AGENDA
Mobile City Council

Auditorium
Government Plaza
205 Government Street
Mobile, AL 36644

Tuesday, June 23, 2026, 10:30 AM

1. **CALL TO ORDER**

2. **INVOCATION**

   Pastor Ariff Bradley, Public Safety Chaplain

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **STATEMENT OF RULES BY COUNCIL PRESIDENT**

6. **APPROVAL OF MINUTES**

   June 16, 2026

7. **COMMUNICATIONS FROM THE MAYOR**

8. **ADOPTION OF THE AGENDA**

9. **APPEALS**

   Request for a waiver of the Noise Ordinance at 965 Elmira Street on July 4, 2026, from 3:00 p.m. - 10:00 p.m. (District 2).

Request for a waiver of the Noise Ordinance at Langan Park on June 27, 2026, from 2:30 p.m. - 7:30 p.m. (District 7).

10. PUBLIC HEARINGS

Public hearing to consider the proposed denial of a Conditional Use Permit for property located at 904 Kentucky Street (District 3).

11. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Cartina Craig - request financial support from the Council to start youth basketball teams for the City.

Veterans Commission - provide updates on the progress of the Purple Heart Salute.

Reggie Hill - budget practices/recommendations; Municipal Enforcement; oversight responsibilities; clarify concerns about 08-623; Chatper 46 of the Municipal Code; necessity for various investigations.

12. CIP RESOLUTIONS HELD OVER

09-660 Transfer funds from Capital Project CIP DISTRICT 4 - CIP TOTAL $4M to Grant Project HALLS MILL CREEK PUBLIC ACCESS; $650,000.00 (sponsored by Councilmember Reynolds and Mayor Cheriogotis) (submitted by Nick Amberger, Eng. & Infrastructure, and Jennifer Greene, Program & Project Mgmt.).

09-661 Transfer funds from Capital Project CIP DISTRICT 4 CONTINGENCY PROJECT to Grant Project HALLS MILL CREEK PUBLIC ACCESS; $181,447.89 (sponsored by Councilmember Reynolds and Mayor Cheriogotis) (submitted by Nick Amberger, Eng. & Infrastructure, and Jennifer Greene, Program & Project Mgmt.).

09-662 Transfer funds from Capital Project CAPITAL IMPROVEMENT RESERVE to Grant Project HALLS MILL CREEK PUBLIC ACCESS ; $250,000.00 (sponsored by Mayor Cheriogotis) (submitted by Jennifer Greene, Program & Project Mgmt.).

13. CONSENT RESOLUTIONS HELD OVER

40-427 Declare the structure at 613 Ruth Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

40-429 Declare the structure at 1163 Texas Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

40-430 Declare the structure at 1167 Texas Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

40-433 Declare the structure at 2513 Karagan Drive a public nuisance and order it demolished (sponsored by Councilmember Small).

40-549 Declare the structure at 1332 Congress Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

03-512 Accept resignations of "Former Board Members" and appoint Clinton Mitchell, Thomas Cormier, and Michael Albanese to the Improvement District of the City of Mobile - McGowin Park Project (sponsored by City Council) (submitted by Lisa C. Lambert, City Clerk).

14. RESOLUTIONS HELD OVER

08-665 Approve purchase order to Brand Industrial Services, Inc. for disembarkation ramp with canopy for Cruise Terminal; $260,716.12 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-668 Approve purchase order to GXC, Inc. for walk-through weapons detection systems for Mobile Regions Arena; $150,044.50 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-673 Approve purchase order to MityLite, Inc. for tables, dance floor, dining chairs, bar stools, and storage carts for Mobile Regions Arena; $360,403.08 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-674 Approve purchase order to Stivers Ford Lincoln, Inc. for Ford F150 Supercrew pickup truck for Gulf Coast Technology Center; $57,819.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

09-679 Transfer funds from Capital Project Capital Improvement Reserve to General Fund Account Build Mobile - Professional & Technical; $80,000.00 (sponsored by Mayor Cheriogotis) (submitted by Tiffany Hollins, Capital Projects Dept.).

21-681 Authorize Contract with McCrory & Williams, Inc. for 2024 TAP Downtown Mobile Sidewalk Improvements; $93,148.00 (sponsored by Councilmember Ingram and Mayor Cheriogotis) (submitted by John Forrester, Engineering Dept.).

37-682 Consider the application of Woods Anytime Mobility, LLC for a Certificate of Public Convenience and Necessity to operate a shuttle service (submitted by Lisa C.

Lambert, City Clerk).

15. ORDINANCES BEING INTRODUCED

64-027 Consider the proposed denial of a Conditional Use Permit for property located at 904 Kentucky Street (sponsored by Councilmember Small).

16. CONSENT RESOLUTIONS BEING INTRODUCED

09-685 Transfer funds from District 2 Discretionary Fund to Parks & Recreation Dept.; James Seals Community Center to assist with the Back-to-School Giveaway (sponsored by Councilmember Ingram) (submitted by Logan Gewin, Finance Dept.).

37-686 Recommend approval to the ABC Board for issuance of a Lounge Retail Liquor License and Specialty Retailer of Consumable Hemp Products License to Vapors Smoke Shop; 5546 Old Shell Rd. (sponsored by Councilmember Gregory).

58-687 Assess costs for removal of weeds, Repeat Weed Lien Group #101 (sponsored by Mayor Cheriogotis).

60-688 Determine an appropriation to Ozanam Charitable Foundation serves a public purpose and approve payment (sponsored by Councilmember Penn) (submitted by Logan Gewin, Finance Dept.).

60-689 Determine an appropriation to Williamson High School, Murphy High School, Mobile County Training School, W. H. Lienkauf Elementary School, George Hall Elementary School, Florence Hall Elementary School, Dunbar Magnet School, Council Traditional Elementary School, Calloway-Smith Middle School, and Baron Academy for Advanced World Studies serve a public purpose and approve payment (sponsored by Councilmember Ingram) (submitted by Logan Gewin, Finance Dept.).

17. CIP RESOLUTIONS BEING INTRODUCED

09-690 Transfer funds from Capital Project Cruise Terminal Disembark Ramp to Capital Project Cruise Terminal-Equipment & Miscellaneous for replacement of elevator CPU; $39,283.88 (sponsored by Mayor Cheriogotis) (submitted by Joseph Snowden, Admin. Services Dept.).

18. RESOLUTIONS BEING INTRODUCED

01-691 Authorize Agreement with Gaines Utility Construction Company, LLC for securing of structures at 4021 Seabereze Rd., N.; $313,346.00 (sponsored by Mayor

Cheriogotis) (submitted by Gary Jackson, Municipal Enforcement).

01-692 Authorize Agreement with Nspire U!, LLC for marketing and event planning with the Office of Small Business Development; $24,500.00 (sponsored by Mayor Cheriogotis) (submitted by James Roberts, Neighborhood Development).

08-693 Approve purchase order to Best Price Services, LLC for storm drainage vegetation and debris removal, 135 David Langan Dr. to Ziegler Blvd.; $18,500.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-694 Approve purchase order to Godwin Land Solutions, LLC for storm drainage vegetation and debris removal, 137 Halls Mill Rd. to McLauglin Dr.; $17,236.40 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-695 Approve purchase order to Hughes 360 Services, LLC for storm drainage vegetation and debris removal, Timberlane Dr. to Longleaf Dr.; $16,460.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-696 Approve purchase order to Cain's Tree & Landscape, Inc. for emergency tree removal at 3518 Springhill Ave.; $29,000.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept).

08-697 Approve purchase order to The Conner Group, LLC for 6-month rental of telescopic bucket trucks for Electrical Dept.; $63,000.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-698 Approve purchase order to Vulcan Construction Materials, LP for 600 tons of limestone for Stormwater Dept.; $41,400.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-699 Approve purchase order to Vulcan Construction Materials, LP for 660 tons of limestone for Stormwater Dept.; $41,400.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

25-700 Accept Temporary Construction Easements for drainage repairs for Laverne Drive, E. (sponsored by Councilmember Gregory and Mayor Cheriogotis) (submitted by John Forrester, Eng. Dept., and Carleen Stout-Clark, REAM Dept.).

31-701 Authorize the Mayor to apply, accept, and receive a grant for the Federal Emergency Management Agency's FY 2024-2025 Building Resilient Infrastructure and Communities grant program; $350,000.00 ($105,000.00 match) (sponsored by Mayor Cheriogotis) (submitted by Jennifer Greene, Program & Project Mgmt. and John

Forrester, Eng. Dept.).

60-702 Adopt the 2026 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (sponsored by Mayor Cheriogotis) (submitted by Lance Slater, Resilience Dept.).

19. ANNOUNCEMENTS

RESOLUTION

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

Adopted:

_____

City Clerk

Notice of Public Hearing for the Proposed DENIAL
of a Conditional Use Permit for Property
Located at 904 Kentucky Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **May 19, 2026**, a public hearing will be held on the **23rd** day of **June, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed denial of a Conditional Use Permit for property located at 904 Kentucky Street to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

Lisa C. Lambert
City Clerk

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

WHEREAS, a Conditional Use Permit application was filed on January 20, 2026, to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District, located at 904 Kentucky Street and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on February 19, 2026, and recommended denial of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

NOTICE OF HEARING
OF PROPOSED AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 23rd day of June, 2026, 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 Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 27th day of May, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **904 Kentucky Street.**

The proposed amendment will approve a Conditional Use Permit. The owner of said property has applied for a Conditional Use Permit to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District.** If approved, the Conditional Use Permit will allow a **Short-Term Rental in an R-1, Single-Family Residential Urban District,** subject to the following proposed conditions: 1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and, 2. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

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

WHEREAS, a Conditional Use Permit application was filed on **January 20, 2026**, to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District**, located at **904 Kentucky Street** and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on **February 19, 2026**, and recommended **denial** of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and

4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

Adopted:

_____

Lisa Lambert, City Clerk

Joan Hendrix
904 Kentucky Street
Council District 3
C.J. Small

THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

February 26, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **February 19, 2026**, considered the request of **Joan Hendrix** for a Conditional Use Permit approval to **allow a Short-Term Rental in an R-1, Single-Family Residential Urban District**, for the property located at **904 Kentucky Street**.

After discussion it was decided to recommend **denial** of the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie

Stephen Guthrie
Deputy Director, Planning & Zoning Department

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Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Joan Hendrix
751 Marine Street
Mobile, Alabama 36604

Re: 904 Kentucky Street
ZON-STR-003616-2026
Joan Hendrix
District 3
Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning

City of Mobile • Planning &Zoning

Planning Commission Application

Conditional Use Permit Application for Short Term Rental

All the necessary information as required by the Unified Development Code, including the site plan, must be submitted in digital format no later than noon Central Time on the deadline filing date.

Fees

Conditional Use Permit $500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

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1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Owner (If different from Applicant)
Name:	Joan Hendrix	
Firm:	N/A	
Phone:	251-610-6774	
Email:	joanwhendrix@att.net	
Address:	751 Marine Street Mobile, AL. 36604	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description. As well as photos of the front, back, and both sides of the property and an aerial view of the site.

904 Kentucky Street Mobile, AL. 36605 — Property Address

754 — Property Area (acres or square feet)

2910370007068XXX — Parcel Number(s) or Key Number(s)

R-1 Single-Family Residential District — Present Zoning or Transect District

N/A — Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation as shown on page 5.

4. LABELS FOR NOTIFICATION 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", use 8 ½" x 11" sheets of labels). 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).

5. 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.

Joan Hendrix — 01-16-26

Owner Signature — Date

Joan Heal — 01-16-26

Applicant or Agent Signature (if applicable) — Date

I, the undersigned, constituting the owner of the hereinafter described real property do hereby execute and file with the City of Mobile this written application requesting that my property as described be issued a Conditional Use Permit for a Short-Term Rental in the City of Mobile, Alabama.

Furthermore, I certify that said property shall comply with the site and design criteria of Article 5, Section 64-5-6.E.11.(g) suitable for consideration of a Conditional Use Permit for Short-Term Rentals, to wit:

(1) There shall be no on-site employees.
(2) The establishment shall not serve meals.
(3) Guest rooms shall not contain cooking facilities.
(4) A valid City of Mobile business license must be obtained for each discrete Short-Term Rental location and the business license number must be stated on any advertisement or listing for each Short-Term Rental. Provided, however, that Short-Term Rentals containing multiple units within a single structure that can be rented separately shall only be required to obtain a single license for each structure.
(5) No signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. is permitted.
(6) The name and telephone number of a local responsible party shall be conspicuously posted within each Short-Term Rental. The local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of each Short-Term Rental period to address problems or complaints associated with the Short-Term Rental.
(7) Each Short-Term Rental must meet applicable building and fire codes and be equipped with the following safety equipment and features:
   a. Operational smoke and carbon monoxide detectors.
   b. One (1) 2.5 lb. Class A-B-C fire extinguisher per floor.
   c. Prominently displayed and legible 9-1-1 address on building exterior

I further certify that I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 14th day of January 2026

Signature Joan Hendrix

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Joan Williams Hendrix

_____, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 14 day of January, 2026.

Notary Public _____

My Commission Expires June 4, 2028.

STATE OF ALABAMA NOTARY PUBLIC

JOE L. MARTIN, JR.
My Commission Expires
June 4, 2028

Conditional Use Permit – Short Term Rentals

Note: The establishment shall not serve meals. Guest rooms shall not contain cooking facilities.

The following information is required to evaluate applications for Conditional Use Permits. Please provide a statement for all items.

Conditional Use Permits for Short Term Rentals will be reviewed for compliance with the approval criteria provided in Approval Criteria of Article 5 (Section 64-5-6.E) as well as with the information requested below.

If a site cannot comply with the site plan requirements, a CUP application will not be processed by the Planning and Zoning Department.

The Following information is required for Conditional Use Permits. Please refer to Section 64-10-6 for a full description of the requirements and verify that the following documentation is provided:

- ☐ Planning Commission Application
- ☑ Conditional Use Permit – Short Term Rentals
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer
- ☑ Mailing Labels
- ☐ Neighborhood Meeting Documentation
- ☑ Site Plan
- ☐ Fees

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1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

   The proposed short-term rental use at 904 Kentucky Street, Mobile, Alabama 36605 is consistent with the City of Mobile's Comprehensive Plan, Map for Mobile, and the Future Land Use Map (FLUM). The property is designated for low-density residential use, which supports single-family homes and residential-scale activities. A short-term rental operated within an existing single-family dwelling does not change the residential occupancy rather than a commerical or intensive use. The proposal supports the Plan's goals of neighborhood preservation, housing flexibility, reinvestment in existing residential structures, and responsible property maintenance while remaining compatible with surrounding residental uses.

2. Future Land Use Map (FLUM) Designation Low-Density Residential Use

3. Is the application compliant with Development Standards of Article 3? ☒ Yes ☐ No
   If no, what are the deficiencies?

   There are no deficiencies identified with respect to Article 3 Development Standards - The dwelling will continue to function as a single-family residence in appearance and use.

4. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

   The proposal is designed to prevent any negative impacts on the development or improvement of adjacent properties. The short-term rental will be owner-managed and operated with established house rules that address noise, parking, trash disposal, and respectful behavior. No changes are proposed that would interfere with neighboring properties, including no encroachments, no increased density, and no activities that would hinder future development or improvement of surrounding residential lots. The continued upkeep and monitoring of the property will positively contribute to neighborhood stability.

5. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

   The proposed short-term rental will not generate emissions, vibration, odor, dust, smoke, gas, or other elements that could be considered noxius or offensive. The use is residential in nature and comparable to long-term residential occupancy. Measures to minimize potential impacts include: prohibition of parties and events; enforced quiet hours in accordance with local ordinances; occupancy limits appropriate for the size of the dwelling; and clear guest communication regarding neighborhood expectations. The proposal will not be detrimental to public health, safety, or general welfare.

6. Describe how the short term rental will not alter the surrounding neighborhood or the character of the dwelling.

   The short-term rental will not alter the surrounding neighborhood or the character of the dwelling. The home will retain its single-family residential appearance, with no exterior modifications, no commercial signage, and no chang in architectural character. The property will conntinue to blend seamlessly with neighboring residences and function as a quiet residential home. Guest turnover will be managed responsibly to avoid disruption, and the use will remain consistent with the established residential character of the area.

7. Will there be any on-site employees? ☐ Yes ☒ No

SITE PLAN AND BUILDING INFORMATION

The following are required to evaluate the conditional use application. In order for an application to be considered complete, the following information is required on the site plan.

☑ Provide a building plan for the site illustrating all accessory structures, outdoor spaces and the floor plans of each.

☑ How many guest rooms are provided? 1

☑ Does the site comply with the Refuse (Garbage) Collection area requirements of Article 5, 64-5-6.E.11.(g)(7). of the Unified Development Code below:

- ☐ The refuse (garbage) collection area must be illustrated on the site plan. Provide a photo of the refuse (garbage) location and it's screening.
- ☐ Is the refuse (garbage) collection area closer than twenty (20) feet from any property line? ☐ Yes ☒ No
- ☐ Is the refuse (garbage) collection area closer than 100 feet from any dwelling on an adjacent lot? ☐ Yes ☒ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approve the Conditional Use Permit application.

☐ Does the site comply with the requirements of 64-5-6.E.11.(g)(8) of the Unified Development Code below:

- ☐ Are there a minimum of two (2) off-street parking spaces for the principal occupants of the residence (if any) ☒ Yes ☐ No
- ☐ Is there a minimum of one (1) additional parking space per guest room; parking spaces shall not be located in any required front or side yard setback area and shall be screened from the view of adjacent properties by natural or artificial means; with access, maneuvering and surfacing in compliance with both 64-3-12? ☒ Yes ☐ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approval the Condition Use Permit application.

NEIGHBORHOOD MEETING DOCUMENTATION

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to Section 64-5-4 of the UDC for full requirements.

Please verify the following documentation is provided:

- ☑ Dated Photograph(s) of the posted sign(s)
- ☑ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or references at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?
   Provided following meeting
   Provided following meeting

2. What information was presented at the meeting?
   Provided following meeting

3. What concerns were raised during the meeting?
   Provided following meeting

4. Were any modifications made or considered in response to the concerns raised at the meeting?
   Provided following meeting

SCALE
ONE BLOCK
= 2 FT
LEFT PROPERTY LINE 100FT
FRONT SETBACK 20'
FRONT FENCE
SOFA SLEEPER
FRONT DOOR
4X5 Porch
DRIVEWAY
10'X35'
10'
GRASS AREA
Tree
GRASS AREA
POWERED/PAVERS
ENTRY GATE & FENCE
LIVING SPACE
24 X 15.5
KITCHEN
LEFT SETBACK 9.2'
WALL
6X6
Sink
5X6 Table
8.5X6 Bath
5X6 closet
14X9.5 Bedroom
6X6.5 LAUNDRY
STORAGE
1/2 BATH
STORAGE
6X6
10X10 PATIO
RIGHT SETBACK 26'
Trash Area
REAR SETBACK 33'
50'
LOT 50'X100'
REAR FENCE
RIGHT PROPERTY LINE - 100FT
100FT
SIDE FENCE

Property Description

The property located at **904 Kentucky Street, Mobile, Alabama 36605**, is a well-maintained **1-bedroom, 1.5-bath single-family residence** situated on a 50' × 100' lot in a quiet residential area. The home includes adequate off-street parking for two vehicles, a designated garbage storage area located behind the house within the setback, and clearly defined outdoor spaces. The property meets the City of Mobile's site and design criteria under Article 5, Section 64-5-6.E.11.(g), making it suitable for consideration as a legal short-term rental.

Justification for Conditional Use Permit – Short-Term Rental

The request for a Conditional Use Permit for a short-term rental at 904 Kentucky Street is appropriate and justified based on regulatory compliance, neighborhood compatibility, and the positive contribution the property will make to the community.

1. Compliance With Zoning and Site/Design Standards

- The property fully complies with **Article 5, Section 64-5-6.E.11.(g)** requirements for short-term rental consideration.
- A **designated garbage storage location** is situated behind the home in the setback, more than adequate to meet City expectations and ensure orderly waste management.
- The property offers **two off-street parking spaces**, preventing any impact on street parking availability.
- All required documents, notifications, and criteria for the permit application have been properly completed.

2. Minimal Impact on Neighborhood Character

- With only **one bedroom**, the home naturally limits occupancy, ensuring low traffic and minimal noise.
- Typical guests are **single travelers, couples, or professionals**, which reduces the potential for disturbances or overcrowding.
- The property has established strict **house rules**, including quiet hours, no-parties, and clear parking requirements.
- Because the home is owner-managed, any concerns from neighbors can be addressed immediately and responsibly.

3. Contribution to Neighborhood Quality and Beautification

- Continued upkeep and **beautification** of the property support neighborhood appearance and overall stability.
- Maintaining the home as a short-term rental encourages consistent care, cleanliness, and attention to detail.

- The property's presentation creates a positive impression for the neighborhood and contributes to community pride.

4. Community and Economic Benefits

- The short-term rental will support the **local economy**, including restaurants, small businesses, and tourism services in Mobile.
- It provides a safe, attractive lodging option in an area that has limited visitor accommodations.
- The owner will comply with all applicable licensing requirements, including lodging tax collection and reporting.

