

D. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of City but shall be deemed to be an independent Contractor in every respect and shall take all steps at its own expense, as City may from time to time request, to indicate that it is an independent Contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by Contractor provided for herein are performed, but on the contrary, Contractor shall be wholly responsible therefore.

E. Contractor acknowledges that its identity and peculiar capacity to provide the services described hereinabove constitute a material consideration for City's having entered into this Agreement. Therefore, Contractor shall not transfer or assign this Agreement or any of the rights or privileges granted herein without the prior written consent of City; which such consent shall be granted or derived solely at City's discretion.

F. Contractor hereby agrees to comply strictly with all ordinances of the City of Mobile, Alabama, and the laws of the State of Alabama and of the United States while performing its obligations under the terms of this Agreement.

G. Contractor agrees that upon the violation of any of the covenants and agreements herein contained, on account of any act or omission or commission of Contractor, City may, at its option, terminate and cancel this Agreement. Contractor further agrees that the City may terminate this Agreement without cause by providing written notice 30 days in advance of the date of termination.

H. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, and in the further event that City shall engage the services of any attorney to protect or to enforce its rights with respect to said breach or apparent breach, then and in those events, Contractor agrees to pay and to reimburse any and all reasonable attorneys' fees and expenses which City may incur with respect to City's enforcement of this Agreement; regardless of whether said attorneys' fees and costs shall be incurred in connection with any litigation or in connection merely with advice and representation provided without litigation.

I. Contractor agrees to indemnify and hold the City, its elected officials, officers, agents, and employees whole and harmless from all costs, liabilities and claims for damages of any kind (including interest and attorneys' fees) arising in any way out of the performance of this Agreement and/or the activities of Contractor, its principals, directors, agents, servants and employees in the performance of this Agreement, for which the City is alleged to be liable. In the event that the City, through no fault of its own, is made a party to any lawsuit or legal proceeding arising in any way from this contract or any activities conducted pursuant thereto, Contractor hereby agrees to pay all of City's costs of defense, including but not limited to all attorneys' fees, court costs, expert witness fees and other expenses, through trial and, if necessary, appeal. This section is not as to third parties or to anyone a waiver of any defense or immunity or statutory damages cap otherwise available to Contractor or City, and these defenses and matters may be raised in the City's behalf in any action or proceeding arising under this Agreement.

J. The City's representative for purposes of this Agreement is Sinatra Kinn. All notices of cancellation, requests, demands or other

communications shall be in writing and duly delivered to the following address for City at:

John Peavy
Interim Executive Director, Public Works Department
P. O. Box 1827
Mobile, Alabama 36633-1827

Copy to: City Attorney
City of Mobile Legal Department
P. O. Box 1827
Mobile, Alabama 36633-1827

And to Contractor at:

Waylon's Wildlife Services
9781 Pine Springs Road
Irvington, Alabama 36544

K. This Agreement is the final expression of the agreement between the parties, and the complete and exclusive statement of the terms agreed upon, and shall supersede all prior negotiations, understandings or agreements. There are no representations, warranties, or stipulations, either oral or written, not contained herein.

L. Any alterations, variations, modifications, or waivers of the provisions of this Agreement shall only be valid when they have been reduced to writing and signed by authorized representatives of the party against whom enforcement is sought.

M. The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid, or unenforceable, such rendering shall not affect the enforceability of the remainder of this Agreement unless the part or parts which are void, invalid or otherwise unenforceable shall substantially impair the value of the entire agreement with respect to any party.

N. This Agreement shall be governed by the laws of the State of Alabama, and the appropriate venue for any actions arising out of this Agreement would be Mobile, Alabama.

O. Contractor shall obtain, at its own expense, all necessary licenses, permits, insurance, authorization and assurances necessary in order to abide by the terms of this Agreement.

P. For the term of this Agreement, Contractor shall acquire and maintain in full force and effect the following liability and comprehensive insurance issued by a company licensed and qualified to do business in the State of Alabama, which such insurance shall name the City of Mobile as an additional insured, and shall attach to this contract as proof thereof a certificate of insurance issued by an agent licensed and qualified to do business in the State of Alabama:

a. General Liability Insurance – public liability including premises, products and complete operations.

1) Bodily injury liability:
\$250,000 each person
\$500,000 each occurrence

2) Property damage liability - \$100,000 each occurrence

OR: In lieu of 1) and 2) above:

3) Bodily injury and property damage combined - \$500,000 per occurrence;

b. Comprehensive – Automobile Liability Insurance including owned, non-owned, and hired vehicles.