5. Commitment to Responsible Operation

The owner certifies that the property will be run in full accordance with City of Mobile ordinances and the requirements of the Conditional Use Permit, including:

- Adherence to occupancy limits
- Compliance with noise, parking, and waste regulations
- Maintaining the property's appearance and cleanliness
- Providing emergency contact information and clearly posted rules for all guests

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

From <dlogananderson@cityofmobile.gov>
Date Wed 1/21/2026 11:16 AM
To Joan Hendrix <joanwhendrix@att.net>
Cc York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>

Received, thank you,

We have completed our review of the above-referenced Conditional Use Permit application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, **the following items must be addressed before the application can be considered complete for Planning Commission review**:

1. **Neighborhood Meeting Documentation:**
   Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, February 4, 2026**.

If the application fees are paid **by noon on Thursday, January 22, 2026**, the case will be scheduled for the **February 19, 2026, Planning Commission** agenda. However, please note that if the Neighborhood Meeting documentation is not received by the stated deadline, the application will be held until all outstanding requirements are satisfied.

IMPORTANT
The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office
(251) 208-7904 direct

BUILD MOBILE

From: Joan Hendrix <joanwhendrix@att.net>
Sent: Wednesday, January 21, 2026 10:24 AM
To: Anderson, Logan <dlogananderson@cityofmobile.gov>
Cc: York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Subject: Re: Joan Hendrix (ZON-STR-003616-2026)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
Mr. Anderson, thank you for the email. Please see the revised pictures attached.

If anything else is required, please let me know. Thanks for your assistance!

Joan

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

From Anderson, Logan <dlogananderson@cityofmobile.gov>
Date Tue 1/20/2026 11:19 AM
To Joan Hendrix <joanwhendrix@att.net>
Cc York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Bcc Guthrie, Stephen <stephen.guthrie@cityofmobile.gov>

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office
(251) 208-7904 direct

BUILDMOBILE

From: Joan Hendrix <joanwhendrix@att.net>
Sent: Tuesday, January 20, 2026 10:43 AM

To: Anderson, Logan <dlogananderson@cityofmobile.gov>
Cc: York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Subject: Re: Joan Hendrix (ZON-STR-003616-2026)

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Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Outlook

Joan Hendrix (ZON-STR-003616-2026)

From Anderson, Logan <dlogananderson@cityofmobile.gov>
Date Tue 1/20/2026 9:12 AM
To joanwhendrix@att.net <joanwhendrix@att.net>; DEOMETRYX@ATT.NET <DEOMETRYX@ATT.NET>
Cc York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>

Good Morning,

Staff has completed its initial review of the Conditional Use Permit application referenced above. Please note that the original application was submitted under an incorrect Plan Case type. That request has been voided, and a new case—**ZON-STR-003616-2026**—has been created for the Short-Term Rental application.

Before the application can be deemed complete and scheduled for Planning Commission consideration, the following items must be addressed:

1. Neighborhood Meeting Documentation Deficiencies

- The text on the posted sign advertising the Neighborhood Meeting does not meet the minimum size requirements. Pursuant to Article 5, Section 64-5-4.C.1.(a) of the Unified Development Code, letters and numbers must be a minimum of four (4) inches in height for uppercase characters and three (3) inches for lowercase characters. While the text on the upper portion of the sign may meet this standard, the text on the lower portion is not legible from the public right-of-way and therefore does not comply.
- A sign-in sheet documenting meeting attendance was not provided.
- A written summary or minutes of the meeting were not provided.
- The signed Neighborhood Meeting cover sheet was not provided.

2. New Neighborhood Meeting Required

Because the posted sign did not constitute adequate advertising, a new Neighborhood Meeting is required. The following items must be submitted as part of the Short-Term Rental application:

- Dated photographs of the posted sign, which must include, at a minimum, 4-inch-tall uppercase letters and 3-inch-tall lowercase letters.
- The address list of surrounding property owners who were notified.
- A copy of the notice advertising the Neighborhood Meeting.
- A sign-in sheet documenting meeting attendance.
- A written summary or minutes of the meeting.

- Copies of any site plans, building elevations, or other documents provided or referenced during the meeting.
- A signed Neighborhood Meeting cover sheet, as provided in the Neighborhood Meeting packet.

3. Legal Description

Please provide a copy of the property deed containing the full legal description. The abbreviated legal description submitted with the application is not sufficient.

Please note that it is too late to advertise and conduct a qualifying Neighborhood Meeting for the February 19, 2026, Planning Commission meeting. For the application to be eligible for consideration at the March 19, 2026, Planning Commission meeting, the following deadlines apply:

- **February 11, 2026:** Notices advertising the Neighborhood Meeting must be postmarked.
- **February 16, 2026:** Compliant signage must be placed on the property.
- **February 26, 2026:** Neighborhood Meeting must be conducted.

Once the required Neighborhood Meeting has been completed and the deed containing the full legal description has been submitted, the application may be processed for placement on a Planning Commission agenda.

The application (as revised under Case No. ZON-STR-003616-2026) remains valid for six (6) months from January 20, 2026. If the requested information is not submitted by **July 20, 2026**, the application will expire, and a new application will be required through the online portal.

Please feel free to contact me if you have any questions regarding these requirements.

Regards,

Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office

BUILD MOBILE

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: January 28, 2026

The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):

Conditional Use Permit

Neighborhood Meeting Date: January 27, 2026

Neighborhood Meeting Time: 5:30 p.m. - 6:30 p.m.

Neighborhood Meeting Location: United Methodist Inner City Mission

913 South Broad Street, Mobile, AL. 36603

The following documents are enclosed (place a checkmark where applicable):

- [x] Dated photograph(s) of the posted sign(s)
- [x] The verified address list of surrounding property owners to whom notification was provided
- [x] A copy of the notice advertising the Neighborhood Meeting
- [x] A sign-in sheet documenting meeting attendance
- [x] A written summary or minutes of the meeting
- [x] Copies of any site plans, building elevations or other documents provided of referenced at the meeting
- [ ] Additional documents (Describe: _____)

Applicant's Name: Joan Hendrix

(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Joan Hendrix Date: 01/28/2026

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

PLANNING AND ZONING
14 JAN 2026 AM10:13

Notice of Neighborhood Meeting

[Date of Notice – January 13, 2026]

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that **Joan Hendrix** will be submitting to the Mobile City Planning Commission:

> Application (Conditional Use Permit) approval to allow use of the property located at 904 Kentucky Street, Mobile, AL. 36605 as a Short-Term-Rental.

The Neighborhood Meeting will be held at the following time, date, and location:

Date: January 27, 2026

Time: 5:30 p.m.– 6:30 p.m.

Location: United Methodist Inner City Mission – 913 S. Broad Street- Mobile, AL. 36603

You are receiving this notice because your property is located within 300 feet of **904 Kentucky Street**, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), ask questions, and present your views.

Sincerely,

Joan Hendrix
751 Marine Street Mobile, AL. 36604
Joanwhendrix@att.net

Neighborhood Meeting

Date: January 27, 2026

Time: 5:30pm - 6:30pm

Location of Neighborhood Meeting: 913 South Broad St. Mobile, AL. 36603

Project Location: 904 Kentucky St. Mobile, AL. 36605

Project/Application (e.g. Rezoning from R-1 to B-1): ZON-STR-003616-2026 Short Term Rental Application

Applicant's Signature Attesting to the Accuracy of This Sheet:

X Joan Hendrix Date 01-27-26

Please Sign In:

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: January 27, 2026

Meeting Time: 5:30p-6:30p

Meeting Location: Inner City Mission
913 South Broad St. Mobile, AL. 36603

Below is a summary of the proposed project presented at the Neighborhood Meeting:
The application advertised is for a proposed Short-term rental use. The property is located at 904 Kentucky Street, Mobile, AL. 36605. The home is an existing single-family residence. No exterior changes or new construction are proposed. The rental will provide temporary lodging for visitors. Occupancy will comply with City of Mobile requirements. Parking will be provided on site and/or on the public street as allowed. Noise, trash, and property upkeep will be actively managed. Approval is requested as a Conditional Use under City Regulations.

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):
A site plan for the property was prepared. The Plan shows the existing layout of the lot. Copies were made available at the neighborhood meeting for review and distribution.

Please attach copies of the distributed information to this summary. No attendees

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred): No attendees

The applicant arrived at 5:20pm. The meeting was scheduled for 5:30pm - 6:30pm. No members of the public attended. The applicant remained for the full hour.

Neighborhood Meeting Summary
Date: January 27, 2026 **Meeting Location:** 913 South Broad Mobile, 36603
Applicant: Joan Hendrix **Application:** ZON-STR-003616-2026

(Meeting summary, continued)

N/A

If meeting minutes were recorded, please provide a copy of the written minutes with this summary. N/A - There were no attendees

The Neighborhood Meeting ended at the following time: Applicant remained until 6:30p.m.

Applicant's signature attesting to the accuracy of this summary:

X Joan Hendrix **Date:** 01-28-2026

KEYX	PARCEL	NAME	MAIL_ADDR1	MAIL_ADD
0094070B	R022910370007075.000	LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN	903 MARINE ST	
0094060D	R022910370007065.000	ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS	908 S BROAD ST	
0094067З	R022910370007071.000	HOLDER CYNTHIA	910 KENTUCKY ST	
00940682	R022910370007073.000	WILLIAMS PATSY	905 MARINE ST	
00940799	R022910370007084.000	PORTLOCK WILLIAM V JR & CLARA M PORTLOCK	957 MARINE ST	
00940815	R022910370007086.000	SMALL CARACHER JR	950 S BROAD ST	
00940361	R022910370007037.000	MAY RESTORATIONS INC , AN ALABAMA CORPORATION	50 COMMON ST	
00940370	R022910370007038.000	SMITH FLORA B	4401 CHAMPLAIN AVE	
00940389	R022910370007039.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
00940398	R022910370007040.000	THOMAS CHARLES E JR	864 PARKWOOD DR W	
00940405	R022910370007041.000	STONE ARIZONA	1507 GOVERNMENT ST	
01509193	R022910370007063.000	ST PETER BAPTIST CHURCH	902 S BROAD ST	
~~03020202~~	~~R022910370007063.001~~	~~ST PETER BAPTIST CHURCH~~	902 S BROAD ST	
00940619	R022910370007066.000	PING INVESTMENTS LLC	2156 GOVERNMENT ST	
00940628	R022910370007067.000	SMITH RANITA C	100 MICHAEL DONALD AVE	
00940637	R022910370007068.000	HENDRIX JOAN	751 MARINE ST	
00940655	R022910370007069.000	SABREE TERRY, LABARRON SMITH & SHIRLEY SISCO	1650 WOODBERRY DR	
~~00940664~~	~~R022910370007070.000~~	~~SABREE TERRY 1/3 INT, LABARRON SMITH 1/3 INT &~~	1650 WOODBERRY DR	
01481337	R022910370007072.000	REID ANDRE L	4346 FOREST PARK DR	
00940691	R022910370007074.000	JEBB PROPERTIES LLC	10 NOVATAN RD N	
00940753	R022910370007081.000	POWE ADELL	607 DAPHMONT DR	
00940762	R022910370007082.000	WASHINGTON LEAH DENISE	113 EMOGENE PL	
00940780	R022910370007083.000	SUMMERS LEVI & LEOLA	401 LUCKY WAY	
00940806	R022910370007085.000	CIS AGENCY INCORPORATED	950 SOUTH BROAD ST	
00940824	R022910370007087.000	MATEEN ELIJAH & BONNIE P	751 N CAROLINA ST	
~~00940833~~	~~R022910370007088.000~~	~~CIS AGENCY INCORPORATED~~	950 SOUTH BROAD ST	
00940842	R022910370007089.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
00940851	R022910370007090.000	HUDSON SELENNA	1606 CHESHIRE DR W	
00940860	R022910370007091.000	G & K ENTERPRISES INC	2612 WALTON AVENUE	
00943652	R022910370008063.000	CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST	2646 S GARTH AVE	
03564397	R022910370008065.001	TEMPLE OF PRAYER	911 S BROAD ST	
~~00940236~~	~~R022910370007077.000~~	~~CIS AGENCY INCORPORATED~~	950 SOUTH BROAD ST	
00940771	R022910370007082.01	PETERS ANGELA MICHELLE	515 DONALD ST	
00943661	R022910370008065.000	UNITED METHODIST INNER CITY	913 S BROAD ST	
00944269	R022910370008130.000	CMC INVESTMENTS LLC	PO BOX 180716	
00940215	R022910370007079.000	CIS AGENCY INCORPORATED	950 SOUTH BROAD ST	
~~00940244~~	~~R022910370007080.000~~	~~CIS AGENCY INCORPORATED~~	950 SOUTH BROAD ST	
01509200	R022910370007064.000	KENNEDY LASHONDA DENISE	721 IVA CT	

Duplicate

Duplicate

Duplicate

Duplicate

Application

Duplicate

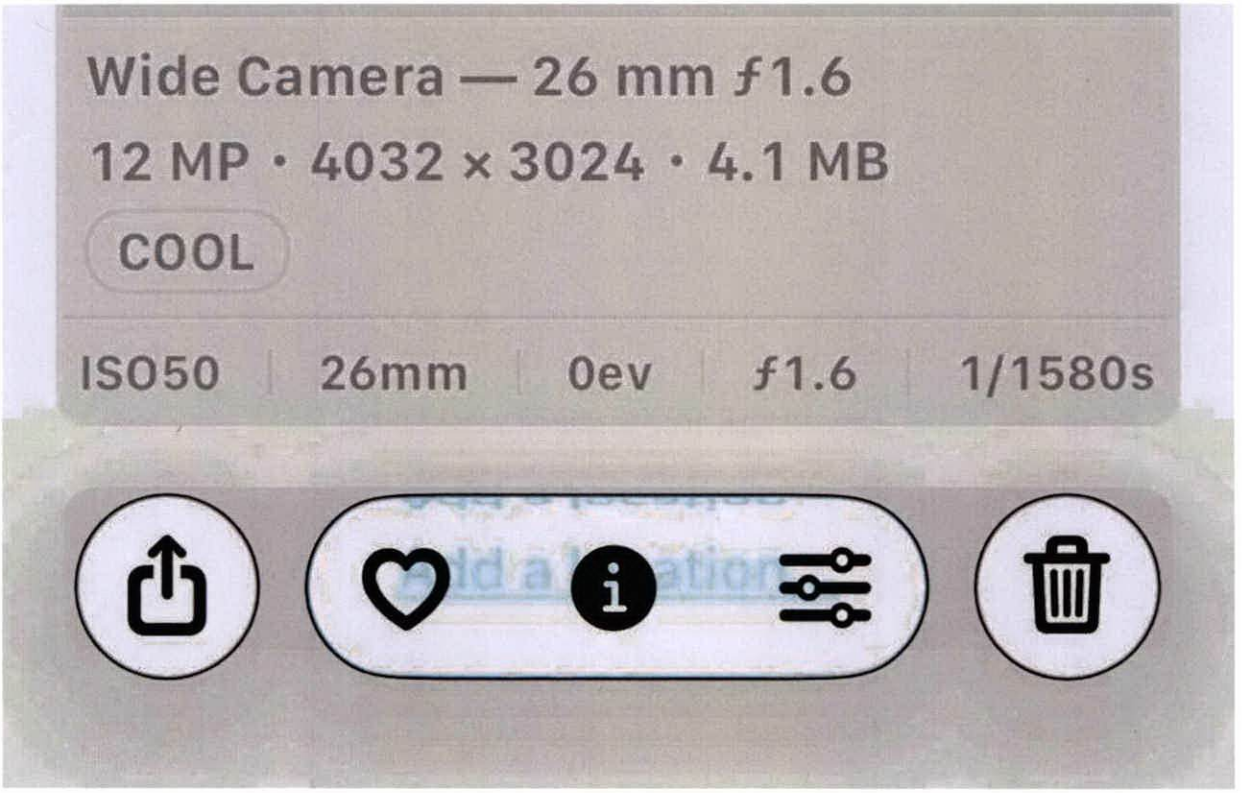
Add a Caption

Wednesday • Jan 21, 2026 • 9:55 AM

Adjust

IMG_4895

Apple iPhone 13 HEIF


Wide Camera — 26 mm ƒ1.6
12 MP · 4032 × 3024 · 4.1 MB
COOL
ISO50 | 26mm | 0ev | ƒ1.6 | 1/1580s

NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Conditional Use
Applicant: Joan Hendrix Phone #251-610-6777
Meeting Date: January 17 2024 Time: 5:30-6:30
Meeting Location: 913 S. Broad St Mobile, AL 36603

Sent from my iPhone

On Jan 20, 2026, at 11:19 AM, Anderson, Logan <dlogananderson@cityofmobile.gov> wrote:

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office
(251) 208-7904 direct

<Outlook-mdbvv3sv.png>

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To: Anderson, Logan <dlogananderson@cityofmobile.gov>
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Subject: Re: Joan Hendrix (ZON-STR-003616-2026)

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Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Add a Caption

Wednesday • Jan 21, 2026 • 9:55 AM

Adjust

IMG_4895

Apple iPhone 13 HEIF

Wide Camera — 26 mm ƒ1.6

12 MP • 4032 × 3024 • 4.1 MB

COOL

ISO50 | 26mm | 0ev | ƒ1.6 | 1/1580s

ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS
908 S BROAD ST
MOBILE, AL. 36603

CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST
2646 S GARTH AVE
LOS ANGELES, CA. 90034

CIS AGENCY INCORPORATED
950 SOUTH BROAD ST
MOBILE, AL. 36603

CMC INVESTMENTS LLC
PO BOX 180716
MOBILE, AL. 36618

G & K ENTERPRISES INC
2612 WALTON AVENUE
MOBILE, AL. 36606

HOLDER CYNTHIA
910 KENTUCKY ST
MOBILE, AL. 36603

HUDSON SELENNA
1606 CHESHIRE DR W
MOBILE, AL. 36605

JEBB PROPERTIES LLC
10 NOVATAN RD N
MOBILE, AL. 36608

KENNEDY LASHONDA DENISE
721 IVA CT
EIGHT MILE, AL. 36613

LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN
903 MARINE ST
MOBILE, AL. 36605

MATEEN ELIJAH & BONNIE P
751 N CAROLINA ST
MOBILE, AL. 36603

MAY RESTORATIONS INC , AN ALABAMA CORPORATION
50 COMMON ST
MOBILE, AL. 36604

PETERS ANGELA MICHELLE
515 DONALD ST
MOBILE, AL. 36617

PING INVESTMENTS LLC
2156 GOVERNMENT ST
MOBILE, AL. 36606

PORTLOCK WILLIAM V JR & CLARA M PORTLOCK
957 MARINE ST
MOBILE, AL. 36605

POWE ADELL
607 DAPHMONT DR
DAPHNE, AL. 36526

REID ANDRE L
4346 FOREST PARK DR
EIGHT MILE, AL. 36613

SABREE TERRY 1/3 INT, LABARRON SMITH 1/3 INT &
1650 WOODBERRY DR
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SMALL CARACHER JR
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SMITH FLORA B
4401 CHAMPLAIN AVE
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SMITH RANITA C
100 MICHAEL DONALD AVE
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ST PETER BAPTIST CHURCH
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STONE ARIZONA
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STONE ARIZONA
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WASHINGTON LEAH DENISE
113 EMOGENE PL
MOBILE, AL. 36606

WILLIAMS PATSY
905 MARINE ST
MOBILE, AL. 36605

Return Address Label

JOAN HENDRIX
751 MARINE ST.
MOBILE, AL. 36604

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MOBILE, AL. 36604

KEYX	PARCEL	NAME	MAIL_ADDR1	MAIL_ADD
00940708	R022910370007075.000	LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN	903 MARINE ST	
00940600	R022910370007065.000	ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS	908 S BROAD ST	
00940673	R022910370007071.000	HOLDER CYNTHIA	910 KENTUCKY ST	
00940682	R022910370007073.000	WILLIAMS PATSY	905 MARINE ST	
00940799	R022910370007084.000	PORTLOCK WILLIAM V JR & CLARA M PORTLOCK	957 MARINE ST	
00940815	R022910370007086.000	SMALL CARACHER JR	950 S BROAD ST	
00940361	R022910370007037.000	MAY RESTORATIONS INC , AN ALABAMA CORPORATION	50 COMMON ST	
00940370	R022910370007038.000	SMITH FLORA B	4401 CHAMPLAIN AVE	
00940389	R022910370007039.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
00940398	R022910370007040.000	THOMAS CHARLES E JR	864 PARKWOOD DR W	
00940405	R022910370007041.000	STONE ARIZONA	1507 GOVERNMENT ST	
01509193	R022910370007063.000	ST PETER BAPTIST CHURCH	902 S BROAD ST	
~~02028282~~	~~R022910370007063.001~~	~~ST PETER BAPTIST CHURCH~~ Duplicate	902 S BROAD ST	
00940619	R022910370007066.000	PING INVESTMENTS LLC	2156 GOVERNMENT ST	
00940628	R022910370007067.000	SMITH RANITA C	100 MICHAEL DONALD AVE	
00940637	R022910370007068.000	HENDRIX JOAN Applicant	751 MARINE ST	
00940655	R022910370007069.000	SABREE TERRY, LABARRON SMITH & SHIRLEY SISCO	1650 WOODBERRY DR	
~~00940664~~	~~R022910370007070.000~~	~~SABREE TERRY 1/3 INT, LABARRON SMITH 1/3 INT &~~ Duplicate	1650 WOODBERRY DR	
01481337	R022910370007072.000	REID ANDRE L	4346 FOREST PARK DR	
00940691	R022910370007074.000	JEBB PROPERTIES LLC	10 NOVATAN RD N	
00940753	R022910370007081.000	POWE ADELL	607 DAPHMONT DR	
00940762	R022910370007082.000	WASHINGTON LEAH DENISE	113 EMOGENE PL	
00940780	R022910370007083.000	SUMMERS LEVI & LEOLA	401 LUCKY WAY	
00940806	R022910370007085.000	CIS AGENCY INCORPORATED	950 SOUTH BROAD ST	
00940824	R022910370007087.000	MATEEN ELIJAH & BONNIE P	751 N CAROLINA ST	
~~00940833~~	~~R022910370007088.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
00940842	R022910370007089.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
00940851	R022910370007090.000	HUDSON SELENNA	1606 CHESHIRE DR W	
00940860	R022910370007091.000	G & K ENTERPRISES INC	2612 WALTON AVENUE	
00943652	R022910370008063.000	CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST	2646 S GARTH AVE	
03564397	R022910370008065.001	TEMPLE OF PRAYER	911 S BROAD ST	
~~00940726~~	~~R022910370007077.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
00940771	R022910370007082.01	PETERS ANGELA MICHELLE	515 DONALD ST	
00943661	R022910370008065.000	UNITED METHODIST INNER CITY	913 S BROAD ST	
00944269	R022910370008130.000	CMC INVESTMENTS LLC	PO BOX 180716	
~~00940735~~	~~R022910370007079.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
~~00940744~~	~~R022910370007080.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
01509200	R022910370007064.000	KENNEDY LASHONDA DENISE	721 IVA CT	

ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS
908 S BROAD ST
MOBILE, AL. 36603

CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST
2646 S GARTH AVE
LOS ANGELES, CA. 90034

CIS AGENCY INCORPORATED
950 SOUTH BROAD ST
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MOBILE, AL. 36618

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P.O. Box 1827
Mobile, AL 36633
ATT: Planning & Zoning

P.O. Box 1827
Mobile, AL 36633
ATT: Councilman C.J. Small

Joan Hendrix
751 Marine Street
Mobile, AL. 36604

Joan Hendrix
751 Marine Street
Mobile, AL. 36604

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

Planning Commission
February 19, 2026

Agenda Item # 12

ZON-STR-003616-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
904 Kentucky Street

Applicant/Agent:
Joan Hendrix

Property Owner:
Joan Hendrix

Current Zoning:
R-1, Single-Family Residential Urban District

Future Land Use:
Mixed Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

Commission Considerations:

1. Denial.

Report Contents: **Page**

Context Map 2
Review Criteria 3
Planning Comments 4
Commission Considerations 5
Exhibits 7

SHORT-TERM RENTAL CONDITIONAL USE PERMIT CRITERIA

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

General CUP Review Criteria (UDC Article 5, Section 6-E):

The City Council shall not approve an Application for Conditional Use Permit unless the following are satisfied:

1. **Code Compliance:**
    a. Meets all **development standards** and **use regulations** under the UDC.
2. **Neighborhood Compatibility:**
    a. Compatible with the **character** of the surrounding neighborhood.
3. **Development Impact:**
    a. Does **not impede** orderly development/improvement of nearby residents.
4. **Health, Safety, Welfare:**
    a. Does **not adversely affect** health, safety, or welfare of nearby residents.
    b. Considerations:
        i. Building type/height
        ii. Landscaping/screening
        iii. Lighting
        iv. Hours of operation
        v. Other mitigatable impacts
5. **Traffic & Access:**
    a. Safe ingress/egress; no traffic hazards or congestion.
6. **Stormwater Impact:**
    a. Minimizes impact on stormwater infrastructure.
7. **Utility Access:**
    a. Adequate water and sanitary sewer service.
8. **Emissions/Disturbance:**
    a. Not offensive due to emissions, noise, vibration, odor, etc.
9. **Public Welfare:**
    a. Will **not endanger public health, safety, or general welfare.**
10. **Community Benefit:**
    a. Serves a **need**, offers a **public benefit**, or fulfills a **public purpose**.
11. **Use-Specific Considerations:**
    a. Short-Term-Rental-specific criteria (see below) must be met.
    b. Reasonable conditions may be imposed by the Planning Commission or City Council.

Criteria Specific to Short-Term Rentals (STR):

1. **Employees:** No on-site employees allowed.
2. **Rooms:** Maximum of eight (8) guest rooms per STR.
3. **Meals:** No meal service permitted.
4. **Cooking Facilities:** Guest rooms must **not** have cooking facilities.
5. **Business License:** Valid license required; the license number must appear on all STR advertisements or listings.

6. **Residential Character:** Must **not alter** the residential nature or dwelling's character.
7. **Refuse Area:**
    a. Must be **screened from view.**
    b. Must be no closer than 20 feet from any property line.
    c. Must be no closer than 100 feet from any dwelling on an adjacent lot.
8. **Parking:**
    a. At least **two (2) off-street spaces for primary residents** (if applicable).
    b. At least **one (1) space per guest room.**
    c. Parking must not be in **required front/side yard setbacks** and must be **screened** from view of adjacent properties.
9. **Signage:** No "Vacancy," "Rent," etc. signs allowed.
10. **Local Contact:**
    a. Name and phone number posted inside the STR.
    b. Must respond to complaints **24 hours a day, seven (7) days a week** during rental periods.
11. **Safety Equipment:**
    a. Operational smoke and carbon monoxide detectors.
    b. One (1) 2.5-pound Class A-B-C fire extinguisher per floor.
    c. Prominently displayed and legible 9-1-1 address on building exterior.
12. **Structures:** No rentals permitted in **accessory structures, outdoor spaces,** or **Recreational Vehicles**.

PLANNING COMMENTS

The applicant is requesting a Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District. The applicant's narrative justifying the request can be viewed using the link on Page 1 of this report.

In reviewing the request, staff has determined that the site **does/does not** meet the following site and design criteria of Article 5, Section 6-E. of the UDC:

The site **does** meet the criteria		That there are no more than eight (8) guest rooms.
The site **does** meet the criteria		That the operation will not alter the residential nature of the neighborhood.
The site **does** meet the criteria		That the operation does not alter the character of the dwelling as a residence.
The site **does** meet the criteria		That the refuse (garbage) area is screened from view.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 20 feet from any property line.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 100 feet from any other dwelling.
The site **does** meet the criteria		That the minimum number of parking spaces are provided.
The site **does** meet the criteria		That the operation does not occupy any accessory structure, accessory dwelling unit, outdoor space, or recreational vehicle on the site.

The applicant **has/has not** certified the following in their application:

Has certified		That there shall be no on-site employees.
Has certified		That the establishment shall not serve meals.
Has certified		That the guest rooms shall not contain cooking facilities.
Has certified		That a valid City of Mobile business license shall be obtained for the site, and the business license number shall be provided on any advertisement or listing for the Short-Term Rental.
Has certified		That no signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. shall be placed on the site.
Has certified		That the name and telephone number of a local responsible party shall be conspicuously posted within the Short-Term Rental.
Has certified		That the local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of the Short-Term Rental period to address guests' problems or complaints.
Has certified		That the Short-Term Rental shall be equipped with smoke and carbon monoxide detectors.
Has certified		That one (1) 2.5 lb. Class A-B-C fire extinguisher shall be provided on each floor of the dwelling.
Has certified		That the address of the dwelling shall be prominently displayed and legible on the building.

Approval of the request should be contingent upon full compatibility with the requisite criteria for approval of a Conditional Use Permit for a Short-Term Rental. **All criteria in the above tables should be certified and the site must meet all criteria for the Conditional Use Permit to be approved.** If the criteria are not certified and the site does not meet all applicable criteria, then the Conditional Use Permit cannot be approved.

It should be noted that, if approved, the Conditional Use Permit, including all restrictions and conditions concerning the use of the property, shall be recorded in the Office of the Judge of Probate. A copy of the recorded document shall be provided to the Planning and Zoning Department.

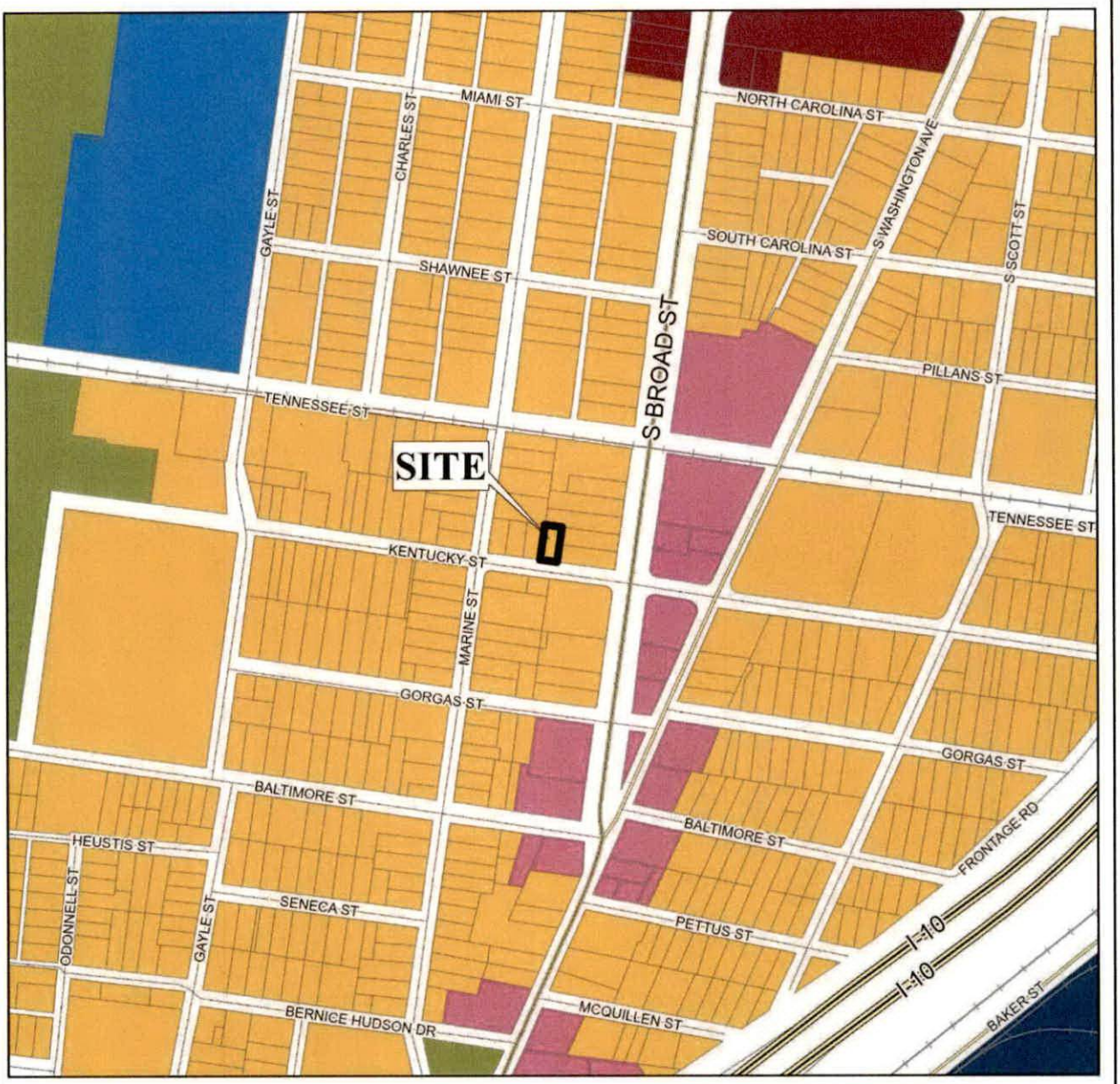
SHORT-TERM RENTAL CONDITIONAL USE PERMIT CONSIDERATIONS

Pursuant to Article 5, Section 64-5-6.E.1.(b) of the Unified Development Code, a use may be approved only if it complies with all applicable use regulations. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7), which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot. Accordingly, the request should not be approved.

LOCATOR ZONING MAP

APPLICATION NUMBER 12 DATE February 19, 2026	N
APPLICANT Joan Hendrix	
REQUEST Conditional Use Permit	NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

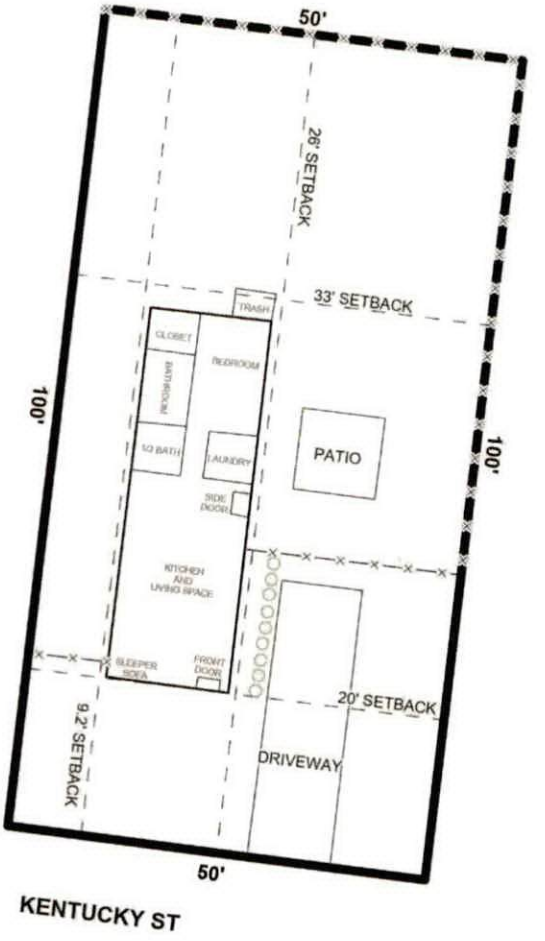
REQUEST Conditional Use Permit

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

N

NTS

SITE PLAN



The site plan illustrates existing buildings, setbacks, and drives.

APPLICATION NUMBER 12 DATE February 19, 2026 APPLICANT Joan Hendrix REQUEST Conditional Use Permit	N NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		○								○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	■	U	○	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	■	S	■	S	S	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

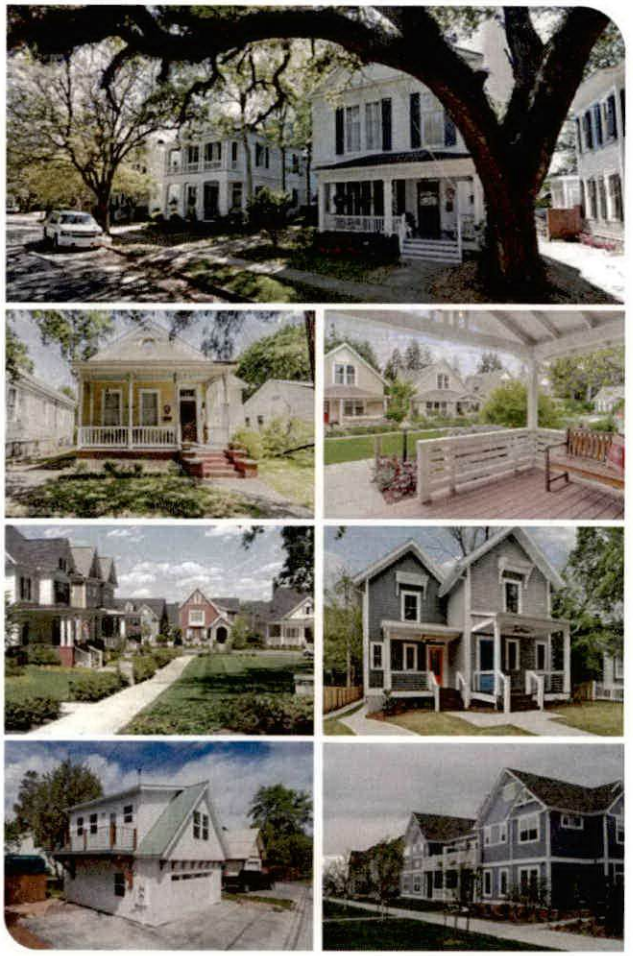
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl

RESOLUTION

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

Adopted:

_____

City Clerk

Notice of Public Hearing for the Proposed DENIAL
of a Conditional Use Permit for Property
Located at 904 Kentucky Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **May 19, 2026**, a public hearing will be held on the **23rd** day of **June, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed denial of a Conditional Use Permit for property located at 904 Kentucky Street to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

Lisa C. Lambert
City Clerk

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

WHEREAS, a Conditional Use Permit application was filed on January 20, 2026, to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District, located at 904 Kentucky Street and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on February 19, 2026, and recommended denial of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

NOTICE OF HEARING
OF PROPOSED AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 23rd day of June, 2026, 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 Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 27th day of May, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **904 Kentucky Street.**

The proposed amendment will approve a Conditional Use Permit. The owner of said property has applied for a Conditional Use Permit to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District.** If approved, the Conditional Use Permit will allow a **Short-Term Rental in an R-1, Single-Family Residential Urban District,** subject to the following proposed conditions: 1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and, 2. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

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

WHEREAS, a Conditional Use Permit application was filed on **January 20, 2026**, to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District**, located at **904 Kentucky Street** and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on **February 19, 2026**, and recommended **denial** of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and

4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

Adopted:

_____

Lisa Lambert, City Clerk

Joan Hendrix
904 Kentucky Street
Council District 3
C.J. Small

THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

February 26, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **February 19, 2026**, considered the request of **Joan Hendrix** for a Conditional Use Permit approval to **allow a Short-Term Rental in an R-1, Single-Family Residential Urban District**, for the property located at **904 Kentucky Street**.

After discussion it was decided to recommend **denial** of the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Joan Hendrix
[redacted]

Re: 904 Kentucky Street
ZON-STR-003616-2026
Joan Hendrix
District 3
Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning

City of Mobile • Planning &Zoning

Planning Commission Application

Conditional Use Permit Application for Short Term Rental

All the necessary information as required by the Unified Development Code, including the site plan, must be submitted in digital format no later than noon Central Time on the deadline filing date.

Fees

Conditional Use Permit $500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

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1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Owner (If different from Applicant)
Name:	Joan Hendrix	
Firm:	N/A	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description. As well as photos of the front, back, and both sides of the property and an aerial view of the site.

904 Kentucky Street Mobile, AL. 36605 — Property Address

754 — Property Area (acres or square feet)

2910370007068XXX — Parcel Number(s) or Key Number(s)

R-1 Single-Family Residential District — Present Zoning or Transect District

N/A — Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation as shown on page 5.

4. LABELS FOR NOTIFICATION 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", use 8 ½" x 11" sheets of labels). 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).

[redacted]

5. 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.

Owner Signature — Date: 01-16-26

Applicant or Agent Signature (if applicable) — Date: 01-16-26

I, the undersigned, constituting the owner of the hereinafter described real property do hereby execute and file with the City of Mobile this written application requesting that my property as described be issued a Conditional Use Permit for a Short-Term Rental in the City of Mobile, Alabama.

Furthermore, I certify that said property shall comply with the site and design criteria of Article 5, Section 64-5-6.E.11.(g) suitable for consideration of a Conditional Use Permit for Short-Term Rentals, to wit:

(1) There shall be no on-site employees.
(2) The establishment shall not serve meals.
(3) Guest rooms shall not contain cooking facilities.
(4) A valid City of Mobile business license must be obtained for each discrete Short-Term Rental location and the business license number must be stated on any advertisement or listing for each Short-Term Rental. Provided, however, that Short-Term Rentals containing multiple units within a single structure that can be rented separately shall only be required to obtain a single license for each structure.
(5) No signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. is permitted.
(6) The name and telephone number of a local responsible party shall be conspicuously posted within each Short-Term Rental. The local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of each Short-Term Rental period to address problems or complaints associated with the Short-Term Rental.
(7) Each Short-Term Rental must meet applicable building and fire codes and be equipped with the following safety equipment and features:
   a. Operational smoke and carbon monoxide detectors.
   b. One (1) 2.5 lb. Class A-B-C fire extinguisher per floor.
   c. Prominently displayed and legible 9-1-1 address on building exterior

I further certify that I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 14th day of January 2026

Signature

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Joan Williams Hendrix

_____, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 14 day of January, 2026.

Notary Public

My Commission Expires June 4, 2028.

STATE OF ALABAMA NOTARY PUBLIC
JOE L. MARTIN, JR.
My Commission Expires
June 4, 2028

[redacted]

Conditional Use Permit – Short Term Rentals

Note: The establishment shall not serve meals. Guest rooms shall not contain cooking facilities.

The following information is required to evaluate applications for Conditional Use Permits. Please provide a statement for all items.

Conditional Use Permits for Short Term Rentals will be reviewed for compliance with the approval criteria provided in Approval Criteria of Article 5 (Section 64-5-6.E) as well as with the information requested below.

If a site cannot comply with the site plan requirements, a CUP application will not be processed by the Planning and Zoning Department.