If the certificate of insurance referenced in this Agreement does not evidence insurance of owned vehicles, said certificate and this sentence shall evidence the Contractor's covenant that it does not own any vehicles and that it will not purchase or obtain any vehicles during the term of this Agreement.

Said certificate shall require that said insurance coverage will not be altered or terminated unless City shall have been given written notice of such alteration or termination delivered to the City not less than thirty (30) days before the effective date of such alteration or termination.

Q. By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the state of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.

Verification of Provider's enrollment in the E-Verify program is attached to this Agreement as Exhibit 2.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the day and year first written.

CITY OF MOBILE, A Municipal Corporation

BY: _____
Mayor

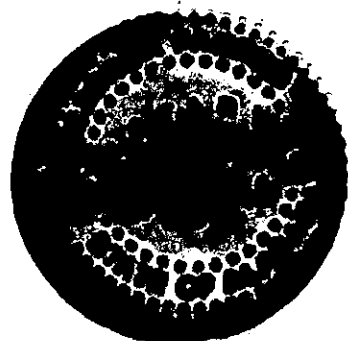
ATTEST:

City Clerk

WAYLONS WILDLIFE SERVICES, LLC

BY: Landy Withwell
Its owner

Brenda Parker
BRENDA PARKER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 26, 2021

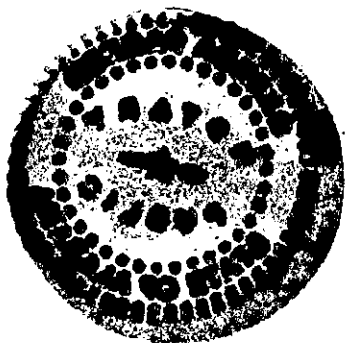


AGREEMENT/CONTRACT ROUTE APPROVAL:

(1) Funds in Budget/
Finance Department Budget end 9/30/18
CHS 11/15/18
Date

(2) Approved by
Legal Department EAH 11-15-18
Date

A18-0587



CITY OF MOBILE BUSINESS LICENSE

Mobile, Alabama

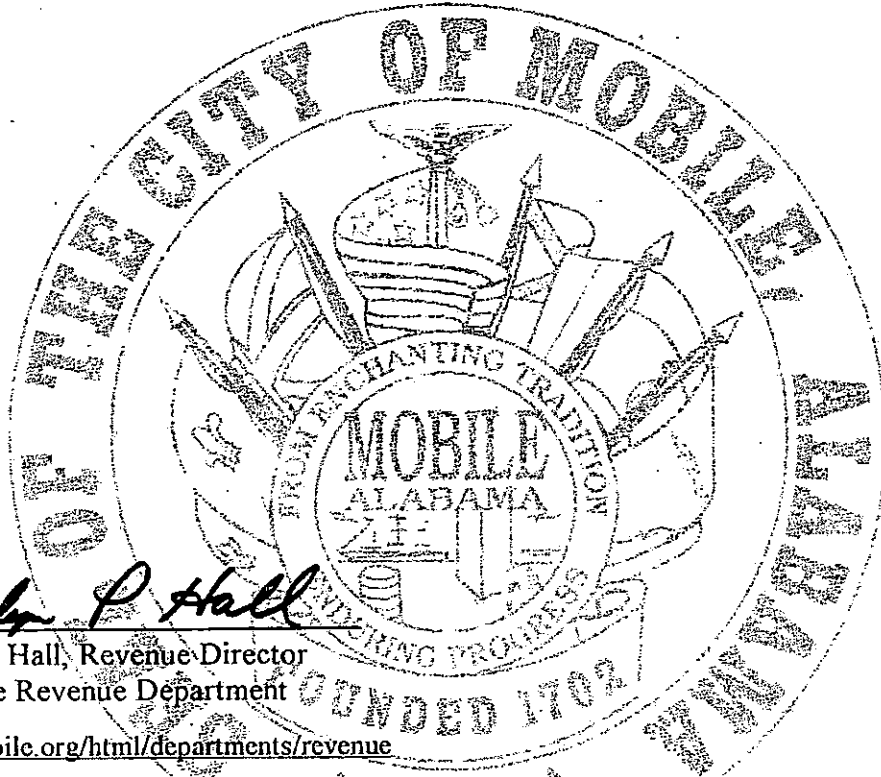
POST IN A CONSPICUOUS PLACE - LICENSE IS NOT TRANSFERABLE

Issued to:

WAYLONS WILDLIFE SERVICES LLC 6
9781 PINE SPRINGS RD
IRVINGTON AL

YEAR	LICENSE NO.
2018	094811
ISSUED	EXPIRES
11/1/2018	12/31/2018

812195 SERVICES - MISC BUSINESS SERVC



Gwendolyn P. Hall

Gwendolyn P. Hall, Revenue Director
City of Mobile Revenue Department

www.cityofmobile.org/html/departments/revenue

WAYLONS WILDLIFE SERVICES LLC 6
9781 PINE SPRINGS RD
c/o P O BOX 190962
MOBILE AL 36619



Cut here for license



Dept. of Conservation and Natural Resources

Renew Online: www.outdooralabama.com/renew

ALABAMA CONSERVATION LICENSE

License #: 2019036821249490

Kay Ivey, Governor | Christopher M. Blankenship, Commissioner

Conservation ID: 278866

License #: 2019036821249490

L1CO03192310241D18

DL# AL 6369073 DATE 10/18/2018 14:31

LICENSE PRIVILEGES ISSUED

HUNTER ED _____

License Type

Valid Period

Fee

ISSUED TO RANDY WAYLON HOWELL

Res Fur Catchers (>90 days
residency requirement)

10/18/2018 - 09/30/2019

\$22.10

ADDRESS 9781 PINE SPRINGS RD IRVINGTON, AL 36544

Total Fees (1): \$22.10

BIRTHDATE 12/29/1978 HEIGHT 5' 6" WEIGHT 145

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXX

EYE COLOR Green HAIR COLOR Brown SEX M

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXX

ISSUING AGENT Mobile County License Comm

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXX

SIGNATURE

Randy Waylon Howell

This permit MUST be in the possession of the license holder.

Gamecheck: 800-888-7690

www.outdooralabama.com/gamecheck

Report Violations: 800-272-GAME

Proof of Insurance Card

Allstate Insurance Company
Randy Howell
P O Box 190962
Mobile AL 36619-0962

Allstate.
You're in good hands.

NAIC# 19232

POLICY NUMBER
110 191 194
EFFECTIVE DATE
06/04/18
EXPIRATION DATE
12/04/18

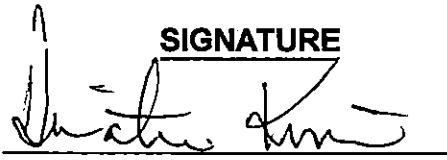
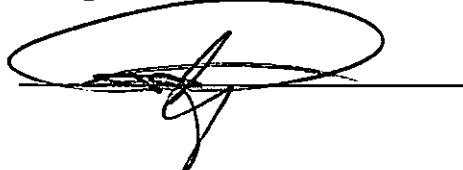
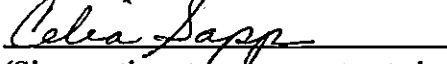
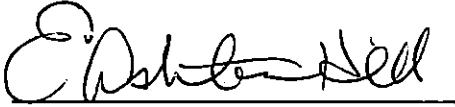
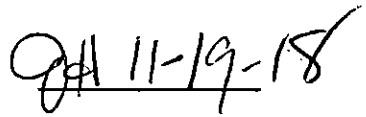
YEAR / MAKE / MODEL
2005 Chevy Trk Colorado
VEHICLE ID NUMBER
1GCDS196958287422

This card must be carried in the vehicle at all times as evidence of insurance.

James Bright

ROUTING FORM FOR CONTRACTS

NAME OF CONTRACT: #985 - WAYLON WILDLIFE SERVICES, LLC

	SIGNATURE	DATE
DEPARTMENT HEAD		11/07/18
EXECUTIVE DIRECTOR		11/07/18
MAYOR'S OFFICE		11-19-18
CITY'S CLERK OFFICE		
BUDGET / ACCOUNTING (2)	19042086 44020 (per JP)  (Sign routing stamp on contract also)	Budget approved 9/30/18 11/15/2018
LEGAL DEPARTMENT	 (Sign routing stamp on contract also)	11-15-18
CITY CLERK'S OFFICE	for Council action or Mayor's signature	
COUNCIL ATTORNEY (3)	(if Council action is required)	

(1) Route 3 copies for non-capital contracts
Route 4 copies for capital contracts

(2) Budget approves non-capital contracts
Accounting approves capital contracts

(3) Sign a separate copy to the Council
Attorney for information purposes only, prior to Council action.
No sign off is required. Therefore, keep Routing Form with original contracts.

RECEIVED

NOV 15 2018

LEGAL DEPARTMENT

418-0587

Accounting-205 Government St, Rm 437, South Tower-Mobile, AL 36644-(251) 208-7408-FAX: (251) 208-7756 Form 034-AC-027a Jan 2011