The Following information is required for Conditional Use Permits. Please refer to Section 64-10-6 for a full description of the requirements and verify that the following documentation is provided:

- ☐ Planning Commission Application
- ☑ Conditional Use Permit – Short Term Rentals
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer
- ☑ Mailing Labels
- ☐ Neighborhood Meeting Documentation
- ☑ Site Plan
- ☐ Fees

---

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

   The proposed short-term rental use at 904 Kentucky Street, Mobile, Alabama 36605 is consistent with the City of Mobile's Comprehensive Plan, Map for Mobile, and the Future Land Use Map (FLUM). The property is designated for low-density residential use, which supports single-family homes and residential-scale activities. A short-term rental operated within an existing single-family dwelling does not change the residential occupancy rather than a commercial or intensive use. The proposal supports the Plan's goals of neighborhood preservation, housing flexibility, reinvestment in existing residential structures, and responsible property maintenance while remaining compatible with surrounding residential uses.

2. Future Land Use Map (FLUM) Designation Low-Density Residential Use

3. Is the application compliant with Development Standards of Article 3? ☒ Yes ☐ No
   If no, what are the deficiencies?

   There are no deficiencies identified with respect to Article 3 Development Standards - The dwelling will continue to function as a single-family residence in appearance and use.

4. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

   The proposal is designed to prevent any negative impacts on the development or improvement of adjacent properties. The short-term rental will be owner-managed and operated with established house rules that address noise, parking, trash disposal, and respectful behavior. No changes are proposed that would interfere with neighboring properties, including no encroachments, no increased density, and no activities that would hinder future development or improvement of surrounding residential lots. The continued upkeep and monitoring of the property will positively contribute to neighborhood stability.

5. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

   The proposed short-term rental will not generate emissions, vibration, odor, dust, smoke, gas, or other elements that could be considered noxious or offensive. The use is residential in nature and comparable to long-term residential occupancy. Measures to minimize potential impacts include: prohibition of parties and events; enforced quiet hours in accordance with local ordinances; occupancy limits appropriate for the size of the dwelling; and clear guest communication regarding neighborhood expectations. The proposal will not be detrimental to public health, safety, or general welfare.

6. Describe how the short term rental will not alter the surrounding neighborhood or the character of the dwelling.

   The short-term rental will not alter the surrounding neighborhood or the character of the dwelling. The home will retain its single-family residential appearance, with no exterior modifications, no commercial signage, and no change in architectural character. The property will continue to blend seamlessly with neighboring residences and function as a quiet residential home. Guest turnover will be managed responsibly to avoid disruption, and the use will remain consistent with the established residential character of the area.

7. Will there be any on-site employees? ☐ Yes ☒ No

[redacted]

SITE PLAN AND BUILDING INFORMATION

The following are required to evaluate the conditional use application. In order for an application to be considered complete, the following information is required on the site plan.

☑ Provide a building plan for the site illustrating all accessory structures, outdoor spaces and the floor plans of each.

☑ How many guest rooms are provided? 1

☑ Does the site comply with the Refuse (Garbage) Collection area requirements of Article 5, 64-5-6.E.11.(g)(7). of the Unified Development Code below:

- ☐ The refuse (garbage) collection area must be illustrated on the site plan. Provide a photo of the refuse (garbage) location and it's screening.
- ☐ Is the refuse (garbage) collection area closer than twenty (20) feet from any property line? ☐ Yes ☒ No
- ☐ Is the refuse (garbage) collection area closer than 100 feet from any dwelling on an adjacent lot? ☐ Yes ☒ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approve the Conditional Use Permit application.

☐ Does the site comply with the requirements of 64-5-6.E.11.(g)(8) of the Unified Development Code below:

- ☐ Are there a minimum of two (2) off-street parking spaces for the principal occupants of the residence (if any) ☒ Yes ☐ No
- ☐ Is there a minimum of one (1) additional parking space per guest room; parking spaces shall not be located in any required front or side yard setback area and shall be screened from the view of adjacent properties by natural or artificial means; with access, maneuvering and surfacing in compliance with both 64-3-12? ☒ Yes ☐ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approval the Condition Use Permit application.

[redacted]

NEIGHBORHOOD MEETING DOCUMENTATION

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to Section 64-5-4 of the UDC for full requirements.

Please verify the following documentation is provided:

- ☑ Dated Photograph(s) of the posted sign(s)
- ☑ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or references at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?
   Provided following meeting
   Provided following meeting

2. What information was presented at the meeting?
   Provided following meeting

3. What concerns were raised during the meeting?
   Provided following meeting

4. Were any modifications made or considered in response to the concerns raised at the meeting?
   Provided following meeting

SCALE
ONE BLOCK
= 2 FT
LEFT PROPERTY LINE 100FT
FRONT SETBACK 20'
FRONT FENCE
SOFA SLEEPER
FRONT DOOR
4X5
PORCH
DRIVEWAY
10'X35'
10'
GRASS AREA
TREE
GRASS AREA
LIVING SPACE 24 X 15.5
KITCHEN
POWERED/PAVERS
ENTRY GATE & FENCE
LEFT SETBACK 9.2'
WALL
6X6
UP
DOWN
6X6.5
LAUNDRY
STORAGE
1/2 BATH
6X6
STAIRS
5X6
CLOSET
8.5X6
BATH
CLOSET
14X9.5
BEDROOM
TRASH AREA
REAR SETBACK 33'
10X10
PATIO
RIGHT SETBACK 26'
REAR FENCE
LOT 50'X100'
50'
100FT
RIGHT PROPERTY LINE - 100FT
SIDE FENCE

Property Description

The property located at **904 Kentucky Street, Mobile, Alabama 36605**, is a well-maintained **1-bedroom, 1.5-bath single-family residence** situated on a 50' × 100' lot in a quiet residential area. The home includes adequate off-street parking for two vehicles, a designated garbage storage area located behind the house within the setback, and clearly defined outdoor spaces. The property meets the City of Mobile's site and design criteria under Article 5, Section 64-5-6.E.11.(g), making it suitable for consideration as a legal short-term rental.

Justification for Conditional Use Permit – Short-Term Rental

The request for a Conditional Use Permit for a short-term rental at 904 Kentucky Street is appropriate and justified based on regulatory compliance, neighborhood compatibility, and the positive contribution the property will make to the community.

1. Compliance With Zoning and Site/Design Standards

- The property fully complies with **Article 5, Section 64-5-6.E.11.(g)** requirements for short-term rental consideration.
- A **designated garbage storage location** is situated behind the home in the setback, more than adequate to meet City expectations and ensure orderly waste management.
- The property offers **two off-street parking spaces**, preventing any impact on street parking availability.
- All required documents, notifications, and criteria for the permit application have been properly completed.

2. Minimal Impact on Neighborhood Character

- With only **one bedroom**, the home naturally limits occupancy, ensuring low traffic and minimal noise.
- Typical guests are **single travelers, couples, or professionals**, which reduces the potential for disturbances or overcrowding.
- The property has established strict **house rules**, including quiet hours, no-parties, and clear parking requirements.
- Because the home is owner-managed, any concerns from neighbors can be addressed immediately and responsibly.

3. Contribution to Neighborhood Quality and Beautification

- Continued upkeep and **beautification** of the property support neighborhood appearance and overall stability.
- Maintaining the home as a short-term rental encourages consistent care, cleanliness, and attention to detail.

- The property's presentation creates a positive impression for the neighborhood and contributes to community pride.

4. Community and Economic Benefits

- The short-term rental will support the **local economy**, including restaurants, small businesses, and tourism services in Mobile.
- It provides a safe, attractive lodging option in an area that has limited visitor accommodations.
- The owner will comply with all applicable licensing requirements, including lodging tax collection and reporting.

5. Commitment to Responsible Operation

The owner certifies that the property will be run in full accordance with City of Mobile ordinances and the requirements of the Conditional Use Permit, including:

- Adherence to occupancy limits
- Compliance with noise, parking, and waste regulations
- Maintaining the property's appearance and cleanliness
- Providing emergency contact information and clearly posted rules for all guests

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

[redacted]

Received, thank you,

We have completed our review of the above-referenced Conditional Use Permit application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, **the following items must be addressed before the application can be considered complete for Planning Commission review**:

1. **Neighborhood Meeting Documentation:**
   Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, February 4, 2026**.

If the application fees are paid **by noon on Thursday, January 22, 2026**, the case will be scheduled for the **February 19, 2026, Planning Commission** agenda. However, please note that if the Neighborhood Meeting documentation is not received by the stated deadline, the application will be held until all outstanding requirements are satisfied.

IMPORTANT
The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
[redacted]

BUILDMOBILE

[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
Mr. Anderson, thank you for the email. Please see the revised pictures attached.

If anything else is required, please let me know. Thanks for your assistance!

Joan

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

[redacted]

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
[redacted]

BUILDMOBILE

[redacted]

Sent: Tuesday, January 20, 2026 10:45 AM

[redacted]

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Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Outlook

Joan Hendrix (ZON-STR-003616-2026)

[redacted]

Good Morning,

Staff has completed its initial review of the Conditional Use Permit application referenced above. Please note that the original application was submitted under an incorrect Plan Case type. That request has been voided, and a new case—**ZON-STR-003616-2026**—has been created for the Short-Term Rental application.

Before the application can be deemed complete and scheduled for Planning Commission consideration, the following items must be addressed:

1. Neighborhood Meeting Documentation Deficiencies

- The text on the posted sign advertising the Neighborhood Meeting does not meet the minimum size requirements. Pursuant to Article 5, Section 64-5-4.C.1.(a) of the Unified Development Code, letters and numbers must be a minimum of four (4) inches in height for uppercase characters and three (3) inches for lowercase characters. While the text on the upper portion of the sign may meet this standard, the text on the lower portion is not legible from the public right-of-way and therefore does not comply.
- A sign-in sheet documenting meeting attendance was not provided.
- A written summary or minutes of the meeting were not provided.
- The signed Neighborhood Meeting cover sheet was not provided.

2. New Neighborhood Meeting Required

Because the posted sign did not constitute adequate advertising, a new Neighborhood Meeting is required. The following items must be submitted as part of the Short-Term Rental application:

- Dated photographs of the posted sign, which must include, at a minimum, 4-inch-tall uppercase letters and 3-inch-tall lowercase letters.
- The address list of surrounding property owners who were notified.
- A copy of the notice advertising the Neighborhood Meeting.
- A sign-in sheet documenting meeting attendance.
- A written summary or minutes of the meeting.

- Copies of any site plans, building elevations, or other documents provided or referenced during the meeting.
- A signed Neighborhood Meeting cover sheet, as provided in the Neighborhood Meeting packet.

3. Legal Description

Please provide a copy of the property deed containing the full legal description. The abbreviated legal description submitted with the application is not sufficient.

Please note that it is too late to advertise and conduct a qualifying Neighborhood Meeting for the February 19, 2026, Planning Commission meeting. For the application to be eligible for consideration at the March 19, 2026, Planning Commission meeting, the following deadlines apply:

- **February 11, 2026:** Notices advertising the Neighborhood Meeting must be postmarked.
- **February 16, 2026:** Compliant signage must be placed on the property.
- **February 26, 2026:** Neighborhood Meeting must be conducted.

Once the required Neighborhood Meeting has been completed and the deed containing the full legal description has been submitted, the application may be processed for placement on a Planning Commission agenda.

The application (as revised under Case No. ZON-STR-003616-2026) remains valid for six (6) months from January 20, 2026. If the requested information is not submitted by **July 20, 2026**, the application will expire, and a new application will be required through the online portal.

Please feel free to contact me if you have any questions regarding these requirements.

Regards,

Logan Anderson
Principal Planner I
Build Mobile
[redacted]
BUILDMOBILE

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: January 28, 2026

The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):

Conditional Use Permit

Neighborhood Meeting Date: January 27, 2026

Neighborhood Meeting Time: 5:30 p.m. - 6:30 p.m.

Neighborhood Meeting Location: United Methodist Inner City Mission

913 South Broad Street, Mobile, AL. 36603

The following documents are enclosed (place a checkmark where applicable):

- [x] Dated photograph(s) of the posted sign(s)
- [x] The verified address list of surrounding property owners to whom notification was provided
- [x] A copy of the notice advertising the Neighborhood Meeting
- [x] A sign-in sheet documenting meeting attendance
- [x] A written summary or minutes of the meeting
- [x] Copies of any site plans, building elevations or other documents provided of referenced at the meeting
- [ ] Additional documents (Describe: _____)

Applicant's Name: Joan Hendrix

(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Joan Hendrix Date: 01/28/2026

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

PLANNING AND ZONING
14 JAN 2026 AM10:13

Notice of Neighborhood Meeting

[Date of Notice – January 13, 2026]

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that **Joan Hendrix** will be submitting to the Mobile City Planning Commission:

> Application (Conditional Use Permit) approval to allow use of the property located at 904 Kentucky Street, Mobile, AL. 36605 as a Short-Term-Rental.

The Neighborhood Meeting will be held at the following time, date, and location:

Date: January 27, 2026

Time: 5:30 p.m.– 6:30 p.m.

Location: United Methodist Inner City Mission – 913 S. Broad Street- Mobile, AL. 36603

You are receiving this notice because your property is located within 300 feet of **904 Kentucky Street**, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), ask questions, and present your views.

Sincerely,

Joan Hendrix

[redacted]

Neighborhood Meeting

Date: January 27, 2026

Time: 5:30pm - 6:30pm

Location of Neighborhood Meeting: 913 South Broad St. Mobile, AL. 36603

Project Location: 904 Kentucky St. Mobile, AL. 36605

Project/Application (e.g. Rezoning from R-1 to B-1): ZON-STR-003616-2026 Short Term Rental Application

Applicant's Signature Attesting to the Accuracy of This Sheet:

X Joan Hendrix Date 01-27-26

Please Sign In:

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: January 27, 2026

Meeting Time: 5:30p-6:30p

Meeting Location: Inner City Mission
913 South Broad St. Mobile, AL. 36603

Below is a summary of the proposed project presented at the Neighborhood Meeting:
The application advertised is for a proposed Short-term rental use. The property is located at 904 Kentucky Street, Mobile, AL. 36605. The home is an existing single-family residence. No exterior changes or new construction are proposed. The rental will provide temporary lodging for visitors. Occupancy will comply with City of Mobile requirements. Parking will be provided on site and/or on the public street as allowed. Noise, trash, and property upkeep will be actively managed. Approval is requested as a Conditional Use under City Regulations.

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):
A site plan for the property was prepared. The Plan shows the existing layout of the lot. Copies were made available at the neighborhood meeting for review and distribution.

Please attach copies of the distributed information to this summary. No attendees

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred): No attendees

The applicant arrived at 5:20pm. The meeting was scheduled for 5:30pm - 6:30pm. No members of the public attended. The applicant remained for the full hour.

Neighborhood Meeting Summary
Date: January 27, 2026 **Meeting Location:** 913 South Broad Mobile, 36603
Applicant: Joan Hendrix **Application:** ZON-STR-003616-2026

(Meeting summary, continued)

N/A

If meeting minutes were recorded, please provide a copy of the written minutes with this summary. N/A - There were no attendees

The Neighborhood Meeting ended at the following time: Applicant remained until 6:30p.m.

Applicant's signature attesting to the accuracy of this summary:

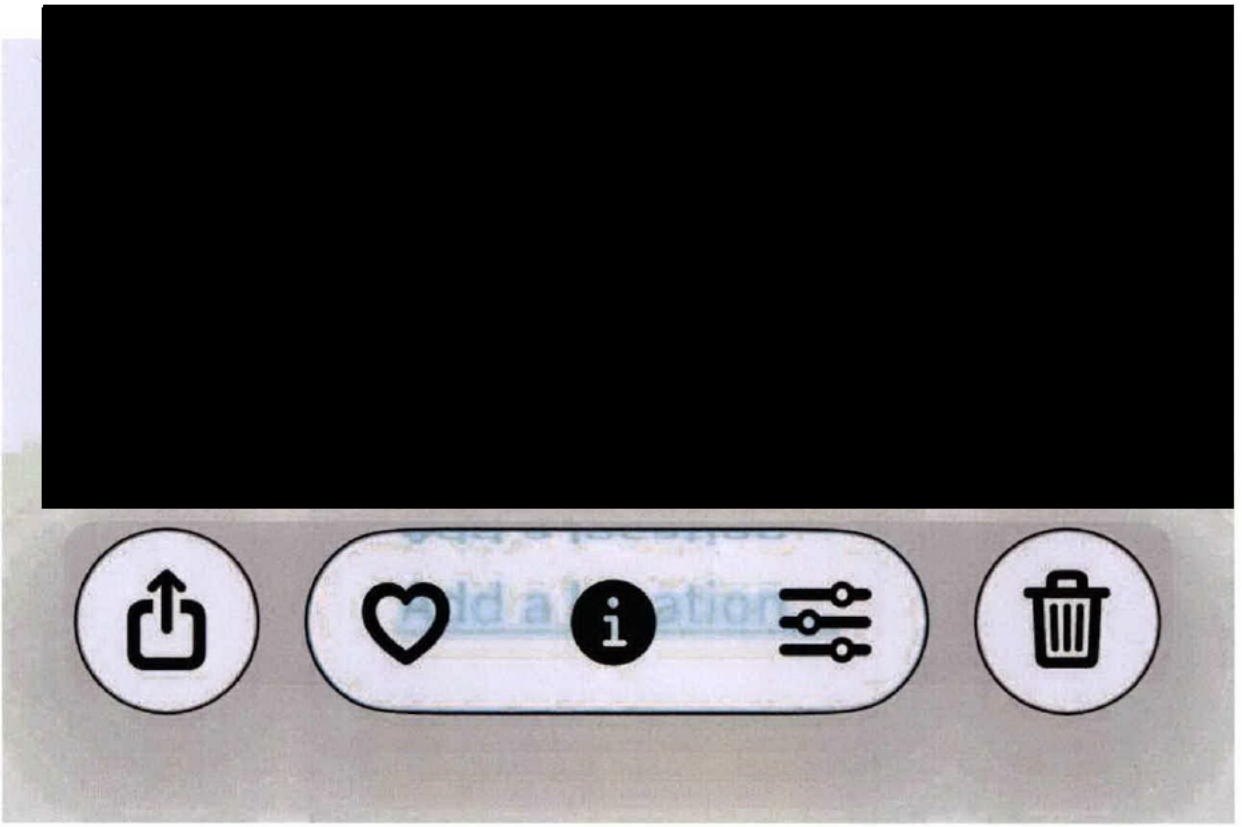
X Joan Hendrix **Date:** 01-28-2026

Add a Caption

Wednesday • Jan 21, 2026 •
9:55 AM

Adjust

[redacted]



NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Conditional Use
[redacted]

Sent from my iPhone

[redacted]

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile

[redacted]

[redacted]

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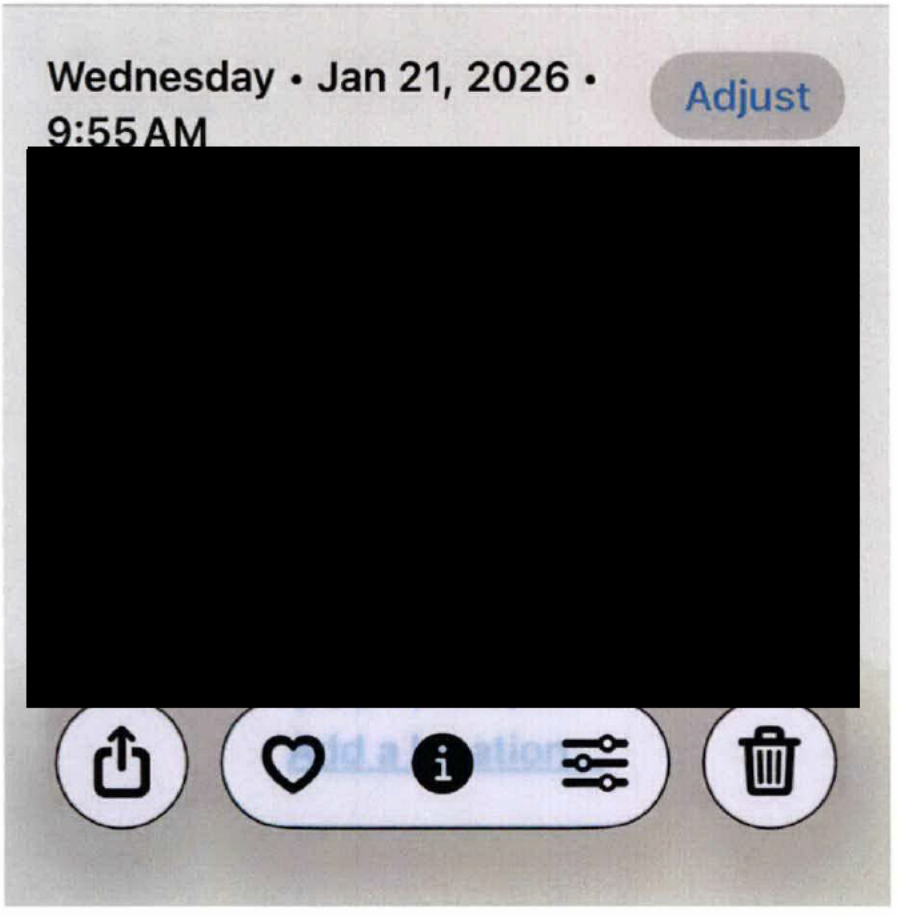
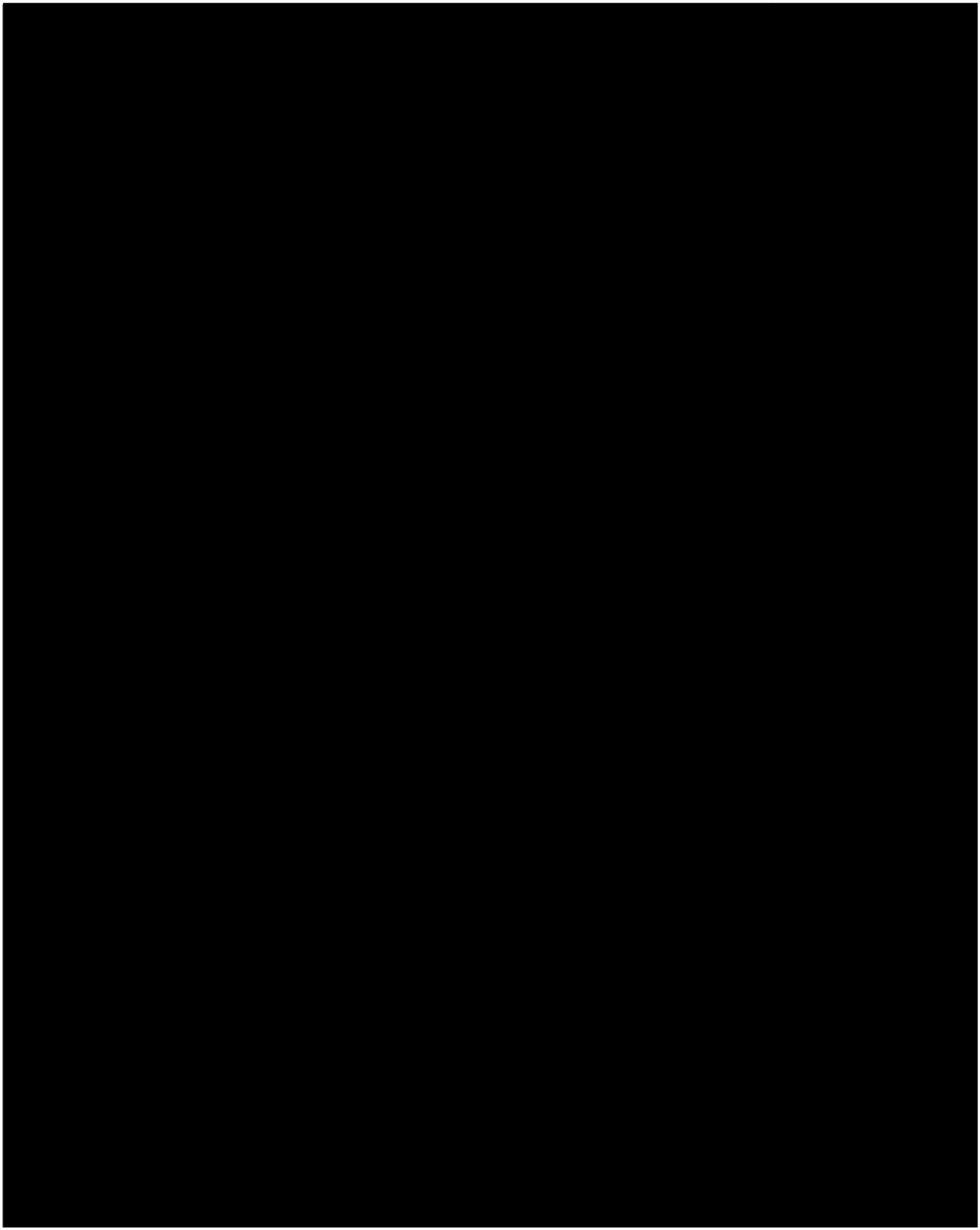
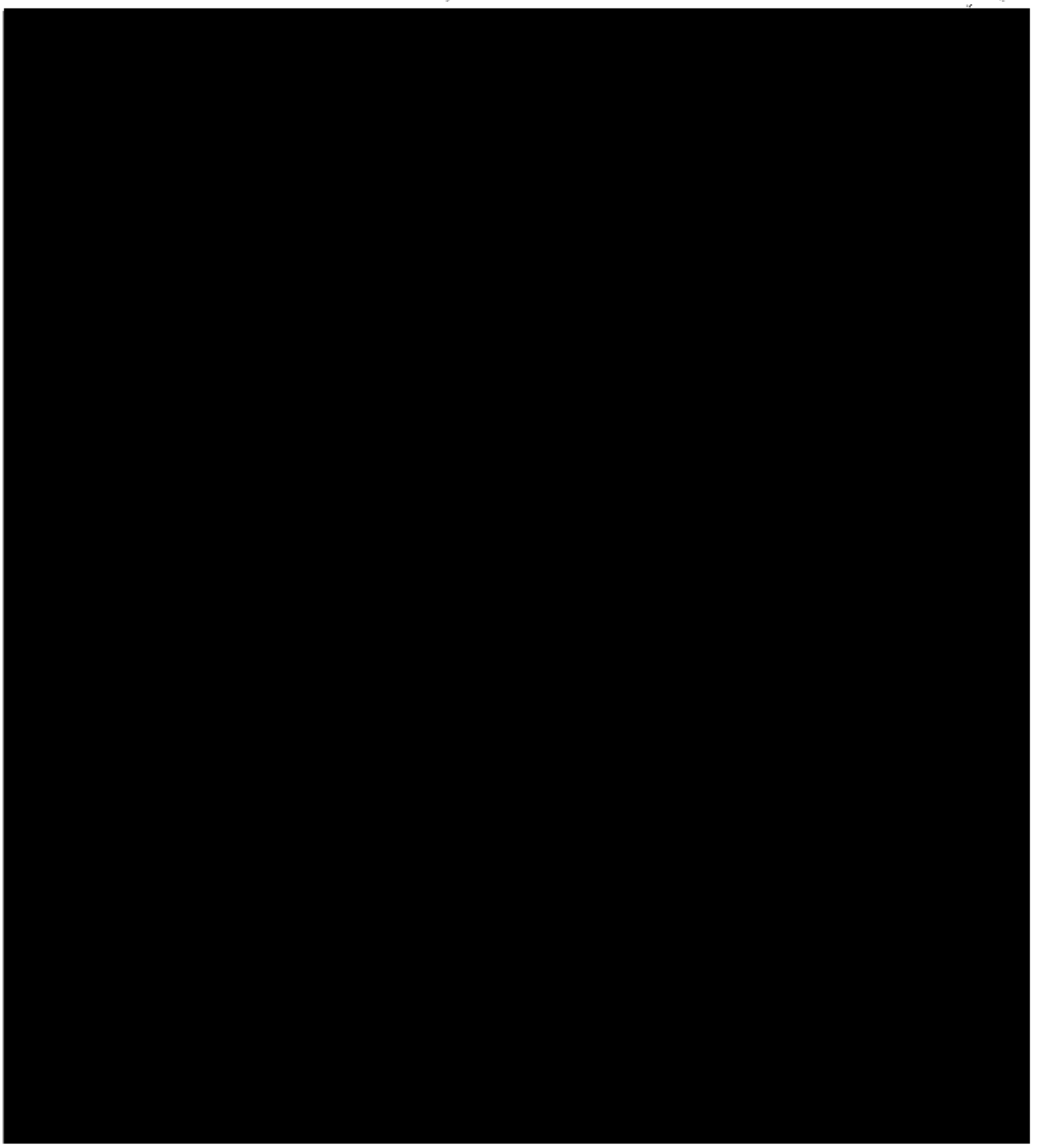
Add a Caption

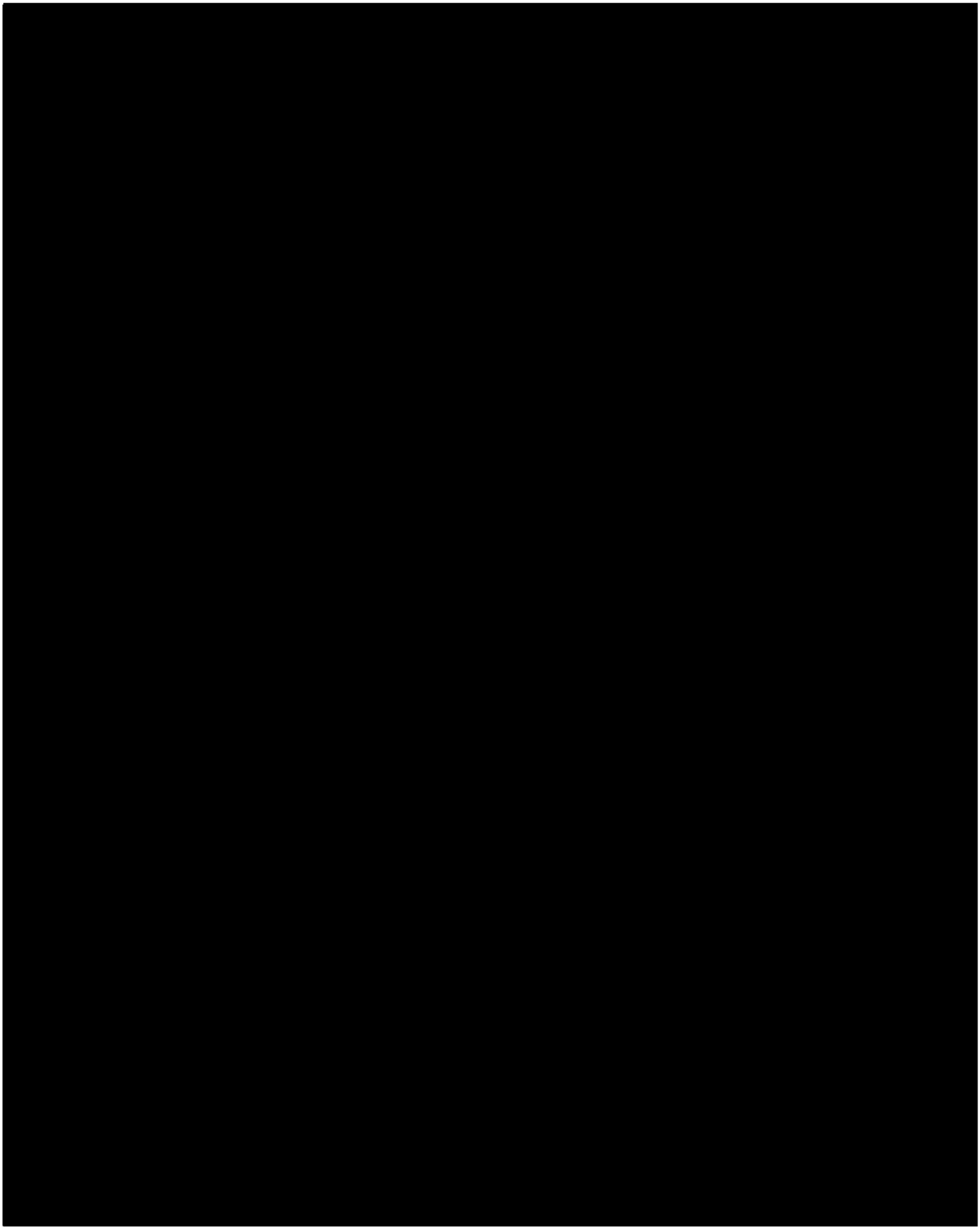






Return Address Label

[redacted]



PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

Planning Commission
February 19, 2026

Agenda Item # 12

ZON-STR-003616-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
904 Kentucky Street

Applicant/Agent:
Joan Hendrix

Property Owner:
Joan Hendrix

Current Zoning:
R-1, Single-Family Residential Urban District

Future Land Use:
Mixed Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

Commission Considerations:

1. Denial.

Report Contents: **Page**

Context Map 2
Review Criteria 3
Planning Comments 4
Commission Considerations 5
Exhibits 7

SHORT-TERM RENTAL CONDITIONAL USE PERMIT CRITERIA

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

General CUP Review Criteria (UDC Article 5, Section 6-E):

The City Council shall not approve an Application for Conditional Use Permit unless the following are satisfied:

1. **Code Compliance:**
    a. Meets all **development standards** and **use regulations** under the UDC.
2. **Neighborhood Compatibility:**
    a. Compatible with the **character** of the surrounding neighborhood.
3. **Development Impact:**
    a. Does **not impede** orderly development/improvement of nearby residents.
4. **Health, Safety, Welfare:**
    a. Does **not adversely affect** health, safety, or welfare of nearby residents.
    b. Considerations:
        i. Building type/height
        ii. Landscaping/screening
        iii. Lighting
        iv. Hours of operation
        v. Other mitigatable impacts
5. **Traffic & Access:**
    a. Safe ingress/egress; no traffic hazards or congestion.
6. **Stormwater Impact:**
    a. Minimizes impact on stormwater infrastructure.
7. **Utility Access:**
    a. Adequate water and sanitary sewer service.
8. **Emissions/Disturbance:**
    a. Not offensive due to emissions, noise, vibration, odor, etc.
9. **Public Welfare:**
    a. Will **not endanger public health, safety, or general welfare.**
10. **Community Benefit:**
    a. Serves a **need**, offers a **public benefit**, or fulfills a **public purpose**.
11. **Use-Specific Considerations:**
    a. Short-Term-Rental-specific criteria (see below) must be met.
    b. Reasonable conditions may be imposed by the Planning Commission or City Council.

Criteria Specific to Short-Term Rentals (STR):

1. **Employees:** No on-site employees allowed.
2. **Rooms:** Maximum of eight (8) guest rooms per STR.
3. **Meals:** No meal service permitted.
4. **Cooking Facilities:** Guest rooms must **not** have cooking facilities.
5. **Business License:** Valid license required; the license number must appear on all STR advertisements or listings.

6. **Residential Character:** Must **not alter** the residential nature or dwelling's character.
7. **Refuse Area:**
    a. Must be **screened from view.**
    b. Must be no closer than 20 feet from any property line.
    c. Must be no closer than 100 feet from any dwelling on an adjacent lot.
8. **Parking:**
    a. At least **two (2) off-street spaces for primary residents** (if applicable).
    b. At least **one (1) space per guest room.**
    c. Parking must not be in **required front/side yard setbacks** and must be **screened** from view of adjacent properties.
9. **Signage:** No "Vacancy," "Rent," etc. signs allowed.
10. **Local Contact:**
    a. Name and phone number posted inside the STR.
    b. Must respond to complaints **24 hours a day, seven (7) days a week** during rental periods.
11. **Safety Equipment:**
    a. Operational smoke and carbon monoxide detectors.
    b. One (1) 2.5-pound Class A-B-C fire extinguisher per floor.
    c. Prominently displayed and legible 9-1-1 address on building exterior.
12. **Structures:** No rentals permitted in **accessory structures, outdoor spaces,** or **Recreational Vehicles**.

PLANNING COMMENTS

The applicant is requesting a Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District. The applicant's narrative justifying the request can be viewed using the link on Page 1 of this report.

In reviewing the request, staff has determined that the site **does/does not** meet the following site and design criteria of Article 5, Section 6-E. of the UDC:

The site **does** meet the criteria		That there are no more than eight (8) guest rooms.
The site **does** meet the criteria		That the operation will not alter the residential nature of the neighborhood.
The site **does** meet the criteria		That the operation does not alter the character of the dwelling as a residence.
The site **does** meet the criteria		That the refuse (garbage) area is screened from view.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 20 feet from any property line.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 100 feet from any other dwelling.
The site **does** meet the criteria		That the minimum number of parking spaces are provided.
The site **does** meet the criteria		That the operation does not occupy any accessory structure, accessory dwelling unit, outdoor space, or recreational vehicle on the site.

The applicant **has/has not** certified the following in their application:

Has certified		That there shall be no on-site employees.
Has certified		That the establishment shall not serve meals.
Has certified		That the guest rooms shall not contain cooking facilities.
Has certified		That a valid City of Mobile business license shall be obtained for the site, and the business license number shall be provided on any advertisement or listing for the Short-Term Rental.
Has certified		That no signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. shall be placed on the site.
Has certified		That the name and telephone number of a local responsible party shall be conspicuously posted within the Short-Term Rental.
Has certified		That the local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of the Short-Term Rental period to address guests' problems or complaints.
Has certified		That the Short-Term Rental shall be equipped with smoke and carbon monoxide detectors.
Has certified		That one (1) 2.5 lb. Class A-B-C fire extinguisher shall be provided on each floor of the dwelling.
Has certified		That the address of the dwelling shall be prominently displayed and legible on the building.

Approval of the request should be contingent upon full compatibility with the requisite criteria for approval of a Conditional Use Permit for a Short-Term Rental. **All criteria in the above tables should be certified and the site must meet all criteria for the Conditional Use Permit to be approved.** If the criteria are not certified and the site does not meet all applicable criteria, then the Conditional Use Permit cannot be approved.

It should be noted that, if approved, the Conditional Use Permit, including all restrictions and conditions concerning the use of the property, shall be recorded in the Office of the Judge of Probate. A copy of the recorded document shall be provided to the Planning and Zoning Department.

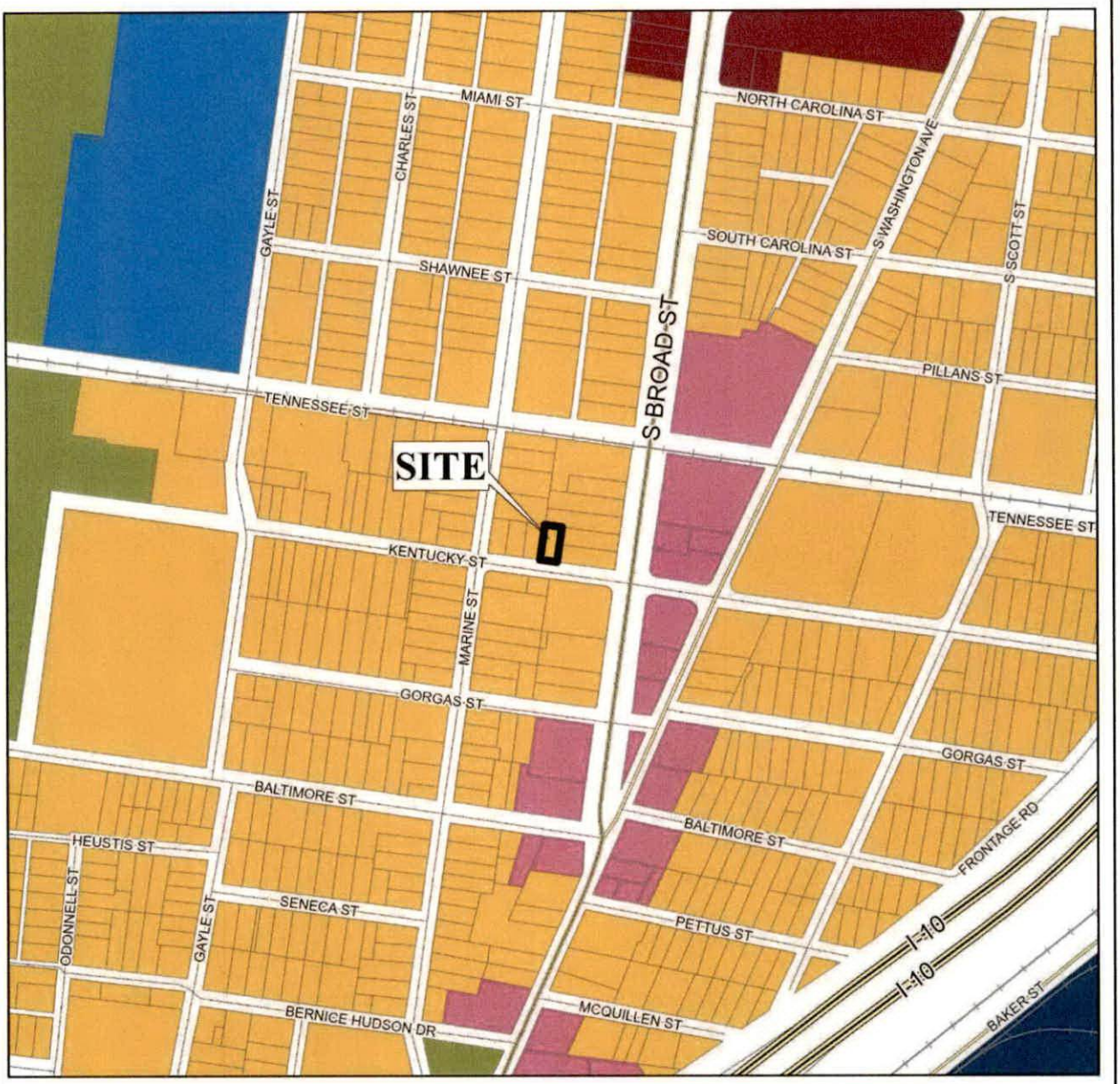
SHORT-TERM RENTAL CONDITIONAL USE PERMIT CONSIDERATIONS

Pursuant to Article 5, Section 64-5-6.E.1.(b) of the Unified Development Code, a use may be approved only if it complies with all applicable use regulations. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7), which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot. Accordingly, the request should not be approved.

LOCATOR ZONING MAP

APPLICATION NUMBER 12 DATE February 19, 2026	N
APPLICANT Joan Hendrix	
REQUEST Conditional Use Permit	NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

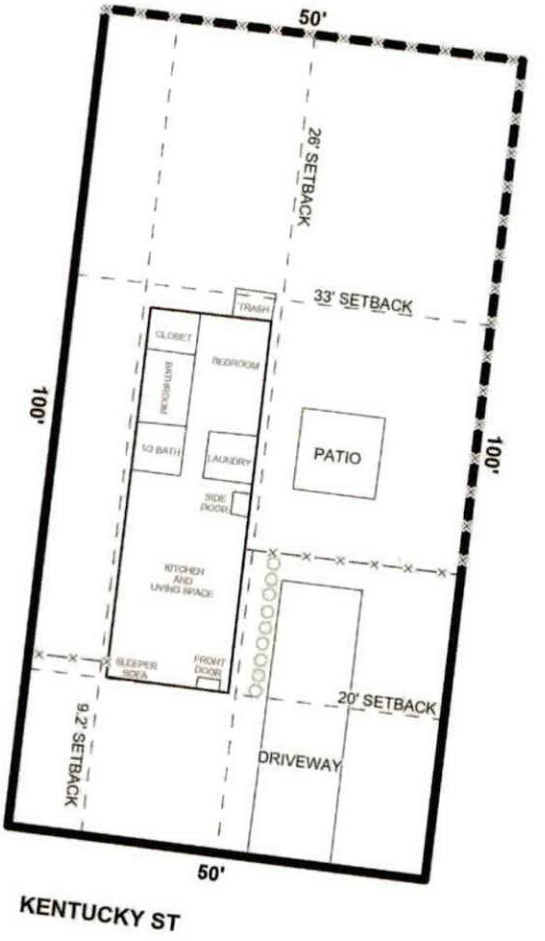
REQUEST Conditional Use Permit

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

N

NTS

SITE PLAN



The site plan illustrates existing buildings, setbacks, and drives.

APPLICATION NUMBER 12 DATE February 19, 2026 APPLICANT Joan Hendrix REQUEST Conditional Use Permit	N NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

O Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		O								O															O
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
DOWNTOWN (DT)						■					■												■	■	■	■	■	O	O
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	■	U	◎	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	O	■	O	O	O										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	■	S	■	S	S	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	O																		O
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									O	O
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎	◎
INSTITUTIONAL LAND USE (INS)										■	■		O	O					O										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					O								■	■	■		O											

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

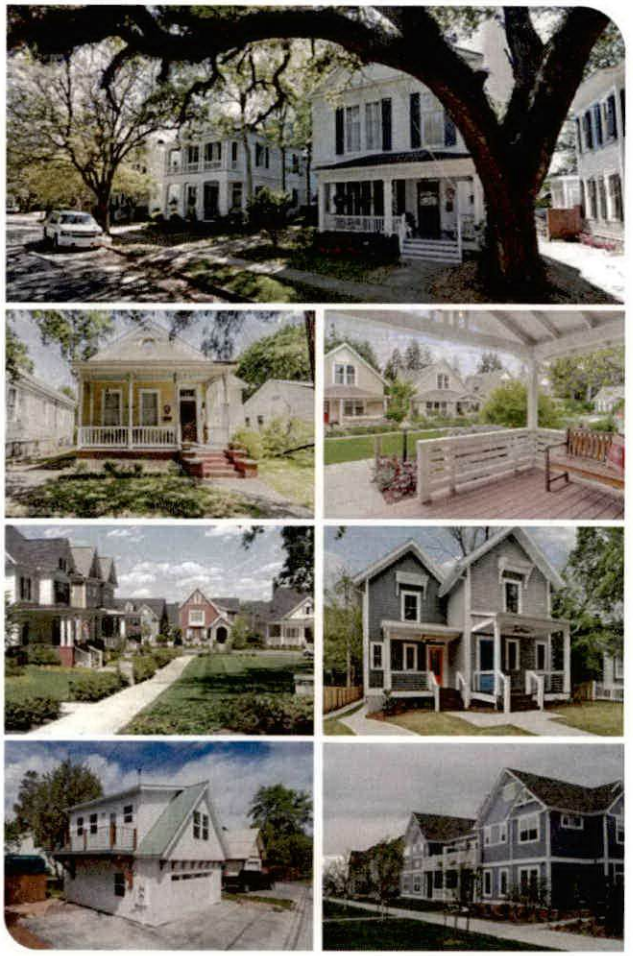
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl

CAPITAL CONTRACT SUMMARY SHEET

2026

R E S O L U T I O N

Sponsored by: Mayor Spiro Cheriogotis
Councilmember Ben Reynolds

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOBILE, **ALABAMA,** that the sum of $650,000.00 be transferred from Capital Project #CIP04, CIP DISTRICT 4 - CIP TOTAL $4M, (20002000.94070) to Grant Project G-GMHMC, HALLS MILL CREEK PUBLIC ACCESS PROJ, (500005000.93030). These funds will be used to support funding for the railroad crossing portion of the project.

ADOPTED:

_____

CITY CLERK

JOINT BUDGET TRANSFER REQUEST FORM

CITY OF MOBILE

TO FINANCE DEPT. 2500- FROM PROGRAMS AND PROJECT MANAGEMENT DEPT. 2045

DATE OF REQUEST: 6/4/26

JOINT BUDGET TRANSFER: ☐(from one fund to another)

DISTRICT#: 4

REQUEST: Please transfer $ 650,000.00

FROM CAPITAL PROJECT#: CIP04

CAPITAL PROJECT NAME: CIP DISTRICT 4 CAPITAL HOLDING ACCOUNT

DEPT. PROJECT#: _____

TO GRANT FUND PROJECT#: G-GMHMC

PROJECT NAME: HALLS MILL CREEK PUBLIC ACCESS PROJECT-BOAT RAMP.

ACCT PROJECT STRING#: 50005000 93030

Jennifer Greene

Employee signature

Approval signature

Created by B. Rhodes 7/6/2022

CAPITAL CONTRACT SUMMARY SHEET

2026

R E S O L U T I O N

Sponsored by: Mayor Spiro Cheriogotis
Councilmember Ben Reynolds

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOBILE, **ALABAMA,** that the sum of $181,447.89 be transferred from Capital Project #C0NO4, CIP DISTRICT 4 CONTINGENCY PROJECT, (20002000.94070) to Grant Project G-GMHMC, HALLS MILL CREEK PUBLIC ACCESS PROJ, (500005000.93030). These funds will be used to support funding for the railroad crossing portion of the project.

ADOPTED:

_____

CITY CLERK

JOINT BUDGET TRANSFER REQUEST FORM

CITY OF MOBILE

TO FINANCE DEPT. 2500- FROM PROGRAMS AND PROJECT MANAGEMENT DEPT. 2045

DATE OF REQUEST: 6/4/26

JOINT BUDGET TRANSFER: ☐(from one fund to another)

DISTRICT#: 4

REQUEST: Please transfer $ 181,447.89

FROM CAPITAL PROJECT#: CON04

CAPITAL PROJECT NAME: CIP DISTRICT 4 CONTINGENCY

DEPT. PROJECT#: _____

TO GRANT FUND PROJECT#: G-GMHMC

PROJECT NAME: HALLS MILL CREEK PUBLIC ACCESS PROJECT-BOAT RAMP.

ACCT PROJECT STRING#: 50005000 93030

Jennifer Greene

Employee signature

Approval signature

Created by B. Rhodes 7/6/2022

CAPITAL CONTRACT SUMMARY SHEET

2026

R E S O L U T I O N

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOBILE, **ALABAMA,** that the sum of $250,000.00 be transferred from Capital Project #C0116, CAPITAL IMPROVEMENT RESERVE, (20002000.94070) to Grant Project G-GMHMC, HALLS MILL CREEK PUBLIC ACCESS PROJ, (500005000.93030). These funds will be used to support funding for the railroad crossing portion of the project.

ADOPTED:

_____

CITY CLERK

JOINT BUDGET TRANSFER REQUEST FORM

CITY OF MOBILE

TO FINANCE DEPT. 2500- FROM PROGRAMS AND PROJECT MANAGEMENT DEPT. 2045

DATE OF REQUEST: 6/4/26

JOINT BUDGET TRANSFER: ☐(from one fund to another)

DISTRICT#: CW

REQUEST: Please transfer $ 250,000.00

FROM CAPITAL PROJECT#: C0116

CAPITAL PROJECT NAME: CAPITAL RESERVES

DEPT. PROJECT#:

TO GRANT FUND PROJECT#: G-GMHMC

PROJECT NAME: HALLS MILL CREEK PUBLIC ACCESS PROJECT-BOAT RAMP.

ACCT PROJECT STRING#: 50005000 93030

Jennifer Greene

Employee signature

Approval signature

Created by B. Rhodes 7/6/2022

RESOLUTION

Sponsored by: Samantha Ingram – District 2

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, Abatement of Unsafe Buildings and Structural Nuisances "adopted December 5, 2017, the accessory structure at **613 RUTH STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

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

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **613 RUTH STREET** described as:

LOT 13 BLK 1 RICKARBY PL DB K 116 P 208 #SEC 28 T4S R1W #MP29 10 28 2 005

Parcel Number: 29 10 28 2 005 062

Last Assessed to: WILLIAMS THEODORE & MARY D

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

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

Adopted:

_____

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

April 13, 2026

TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, April 21, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **613 RUTH STREET.** OWNED BY OR MAY HAVE AN INTEREST: **WILLIAMS THEODORE & MARY D** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached worksheet for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 10 28 2 005 062
COUNCIL DISTRICT 2 – SAMANTHA INGRAM
LEGAL DESCRIPTION: LOT 13 BLK 1 RICKARBY PL DB K 116 P 208 #SEC 28 T4S R1W #MP29 10 28 2 005

GJ/md

City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

613 RUTH STREET

Property Details			
Parcel Key		Local Historic Registry	N
Status	Scored	National Historic Registry	N
Blight Zone	YES	Central Business District	N
Structure Type	R		

Survey Results			
Danger to Adjoin Property	N	Tax Delinquent	N
Danger to Public ROW	N	Code Violations	Y
Danger to Human/Life/Health	N	Utilities Disconnected	Y
Contributing Structure	N	Water Penetrating Structure	Y
Vacant	Y	Fire Damage	Y
Open Bldg Permits	N	Roof Damage	Y
Bldg Open To Public	Y	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	N
Survey Date	11/25/2025	Comments	

Property Score			
Score	70	Score Description	DEMO

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 1-5-26

Noted 560-1 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis **Date:** 02/26/2026

Property Address: 613 Ruth Street **District No:** 2

☐1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

☒3. Structures or components thereof that have reached their limit state.

☒4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

☒5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

☒6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

☐9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

☐10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

☐13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

☒15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

APR 13 2026 12:08

APR 13 2026 12:09

APR 13 2026 12:09

APR 13 2026 12:09

FEB 26 2026 10:14

FEB 26 2026 10:14

FEB 26 2026 10:14

FEB 26 2026 10:13

FEB 26 2026 10:13

FEB 26 2026 10:12

FEB 26 2026 10:14

FEB 26 2026 10:14

Affidavit of Mailed Notice

April 13, 2026

State of Alabama
County of Mobile

Subject Property – 613 Ruth Street.

My name and official title is Gary Jackson, Deputy Director of Municipal Enforcement, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.gov.

I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **3** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;

b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county at the owner or owners' last known address and at the address of the subject property;

c. All mortgagees of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the code official;

d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the code official; and

e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Gary Jackson,
Deputy Director Municipal Enforcement

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement

Theodore Williams
Mary D. Williams
613 Ruth Street
Mobile AL 36606-1211

February 27, 2026

RE: 613 Ruth Street
Project Number: ME-007-26

Dear Theodore Williams, Mary D. Williams:

On February 26, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 613 Ruth Street.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 13 BLK 1 RICKARBY PL DB K 116 P 208 #SEC 28 T4S R1W #MP29 10 28 2 005

Parcel Number: 29 10 28 2 005 062

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
☒ high weeds and grass; and/or
☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

> **Section 4. Dangerous and Unsafe Buildings Defined.** Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

a) Repair the structures / and or building by **April 13,2026,** which is 45 days from the date of this NOTICE; OR,
b) If the specified repairs or improvements cannot be accomplished by **April 13,2026,** provide the Code Official with a work plan to accomplish the repairs by **April 13,2026,** which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **April 13,2026,** which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

IV. **NOTICE is hereby given that on April 21, 2026 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama**, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

☒ Repaired; or,
☒ Demolished

VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.

VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.

VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).

IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,

Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: **613 Ruth Street** Date: January 27, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: January 23, 2026

Per the Title Report, the owner is: Theodore Williams and Mary D. Williams

SEND NOTICES of nuisance abatement proceedings to the following parties:

	RECIPIENTS	NOTES
1	Theodore Williams Mary D. Williams 613 Ruth St Mobile AL 36606-1211	Subject/location address – Lexisnexis address good 10/2025 – Phone numbers are – 251-604-0744, 251-709-2274, 251-471-1012, 251-604-4147, and 251-246-5076 good 2026 and 2026.
2	Theodore Williams Mary D. Williams PO Box 2057 Semmes AL 36575-2057	Lexisnexis address good 4/2025
3	Theodore Williams Mary D. Williams 597 Howard Johnson Rd Jackson AL 36545-7839	Lexisnexis address good 6/2025

TAX STATUS: 2025 TAXES PAID CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens: NONE

RESOLUTION

Sponsored by: Samantha Ingram – District 2

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, Abatement of Unsafe Buildings and Structural Nuisances "adopted December 5, 2017, the accessory structure at **1163 TEXAS STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

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

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1163 TEXAS STREET** described as:

COMG SW COR TEXAS & DUNHAM STS TH WLY 248 FT TO BEG TH CONT WLY 52 FT TH SLY 118 FT(S) TH ELY 50 FT TH NLY 117 FT TO POB BEING PT GRT SEC 38 T4S R1W #SEC 38 T4S R1W #MP29 10 38 0 003

Parcel Number: 29 10 38 0 003 249

Last Assessed to: CHAMBLISS NATHANIEL & DOROTHY C/O REGINALD CHAMBLISS

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

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal

ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

_____

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

April 13, 2026

TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, April 21, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1163 TEXAS STREET.** OWNED BY OR MAY HAVE AN INTEREST: **CHAMBLISS NATHANIEL & DOROTHY C/O REGINALD CHAMBLISS** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached worksheet for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 10 38 0 003 249
COUNCIL DISTRICT 2 – SAMANTHA INGRAM
LEGAL DESCRIPTION: COMG SW COR TEXAS & DUNHAM STS TH WLY 248 FT TO BEG TH CONT WLY 52 FT TH SLY 118 FT(S) TH ELY 50 FT TH NLY 117 FT TO POB BEING PT GRT SEC 38 T4S R1W #SEC 38 T4S R1W #MP29 10 38 0 003

GJ/md

City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

1163 TEXAS STREET

Property Details			
Parcel Key		Local Historic Registry	N College District Overlay Garner
Status	Scored	National Historic Registry	N
Blight Zone	YES	Central Business District	N
Structure Type	R		

Survey Results			
Danger to Adjoin Property	N	Tax Delinquent	N
Danger to Public ROW	N	Code Violations	Y
Danger to Human/Life/Health	N	Utilities Disconnected	Y
Contributing Structure	N	Water Penetrating Structure	
Vacant	Y	Fire Damage	N
Open Bldg Permits	N	Roof Damage	~~N~~ Y
Bldg Open To Public	Y	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	N
Survey Date	11/13/2025	Comments	

Property Score			
Score	~~32~~ 52	Score Description	DEMO

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 11-19-25

Voted 4-0-1 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis **Date:** 02/26/2026

Property Address: 1163 Texas Street **District No:** 2

☐1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

☒3. Structures or components thereof that have reached their limit state.

☒4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

☒5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

☐6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

☐9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

☐10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

☐13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

☒15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

APR 13 2026 13:47

APR 13 2026 13:49

APR 13 2026 13:49

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APR 13 2026 13:48
WINDOWS USA

APR 13 2026 13:48

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APR 13 2026 13:49

Affidavit of Mailed Notice

April 13, 2026

State of Alabama
County of Mobile

Subject Property – 1163 Texas Street.

My name and official title is Gary Jackson, Deputy Director of Municipal Enforcement, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.gov.

I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **8** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;

b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county at the owner or owners' last known address and at the address of the subject property;

c. All mortgagees of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the code official;

d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the code official; and

e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Gary Jackson,
Deputy Director Municipal Enforcement

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement

Owner
1163 Texas Street
Mobile AL 36604-2972

February 27, 2026

RE: 1163 Texas Street
Project Number: ME-067-25

Dear Owner:

On February 26, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1163 Texas Street.

I. **PROPERTY** The legal description of the Property is as follows:

COMG SW COR TEXAS & DUNHAM STS TH WLY 248 FT TO BEG TH CONT WLY 52 FT TH SLY 118 FT(S) TH ELY 50 FT TH NLY 117 FT TO POB BEING PT GRT SEC 38 T4S R1W #SEC 38 T4S R1W #MP29 10 38 0 003

Parcel Number: 29 10 38 0 003 249

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
☒ high weeds and grass; and/or
☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

> **Section 4. Dangerous and Unsafe Buildings Defined.** Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

a) Repair the structures / and or building by **April 13,2026,** which is 45 days from the date of this NOTICE; OR,
b) If the specified repairs or improvements cannot be accomplished by **April 13,2026,** provide the Code Official with a work plan to accomplish the repairs by **April 13,2026,** which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **April 13,2026,** which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

IV. **NOTICE is hereby given that on April 21, 2026 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama**, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

☒ Repaired; or,
☒ Demolished

VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.

VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.

VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).

IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,

Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1163 Texas Street Date: January 14, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: January 13, 2026

Per the Title Report, the owner is: Nathaniel Chambliss and Dorothy Chambliss

NOTES: Both owners are deceased: Nathaniel Chambliss died 1/23/2011 and Dorothy died 7/14/2006, leaving 5 children listed below. Both died intestate. Reginald Chambliss is listed as in care of address. Reginald Chambliss child, Rhyann Chambliss paid property taxes in 2022 and 2024.

SEND NOTICES of nuisance abatement proceedings to the following parties:

	RECIPIENTS	NOTES
1	Owner 1163 Texas St Mobile AL 36604-2972	Subject/location address
2	Rosalyn George 4313 Eastview Dr Mobile AL 36618-1856	Daughter of owners – LexisNexis address good 12/2025 – Phone numbers are 251-478-9217, 251-342-7102, 251-454-1301 good 2025 and 2026.
3	Carl Chambliss 1165 Texas St Mobile AL 36604-2972	Son of owners – LexisNexis address good 11/2025 – Phone number is 251-327-1036 good 9/2025.
4	Ronald Chambliss 3123 Whistler St Mobile AL 36612-1435	Son Of owners – LexisNexis address good 5/2025 – Phone number is 251-457-2775 good 10/2025
5	Reginald Chambliss Rhyann Chambliss 4059 Dickson Ln Mobile AL 36618-1511	Son of owners – LexisNexis address good 12/2025 – Paid multiple tax years. Revenue Commission website mailing address from 2014 until 2026. Phone numbers are 850-405-3682, 318-487-2925, 251-648-3102 and 205-390-2686 good 2025 – Rhyann(child of Reginal) Paid 2 years property tax.

6	Reginald Chambliss 622 N Wilson Ave Mobile AL 36610-2316	LexisNexis address good 2024
7	Reginald Chambliss 2401 Wolf Ridge Rd Mobile AL 36618-1428	LexisNexis address good 2024
8	Thomas Chambliss 3313 Perkins Ridge Dr Raleigh NC 27610-6063	Son of owners – LexisNexis address good 12/2025 – Phone numbers are 919-633-0122, 919-633-0098 and 919-250-0539 good 2025

TAX STATUS: 2025 TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Nathaniel Chambliss and Dorothy Chambliss c/o Reginald Chambliss, filed 11/6/2025, recorded 12/2/2025, instrument number 2025070508.

RESOLUTION

Sponsored by: Samantha Ingram – District 2

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, Abatement of Unsafe Buildings and Structural Nuisances "adopted December 5, 2017, the accessory structure at **1167 TEXAS STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with ***Section 4, Subsection 5*** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: ***Nuisance Abatement Inspection Checklist/Exhibit A - No. 1, 3, 4, 5, 7, 8, and 15;*** *and*

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1167 TEXAS STREET** described as:

BEG AT A PT ON THE S/L OF TEXAS ST 250 FT E OF THE W/L OF THE BERNOUDY TRT RUN TH EWLY ALG THE S/L OF TEXAS ST 50 FT TO A PT TH WITH AN INT ANG OF 91 DEG 04 MIN 18 SEC RUN SWLY 120 FT TO A PT TH WITH AN INT ANG OF 88 DEG 55 MIN 42 SEC RUN WWLY 50 FT TO A PT TH WITH AN INT ANG OF 91 DEG 04 MIN 18 SEC RUN NWLY 120 FT TO THE POB #SEC 38 T4S R1W #MP29 10 38 0 003

Parcel Number: 29 10 38 0 003 247

Last Assessed to: CHAMBLISS REGINALD A SR

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

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal

ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

_____

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

April 13, 2026

TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, April 21, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1167 TEXAS STREET.** OWNED BY OR MAY HAVE AN INTEREST: **CHAMBLISS REGINALD A SR** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached worksheet for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 10 38 0 003 247
COUNCIL DISTRICT 2 – SAMANTHA INGRAM
LEGAL DESCRIPTION: BEG AT A PT ON THE S/L OF TEXAS ST 250 FT E OF THE W/L OF THE BERNOUDY TRT RUN TH EWLY ALG THE S/L OF TEXAS ST 50 FT TO A PT TH WITH AN INT ANG OF 91 DEG 04 MIN 18 SEC RUN SWLY 120 FT TO A PT TH WITH AN INT ANG OF 88 DEG 55 MIN 42 SEC RUN WWLY 50 FT TO A PT TH WITH AN INT ANG OF 91 DEG 04 MIN 18 SEC RUN NWLY 120 FT TO THE POB #SEC 38 T4S R1W #MP29 10 38 0 003

GJ/md

City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

1167 TEXAS STREET

Property Details			
Parcel Key		Local Historic Registry	N
Status	Scored	National Historic Registry	N
Blight Zone	YES	Central Business District	N
Structure Type	R		

Survey Results			
Danger to Adjoin Property	N	Tax Delinquent	N
Danger to Public ROW	N	Code Violations	Y
Danger to Human/Life/Health	N	Utilities Disconnected	Y
Contributing Structure	N	Water Penetrating Structure	Y
Vacant	Y	Fire Damage	N
Open Bldg Permits	N	Roof Damage	Y
Bldg Open To Public	Y	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	N
Survey Date	11/13/2025	Comments	

Property Score			
Score	63	Score Description	DEMO

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 11-17-25

Voted 4-0-1 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis **Date:** 02/26/2026

Property Address: 1167 Texas Street **District No:** 2

☒1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

☒3. Structures or components thereof that have reached their limit state.

☒4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

☒5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

☐6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

☐9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

☐10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

☐13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

☒15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

APR 13 2026 13:50

APR 13 2026 13:50

APR 13 2026 13:51

APR 13 2026 13:51

APR 13 2026 13:51

APR 13 2026 13:52

APR 13 2026 13:52

Affidavit of Mailed Notice

April 13, 2026

State of Alabama
County of Mobile

Subject Property – 1167 Texas Street.

My name and official title is Gary Jackson, Deputy Director of Municipal Enforcement, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.gov.

I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **5** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;

b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county at the owner or owners' last known address and at the address of the subject property;

c. All mortgagees of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the code official;

d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the code official; and

e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Gary Jackson,
Deputy Director Municipal Enforcement

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement

MOBILE
ALABAMA

Reginald A. Chambliss, Sr.
1167 Texas Street
Mobile AL 36604-2972

February 27, 2026

RE: 1167 Texas Street
Project Number: ME-068-25

Dear Reginald A. Chambliss, Sr.:

On February 26, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1167 Texas Street.

I. **PROPERTY** The legal description of the Property is as follows:

BEG AT A PT ON THE S/L OF TEXAS ST 250 FT E OF THE W/L OF THE BERNOUDY TRT RUN TH EWLY ALG THE S/L OF TEXAS ST 50 FT TO A PT TH WITH AN INT ANG OF 91 DEG 04 MIN 18 SEC RUN SWLY 120 FT TO A PT TH WITH AN INT ANG OF 88 DEG 55 MIN 42 SEC RUN WWLY 50 FT TO A PT TH WITH AN INT ANG OF 91 DEG 04 MIN 18 SEC RUN NWLY 120 FT TO THE POB #SEC 38 T4S R1W #MP29 10 38 0 003

Parcel Number: 29 10 38 0 003 247

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
☒ high weeds and grass; and/or
☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

a) Repair the structures / and or building by **April 13,2026,** which is 45 days from the date of this NOTICE; OR,
b) If the specified repairs or improvements cannot be accomplished by **April 13,2026,** provide the Code Official with a work plan to accomplish the repairs by **April 13,2026,** which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **April 13,2026,** which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

IV. **NOTICE is hereby given that on April 21, 2026 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama**, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

☒ Repaired; or,
☒ Demolished

VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.

VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.

VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).

IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,

Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1167 Texas Street Date: January 14, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: January 13, 2026

Per the Title Report, the owner is: Reginald A. Chambliss, Sr.

SEND NOTICES of nuisance abatement proceedings to the following parties:

	RECIPIENTS	NOTES
1	Reginald A. Chambliss, Sr. 1167 Texas St Mobile AL 36604-2972	Subject/location address
2	Reginald A. Chambliss, Sr. Rhyann Chambliss 4059 Dickson Ln Mobile AL 36618-1511	Revenue Commission website address good 2016 – 2026 – Has tax deed on property. Was parents' property and they are both deceased. Child Rhyann paid property taxes for a few years as well. Phone numbers are 850-405-3682, 318-487-2925, 251-648-3102 and 205-390-2686 good 2025
3	Reginald Chambliss 622 N Wilson Ave Mobile AL 36610-2316	LexisNexis address good 2024
4	Reginald Chambliss 2401 Wolf Ridge Rd Mobile AL 36618-1428	LexisNexis address good 2024

TAX STATUS: 2025 PROPERTY TAX PAID CURRENT

Parties with recorded liens per Title Report: NONE

5	State of AL Dept. of Revenue Collections Service Dept. P.O. Box 327820 Montgomery, AL 36132	State of Alabama vs Reginald Chambliss, filed 6/30/2021, Recorded instrument number 2021043203 on 7/6/2021 Acct # IIT-R002408005 Lien number 1042773504

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Reginald A. Chambliss, Sr., filed 11/6/2025, recorded 12/2/2025, instrument number 2025070509.

RESOLUTION

Sponsored by: CJ Small – District 3

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, Abatement of Unsafe Buildings and Structural Nuisances "adopted December 5, 2017, the accessory structure at **2513 KARAGAN DRIVE** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with ***Section 4, Subsection 5*** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: ***Nuisance Abatement Inspection Checklist/Exhibit A - No. 1, 3, 4, 5, 7, 8, and 15;*** *and*

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **2513 KARAGAN DRIVE** described as:

LOT 10 BLK 2 KARAGAN SUB MBK 8 PG 201 #SEC 51 T4S R1W #MP29 09 51 0 007

Parcel Number: 29 09 51 0 007 287

Last Assessed to: 1625 LLC

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

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

Adopted:

_____

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

April 13, 2026

MOBILE
ALABAMA

TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, April 21, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **2513 KARAGAN DRIVE.** OWNED BY OR MAY HAVE AN INTEREST: **1625 LLC** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached worksheet for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 09 51 0 007 287
COUNCIL DISTRICT 3 – CJ SMALL
LEGAL DESCRIPTION: LOT 10 BLK 2 KARAGAN SUB MBK 8 PG 201 #SEC 51 T4S R1W #MP29 09 51 0 007

GJ/md

City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

2513 KARAGAN DRIVE

Property Details			
Parcel Key		Local Historic Registry	N
Status	Scored	National Historic Registry	N
Blight Zone	YES	Central Business District	N
Structure Type	R		

Survey Results			
Danger to Adjoin Property	N	Tax Delinquent	N
Danger to Public ROW	N	Code Violations	Y
Danger to Human/Life/Health	N	Utilities Disconnected	Y
Contributing Structure	N	Water Penetrating Structure	Y
Vacant	Y	Fire Damage	Y
Open Bldg Permits	N	Roof Damage	Y
Bldg Open To Public	Y	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	N
Survey Date	12/12/2025	Comments	

Property Score			
Score	70	Score Description	DEMO

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 1-5-24

Votes 5-0-1 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis **Date:** 02/26/2026

Property Address: 2513 Karagan Drive **District No:** 3

☒1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

☒3. Structures or components thereof that have reached their limit state.

☒4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

☒5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

☐6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

☐9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

☐10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

☐13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☐14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

☒15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

APR 13 2026 12:18

APR 13 2026 12:18

APR 13 2026 12:19

APR 13 2026 12:19

APR 13 2026 12:20

APR 13 2026 12:20

APR 13 2026 12:20

Affidavit of Mailed Notice

April 13, 2026

State of Alabama
County of Mobile

Subject Property – 2513 Karagan Drive.

My name and official title is Gary Jackson, Deputy Director of Municipal Enforcement, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.gov.

I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **3** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;

b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county at the owner or owners' last known address and at the address of the subject property;

c. All mortgagees of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the code official;

d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the code official; and

e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Gary Jackson,
Deputy Director Municipal Enforcement

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement

MOBILE
ALABAMA

Alex Calvillo
2513 Karagan Drive
Mobile AL 36606-4630

February 27, 2026

RE: 2513 Karagan Drive
Project Number: ME-003-26

Dear Alex Calvillo:

On February 26, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 2513 Karagan Drive.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 10 BLK 2 KARAGAN SUB MBK 8 PG 201 #SEC 51 T4S R1W #MP29 09 51 0 007

Parcel Number: 29 09 51 0 007 287

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
☒ high weeds and grass; and/or
☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

> **Section 4. Dangerous and Unsafe Buildings Defined.** Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

a) Repair the structures / and or building by **April 13,2026,** which is 45 days from the date of this NOTICE; OR,
b) If the specified repairs or improvements cannot be accomplished by **April 13,2026,** provide the Code Official with a work plan to accomplish the repairs by **April 13,2026,** which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **April 13,2026,** which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

IV. **NOTICE is hereby given that on April 21, 2026 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama**, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

☒ Repaired; or,
☒ Demolished

VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.

VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.

VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).

IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,

Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: **2513 Karagan Drive** Date: January 28, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: January 22, 2026

Per the Title Report, the owner is: Alex Calvillo

SEND NOTICES of nuisance abatement proceedings to the following parties:

	RECIPIENTS	NOTES
1	Alex Calvillo 2513 Karagan Dr Mobile AL 36606-4630	Owner – Subject/location address – Phone numbers are 251-348-1622, 251-666-2131, and 703-929-2205 good 2026
2	Alex Calvillo 2308 East Rd Mobile AL 36693-3224	LexisNexis address good 1/2026 – Deed address

TAX STATUS: 2025 TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages:

3	GMAC Mortgage, LLC. 1100 Virginia Dr Fort Washington PA 19034	FHA Case 011-571761-9-703 – Mortgage BK 6280 Pg 821 in the name of Lasonya Robonson – Not released and no cancellation available. MIN-1000375-0180797300-5 $67,441.00 November 1, 2037 payoff date.

Lis Pendens: NONE

RESOLUTION

Sponsored by: Samantha Ingram – District 2

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, Abatement of Unsafe Buildings and Structural Nuisances "adopted December 5, 2017, the accessory structure at **1332 CONGRESS STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

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

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1332 CONGRESS STREET** described as:

LOT 9 SQR 29 OLD MILITARY CAMP GROUND TRT SAID LOT BEING ON N/S OF CONGRESS ST BEG AT PT 130 FT E OF NE COR OF CONGRESS & RYLAND ST TH RUN ELY ALG N/L OF CONGRESS ST 45 FT TO PT FOR FRONT OF SAID LOT TH NLY & PAR WITH RYLAND ST 105 FT TO PT TH WLY & PAR WITH CONGRESS ST 45 FT TO PT TH SLY & PAR WITH RYLAND ST 103 FT TO CONGRESS ST POB #SEC 40 T4S R1W #MP29 06 40 0 007

Parcel Number: 29 06 40 0 007 133

Last Assessed to: TAYLOR NELSIE & STELLA E

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

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

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

Adopted:

_____

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

May 8, 2026

TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, May 19, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1332 CONGRESS STREET.** OWNED BY OR MAY HAVE AN INTEREST: **TAYLOR NELSIE & STELLA E** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached worksheet for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 06 40 0 007 133
COUNCIL DISTRICT 2 – SAMANTHA INGRAM
LEGAL DESCRIPTION: LOT 9 SQR 29 OLD MILITARY CAMP GROUND TRT SAID LOT BEING ON N/S OF CONGRESS ST BEG AT PT 130 FT E OF NE COR OF CONGRESS & RYLAND ST TH RUN ELY ALG N/L OF CONGRESS ST 45 FT TO PT FOR FRONT OF SAID LOT TH NLY & PAR WITH RYLAND ST 105 FT TO PT TH WLY & PAR WITH CONGRESS ST 45 FT TO PT TH SLY & PAR WITH RYLAND ST 103 FT TO CONGRESS ST POB #SEC 40 T4S R1W #MP29 06 40 0 007

GJ/md

CARLOWLT

City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

1332 CONGRESS STREET

Property Details			
Parcel Key		Local Historic Registry	N CAMPGROUND
Status	Scored	National Historic Registry	N
Blight Zone	YES	Central Business District	N
Structure Type	R		

Survey Results			
Danger to Adjoin Property	N	Tax Delinquent	N
Danger to Public ROW	N	Code Violations	Y
Danger to Human/Life/Health	N	Utilities Disconnected	Y
Contributing Structure	N	Water Penetrating Structure	Y
Vacant	Y	Fire Damage	N
Open Bldg Permits	N	Roof Damage	Y
Bldg Open To Public	Y	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	Y
Survey Date	02/19/2026	Comments	

Property Score			
Score	83	Score Description	DEMO

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☑

APPROVAL DATE 3-2-26

Note 5 to 0 for Demolition J

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis **Date:** 03/17/2026

Property Address: 1332 Congress Street **District No:** 2

☐1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

☒3. Structures or components thereof that have reached their limit state.

☒4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

☒5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

☒6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

☒8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

☐9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

☐10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

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☐12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

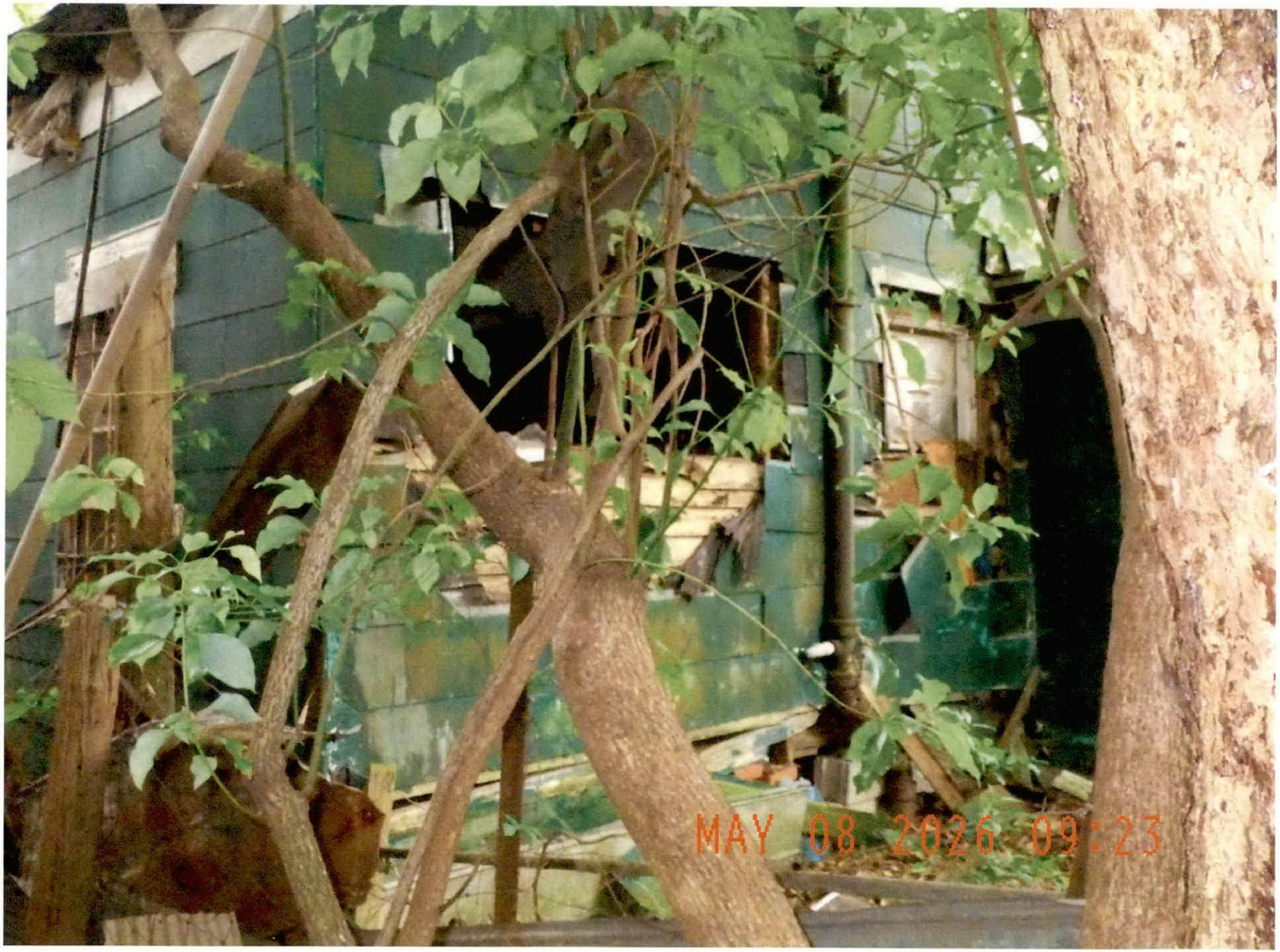
☐13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

☒14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

☒15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

FOR SALE
251-401-2766
MAY 08 2026 09:20

FOR SALE
251-401-2766
MAY 08 2026 09:20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MAY 08 2026 09:22

ADT
MAY 08 2026 09:22

MAY 08 2026 09:23

MAY 08 2026 09:23

Affidavit of Mailed Notice

May 8, 2026

State of Alabama
County of Mobile

Subject Property – 1332 Congress Street.

My name and official title is Gary Jackson, Deputy Director of Municipal Enforcement, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.gov.

I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **3** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;

b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county at the owner or owners' last known address and at the address of the subject property;

c. All mortgagees of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the code official;

d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the code official; and

e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Gary Jackson,
Deputy Director Municipal Enforcement

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement

MOBILE
ALABAMA

Stella E. Taylor
1332 Congress Street
Mobile AL 36603-5415

March 12, 2026

RE: 1332 Congress Street
Project Number: ME-016-26

Dear Stella E. Taylor:

On March 17, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1332 Congress Street.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 9 SQR 29 OLD MILITARY CAMP GROUND TRT SAID LOT BEING ON N/S OF CONGRESS ST BEG AT PT 130 FT E OF NE COR OF CONGRESS & RYLAND ST TH RUN ELY ALG N/L OF CONGRESS ST 45 FT TO PT FOR FRONT OF SAID LOT TH NLY & PAR WITH RYLAND ST 105 FT TO PT TH WLY & PAR WITH CONGRESS ST 45 FT TO PT TH SLY & PAR WITH RYLAND ST 103 FT TO CONGRESS ST POB #SEC 40 T4S R1W #MP29 06 40 0 007

Parcel Number: 29 06 40 0 007 133

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
☒ high weeds and grass; and/or
☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

a) Repair the structures / and or building by **May 9,2026,** which is 45 days from the date of this NOTICE; OR,
b) If the specified repairs or improvements cannot be accomplished by **May 9, 2026,** provide the Code Official with a work plan to accomplish the repairs by **May 9, 2026,** which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **May 9, 2026,** which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

IV. **NOTICE is hereby given that on May 19, 2026 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama**, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

☒ Repaired; or,
☒ Demolished

VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.

VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.

VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).

IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,

Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: **1332 Congress Street** Date: March 4, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: March 2, 2026

Per the Title Report, the owner is: Nelsie Taylor and Stella E. Taylor

Notes: Nelsie aka Nelse Taylor died 11/16/2024 leaving parcel to wife through right of survivorship in venders lien deed. Stella E. Taylor is over 70 years old and her daughter, Sandy Taylor Beverly, has paid multiple years of taxes. I listed Sandy as a contact for Stella.

SEND NOTICES of nuisance abatement proceedings to the following parties:

	RECIPIENTS	NOTES
1	Stella E. Taylor 1332 Congress St Mobile AL 36603-5415	Owner – Subject/location address – Lexis address good 2025 – Phone number 251-473-8144 good 2025
2	Stella E. Taylor 1407 Greenbriar Dr Mobile AL 36605-5234	Lexis address good 12/2025
3	Stella E. Taylor c/o Sandy Taylor Beverly 616 Shady Oaks Ln Lynn Haven FL 32444-3099	Daughter and payor of multiple years of property taxes. Phone number 321-501-2011, 251-753-2229and 334-621-9603 good 2025 Lexis address good 1/2026.

TAX STATUS: 2025 TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens: NONE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA APPROVING THE APOINTMENTS OF NEW DIRECTORS OF THE IMPROVEMENT DISTRICT OF THE CITY OF MOBILE – MCGOWIN PARK PROJECT

Sponsored by: Councilmembers Cory Penn (D1), Samantha Ingram (D2), C.J. Small (D3), Ben Reynolds (D4), Beau Fleming (D5), Josh Woods (D6), and Gina Gregory (D7)

WHEREAS, The Improvement District of the City of Mobile – McGowin Park Project, a public corporation organized by the City Council (the "Council") of the City of Mobile (the "City) under the laws of the State of Alabama (the "Improvement District"), is duly organized and existing under the provisions of Chapter 99A of Title 11 of the Code of Alabama (1975) (the "Act"); and

WHEREAS, the current Board of Directors of the Improvement District (the "Board") are Donald Foster, Jay Kanik, and Jesse Galloway (the "Former Board Members"); and

WHEREAS, the Former Board Members tendered their resignations from the Board to the Council; and

WHEREAS, the Council desires to accept the resignations of the Former Board Members from the Board, and to appoint Michael Albanese, Thomas Cormier, and Clinton Mitchell (the "New Board Members") to the Board, in substitution of the Former Board Members.

NOW THEREFORE, BE IT RESOLVED AND ORDERED BY THE COUNCIL, as follows:

(1) That the Council hereby accepts the resignations of the Former Board Members, and they are hereby removed from the Board, relieved of all authority, rights and obligations in connection with their role on the Board, and the Council shall look to the New Board Members to act on behalf of the Improvement District.

(2) That Clinton Mitchell is hereby appointed by the Council as a member of the Board and the term of Clinton Mitchell shall begin at 12:00 a.m. CT on May 19, 2026 and shall end at 11:59 p.m. CT on May 18, 2030.

(3) That Thomas Cormier is hereby appointed by the Council as a member of the Board and the term of Thomas Cormier shall begin at 12:00 a.m. CT on May 19, 2026 and shall end at 11:59 p.m. CT on May 18, 2031.

(4) That Michael Albanese is hereby appointed by the Council as a member of the Board and the term of Michael Albanese shall begin at 12:00 a.m. CT on May 19, 2026 and shall end at 11:59 p.m. CT on May 18, 2032.

_____
Chairman of the Mobile City Council

Adopted:

Attest:_____
City Clerk

#202971026v1

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Brand Industrial Services, Inc. for disembarkation ramp with canopy for Mobile Alabama Cruise Terminal.

Amount of Contract:
$260,716.12

Funding Source
Capital - Cruise Terminal Disembark Ramp

ATTACHMENTS:
1. 20260611 Brand Agenda Package POs

REVIEWERS:
Lana Pafenbach
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 16 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Brand Industrial Services, Inc.

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Brand Industrial Services, Inc. for scaffold disembarkation ramp with canopy for Mobile Alabama Cruise Terminal.
Capital - Cruise Terminal Disembark Ramp

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $260,716.12

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 6042

How many bidders received bid packages (if applicable): 48 + web

How many bidders submitted bids (if applicable): 2

If this is not the lowest bid, explain why not:

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
13557	2026	(2300) ADMINISTRATIVE SERVICES	DISEMBARKATION RAMP WITH CANOPY FOR MOBILE ALABAMA CRUISE TERMINAL (SEALED BI 6042)	$260,716.12	(300387) BRAND INDUSTRIAL SERVICES INC

Adopted:

_____

City Clerk

Bill To	Requisition 00013557-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.48010.
MOBILE, AL	Review:
36601	Buyer:
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
BRAND INDUSTRIAL SERVICES INC	CRUISE TERMINAL
600 GALLERIA PKWY SE	201 SOUTH WATER ST
SUITE 1100	
	MOBILE, AL 36602
ATLANTA, GA 30339	laurencej@cityofmobile.gov
Tel#659 209 7423	Delivery Reference
	CRUISE TERMINAL DISEMBARK RAMP
	Deliver To
	OFFICE OF STRATEGIC INITIATIVE
	205 GOVERNMENT STREET
	4TH FLR S TOWER, ROOM 470/471
	MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/05/26	300387				ADMINISTRATIVE SERVICES

LN	Description / Account	Qty	Unit Price	Net Price
001	DISEMBARKATION RAMP FOR MOBILE CRUISE TERMINAL - VENDOR TO PROVIDE ALL ENGINEERING, MATERIALS, EQUIPMENT AND LABOR FOR INSTALLATION, WARRANTY FOR DISEMBARKATION RAMP FOR MOBILE CRUISE TERMINAL. RAMP IS TO BE CONSTRUCTED AS PER CITY OF MOBILE BID #6042 SPECIFICATIONS AND YOUR RESPONSE TO OUR BID #6042. NO ADDITIONAL EXPENSE TO THE CITY SHALL BE INCURRED WITHOUT THE WRITTEN PERMISSION OF THE PURCHASING AGENT OF THE CITY OF MOBILE. NO EMPLOYEE, DEPARTMENT HEAD, CLERICAL, DIRECTOR, ETC. HAS THE AUTHORITY AUTHORIZE ANY ADDITIONAL EXPENSE BEYOND THE SCOPE OF THIS PURCHASE ORDER. ANY ADDITIONAL WORK OR EXPENSE MUST BE APPROVED FIRST IN WRITING. ANY WORK DONE WITHOUT THE PRIOR APPROVAL OF THE PURCHASING AGENT OF THE CITY OF MOBILE WILL BE DONE AT THE VENDOR'S EXPENSE. AS PER CITY OF MOBILE BID #6042 AND YOUR QUOTE DATED MAY 1, 2026.	1.00 EACH	215962.52000	215962.52
1	2000.80.00.0000.0000.0000.0000.0000.48010. E F959-002 .CONSTRUCTN. .			215962.52

Bill To	Requisition 00013557-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.48010.
MOBILE, AL	Review:
36601	Buyer:
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
BRAND INDUSTRIAL SERVICES INC	CRUISE TERMINAL
600 GALLERIA PKWY SE	201 SOUTH WATER ST
SUITE 1100	
	MOBILE, AL 36602
ATLANTA, GA 30339	laurencej@cityofmobile.gov
Tel#659 209 7423	Delivery Reference
	CRUISE TERMINAL DISEMBARK RAMP
	Deliver To
	OFFICE OF STRATEGIC INITIATIVE
	205 GOVERNMENT STREET
	4TH FLR S TOWER, ROOM 470/471
	MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/05/26	300387				ADMINISTRATIVE SERVICES

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CRUISE TERMINAL 201 SOUTH WATER ST MOBILE, AL 36602 Delivery Reference CRUISE TERMINAL DISEMBARK RAMP Deliver To OFFICE OF STRATEGIC INITIATIVE 205 GOVERNMENT STREET 4TH FLR S TOWER, ROOM 470/471 MOBILE, AL 36644			
002	OVERHEAD RAIN CANOPY FOR DISEMBARKATION RAMP AS PER YOUR RESPONSE TO CITY OF MOBILE BID #6042	1.00 EACH	44753.60000	44753.60
	1 2000.80.00.0000.0000.0000.0000.0000.48010. E F959-002 .CONSTRUCTN. .			44753.60
	Ship To CRUISE TERMINAL 201 SOUTH WATER ST MOBILE, AL 36602 Delivery Reference CRUISE TERMINAL DISEMBARK RAMP Deliver To			

Bill To	Requisition 00013557-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.48010.
MOBILE, AL	Review:
36601	Buyer:
vendorinvoices@cityofmobile.org	Status: Approved Page 3

Vendor
BRAND INDUSTRIAL SERVICES INC
600 GALLERIA PKWY SE
SUITE 1100

ATLANTA, GA 30339

Tel#659 209 7423

Ship To
CRUISE TERMINAL
201 SOUTH WATER ST

MOBILE, AL 36602
laurencej@cityofmobile.gov

Delivery Reference
CRUISE TERMINAL DISEMBARK RAMP

Deliver To
OFFICE OF STRATEGIC INITIATIVE
205 GOVERNMENT STREET
4TH FLR S TOWER, ROOM 470/471
MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/05/26	300387				ADMINISTRATIVE SERVICES

LN	Description / Account	Qty	Unit Price	Net Price
	OFFICE OF STRATEGIC INITIATIVE 205 GOVERNMENT STREET 4TH FLR S TOWER, ROOM 470/471 MOBILE, AL 36644			

Requisition Link

Requisition Total 260716.12

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E F959-002 .CONSTRUCTN. .	260716.12	39283.88

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.48010.	260716.12	

CAPITAL IMPROVEMENTS FUND EXP CONSTRUCTION

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	06/05/26	JOSEPH SNOWDEN	Automatic Forward to 910513400
Approved	06/05/26	JACOB LAURENCE	APPROVED
Approved	06/08/26	BRENDA RHODES	
Approved	06/08/26	TIFFANY HOLLINS	Auto approved by: 910511034
Approved	06/11/26	DONALD ROSE	Auto approved by: 9105paij
Approved	06/11/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	06/11/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	06/11/26	SAMANTHA COOLEY	Auto approved by: 9105paij
Approved	06/11/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	06/11/26	JAMES NEESE	Auto approved by: 9105paij
Approved	06/11/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105paij

Bill To	Requisition 00013557-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.48010. Review: Buyer: Status: Approved Page 4

Vendor
BRAND INDUSTRIAL SERVICES INC
600 GALLERIA PKWY SE
SUITE 1100

ATLANTA, GA 30339

Tel#659 209 7423

Ship To
CRUISE TERMINAL
201 SOUTH WATER ST

MOBILE, AL 36602
laurencej@cityofmobile.gov

Delivery Reference
CRUISE TERMINAL DISEMBARK RAMP

Deliver To
OFFICE OF STRATEGIC INITIATIVE
205 GOVERNMENT STREET
4TH FLR S TOWER, ROOM 470/471
MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/05/26	300387				ADMINISTRATIVE SERVICES

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	06/11/26	REBECCA CRUMPLER		Auto approved by: 9105paij	
	Approved	06/11/26	ANNE FOLEY		Auto approved by: 9105paij	
	Approved	06/11/26	JOHN PAINE			

Authorized By: _____ Date: _____
Signature

BID TABULATION FOR RFB 6042 FOR THE MOBILE, ALABAMA CRUISE TERMINAL EXTERIOR PUBLIC ACCESS RAMP

	Brandsafway Solutions LLC	Robert J. Baggett, Inc.
Base Bid (all engineering, materials, labor, installation, warranty	**$215,962.52**	**$248,357.00**
Alternate: Overhead rain canopy	$44,753.60	$51,467.00
Alternate: Rail-mounted footpath lighting system	$17,000.00	$21,537.00
Total for Base+Canopy+Lighting	**277,716.12**	**321,361.00**
Alternate: Dismantle, reinstall, reinspect for hurricane	$66,671.76	$76,673.00

ADDENDUM

April 29, 2026

RE: City of Mobile Bid #6042 for MOBILE ALABAMA CRUISE TERMINAL EXTERIOR PUBLIC ACCESS RAMP

Please consider the following to be Addendum to City of Mobile Bid #6042 for MOBILE ALABAMA CRUISE TERMINAL EXTERIOR PUBLIC ACCESS RAMP.

CHANGE BID DUE DATE AND TIME-

FROM:
12:01 p.m. Friday, May 1, 2026

TO:
12:01 p.m. Wednesday, May 13, 2026

Thank you for your consideration in this matter.

Sincerely,

John Paine
Purchasing Agent
City of Mobile
JP/lw

SEALED BID

Do Not Return Via Email or Fax

Mailing Address:
P. O. Box 1948
Mobile, Alabama 36633
(251) 208-7434

CITY OF MOBILE

Purchasing Department and Package Delivery: Bid Delivery Address:

Government Plaza
4th Floor, Room S-408
205 Government St.
Mobile, Alabama 36644
Postal Service Does Not Deliver to This Street Address

BID SHEET

This is Not an Order

READ TERMS AND CONDITIONS ON REVERSE SIDE OF THIS PAGE BEFORE BIDDING

Typed by: lw Buyer: 002

Please quote the lowest price at which you will furnish the articles listed below

DATE	BID NO.	DEPARTMENT	Commodities to be delivered F.O.B. Mobile to:
04/13/2026	6042	ENGINEERING	To Be Specified

This bid must be received and stamped by the Purchasing office not later than: 12:01 p.m. Friday, May 1, 2026

QUANTITY	ARTICLES — Bid on this form ONLY. Make no changes on this form. Attach any additional information required to this form.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents

MOBILE ALABAMA CRUISE TERMINAL EXTERIOR PUBLIC ACCESS RAMP

A. General

The City of Mobile is requesting sealed bids for the design, procurement, and installation of a pedestrian ramp for cruise passenger access between the 2nd floor of the cruise terminal and the ground floor. The ramp will be installed on the exterior of the building, and will be used to facilitate passenger movement to the ground floor facility exit . The total height between the 2nd floor and the ground floor is approximately 18'-10.5". The ramp structure being contemplated is a scaffolding-style structure, suitably engineered for exterior placement, ADA-compliant, and intended for semi-permanent use (5-10 years).

B. Bidder Qualifications

Bidder shall meet the following requirements:

1. Be qualified to engineer and design the ramp to meet the project requirements.
2. Have an Alabama-licensed professional engineer on staff to design and detail the ramp structure, design connections to adjacent cruise terminal structure, design connections to ground, design structure to resist hurricane-force wind loads, and submit signed and sealed shop drawings for building department permit review.
3. Be qualified and experienced in the sales and installation of public-use scaffold-style ramp structures.
4. Provide, upon bid award, proof of suitable insurance coverage, naming the City of Mobile as an additional insured, providing a waiver of subrogation in favor of the City, in limits no less than the following:

TOTAL

RETURN ONE SIGNED COPY OF THIS BID IN ENCLOSED ENVELOPE

State delivery time within_____ days of receipt of P.O.

Phone Number _____

Email Address _____

Firm Name _____

Signature _____

Type or Print Name _____

1. All quotations must be signed with the firm name and by an authorized officer or employee.

2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.

3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.

4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.

5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.

6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.

7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)

8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.

9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.

10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.

11. Bids received after specified time will be returned un-opened.

12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.

13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.

14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/

15. **IF** a bid bond is required in the published specifications, see below:
    Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft** or **Bid Bond** for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.

16. Contracts in excess of $50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.

17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.

18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx . Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.

19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.

20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.

21. Vendors must be able to provide the following upon request. Federal W-9 form, proof of registration in the E-Verify program, and Certificate of Authority to do business in Alabama/Registration with the Alabama Secretary of State within 24 hours of request.

22. City of Mobile applies local vendor preference to all purchases: Code of Aabama, 1975, Sections 41-16-50(a) and 41-16-50(d), except federally funded grants.

23. Equal Employment Opportunity. Except as otherwise provided under 41 CFR part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

Page_____ of_____

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents

a. Commercial General Liability: $1,000,000.00

b. Automobile Liability: $1,000,000.00

c. Workers Compensation: as per statutory requirements

d. Professional Liability: $1,000,000.00

5. Possess a general contractor's license issued by the Alabama Licensing Board for General Contractors if the bid price exceeds $100,000.00.

6. Upon bid award, obtain a City of Mobile business license.

C. Bidder Performance Requirements

The successful bidder will be required to:

1. Provide signed and sealed, engineered shop drawings, details, and erection plans within four (4) weeks of notice of award and submit to City of Mobile building department for permit application.
2. Apply for and obtain a no-fee building permit for the structure.
3. Procure all materials necessary to begin structure erection within four (4) weeks of receipt of building department permit approval.
4. Receive, offload, inventory, and store all materials on site. Provide all labor and equipment necessary to fully erect ramp and agreed accessories. Contain work operations to the work area to accommodate cruise terminal delivery vehicle traffic entering the rear dock gate and normal ongoing cruise terminal operations. Work area to be safely contained with barricades or fence panels on debarkation days when the public is present to prevent unauthorized access to the work area.
5. Erect scaffolding and obtain building department inspections and approval for public usage within four (4) weeks of commencing installation.
6. Complete inspection of finished product by qualified and trained scaffolding competent person, and obtain approval by city inspectors. Post Green-Tagging of safe, satisfactory installation.
7. Provide warranty support.

D. Product Performance and Technical Requirements

The proposed ramp system shall meet the following requirements:

1. Ramp shall be a multi-level, Americans with Disabilities Act (ADA)-compliant, switch-back style to accommodate the approximately 18'-10.5" vertical height within an overall footprint of approximately 80' long by 15' wide. A conceptual sketch of the ramp design and location is included as Exhibit A.

Exhibit A's indication of Ramp location along eastern face of the Cruise Terminal, and drawing of an example ramp design, are meant for illustrative purposes only

TOTAL

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

QUANTITY	ARTICLES — Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents

to give a general sense of the City's requirements and intended use. Actual placement location on the pier along the terminal's eastern wall will be coordinated with the successful low bidder based on final design geometry, clearances for vessel mooring and boarding bridge mobility along the pier, and efficient passenger and ship services logistics flow through the facility. The city reserves the right to require reasonable design and placement adjustments from low bidder to best meet City requirements.

a. Ramps shall not exceed a slope of 1:12.

b. Ramp shall contain level resting landings and level landings at the switch-back turns.

c. The ramp lengths shall not exceed 30' long without providing a level resting platform that is at least 5' long.

2. Contractor will install ramp on the east side of the cruise terminal building toward the south end of the dock. Clearance shall be maintained for vehicular traffic utilizing the south gate.
3. Ramp shall be securely fastened to the concrete paving and braced to the adjacent cruise terminal building structure.
4. Ramp shall provide a flush alignment with the concrete paving at the ground level and a flush alignment with the 2nd floor balcony slab. The opening in the existing 2nd floor balcony railing will be provided by others.
5. The ramp walking surfaces shall be a solid surface with a grip-texture that is suitable for an exterior environment, that provides suitable non-slip walking surface in wet conditions. The surface material shall be water and moisture resistant. The walking surface material shall be free of lips and trip hazards. Joints shall align smoothly and not have gaps. Walking surface shall not hold ponding water.
6. Ramp shall have guard rails on each side. Guard rails shall have no openings no greater than 4" wide. (Any openings or gaps shall reject a 4" diameter sphere.)
7. Ramp shall have smooth continuous ADA-compliant, hand rails on each side.
8. Ramp shall be suitable for exterior environment.
9. Ramp shall be suitable for semi-permanent (5-10 years) usage.
10. Ramp shall be suitable for public usage by cruise passengers of all ages.
11. Ramp shall be engineered to support the loads of being fully loaded with passengers and luggage, with additional factor of safety as required by building code.
12. Ramp shall be engineered to support the addition of an engineered overhead canopy and lighting, if selected as an alternate option by the City.
13. All materials shall be in new condition.
14. Optional additional items:

TOTAL

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

BID CONTINUATION SHEET

Page_____ of_____

QUANTITY	ARTICLES — Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	Page 4 of 7					

a.Recognizing that the ramp will be mounted at river level, the City may require services to dismantle and secure the ramp during predicted extreme storm surge, and reinstall the ramp after such risk has subsided. Bidders are requested to submit a bid amount for such services if able and willing to provide.

b. City is considering the addition of a canopy over the ramp to protect ramp users from the elements. Bidders are requested to include pricing for this additional element if bidder can design and provide.

c. City expects to mount exterior lights on the terminal building to provide primary lighting for the ramp, but also is considering inclusion of lighting to be mounted on the ramp structure. Bidders are requested to include pricing for such lighting if able to engineer and provide.

E. Sealed Bid Submission Requirements

Submit a signed, written bid package in a sealed envelope to be received by the City Procurement Department not later than the bid opening date and time. Sign and complete the bottom of the first page of the City bid form and the bid price page. Bid Price shall include all materials, installation, freight, labor, permitting, and engineering. Price shall reflect a purchase price (not a rental price). Include in the sealed bid package, in addition to the signed bid form, the following:

1. Business name, key persons, and point of contact information for this bid.
2. Professional qualifications of firm and key persons.
3. Copy of Alabama General Contractor license.
4. Prior experience with similar projects, including project scope summary, customer, and location.
5. Summary specifications of design, materials, and installation, to include processes and timeline for bidder performance to complete the work required by this bid.
6. Warranty time, terms, and conditions.

F. Bid Award

1. Award will be made to the responsible and responsive bidder submitting the low-est base price.
2. The City retains complete discretion to determine whether a bid is responsive to the specifications and submission requirements, and the bidder is responsible with sufficient qualifications and experience to provide the requested goods and services.
3. The City retains the discretion to disqualify any or all bids or to make no award.

TOTAL

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents

Pre-Bid Meeting

City will hold an optional pre-bid meeting at the Mobile Alabama Cruise Terminal, 201 South Water St., Mobile, AL, 36602 on Wednesday, April 22, 2026, at 9:00 a.m. local time, to review the site conditions.

CONE OF SILENCE. From the time of advertising, and until the final award by completion of a signed contract or purchase document issued by the City, there is a prohibition on communication by respondents (or anyone on their behalf) with the City staff and elected officials regarding this request for bids, proposals, or qualifications. This does not apply to communications directly with the Procurement Department staff during authorized question periods, or with designated City staff during pre-bid conferences, interviews, requests for clarification, and written contract negotiations. Breaking the established prohibition on communication, if proven, may result in a disqualification of your submittal.

AWARDED ALL OR NONE.

TOTAL

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

BID PRICING SHEET

1. Base Bid (all engineering, materials, labor, installation, warranty):

$_____

2. Alternate price for overhead rain canopy:

$_____

3. Alternate price to provide rail-mounted footpath lighting system:

$_____

4. Alternate price for dismantling, re-installation, and re-inspection in the event of a Hurricane:

$_____

CORPORATE NAME – Name to which Purchase Document will be issued

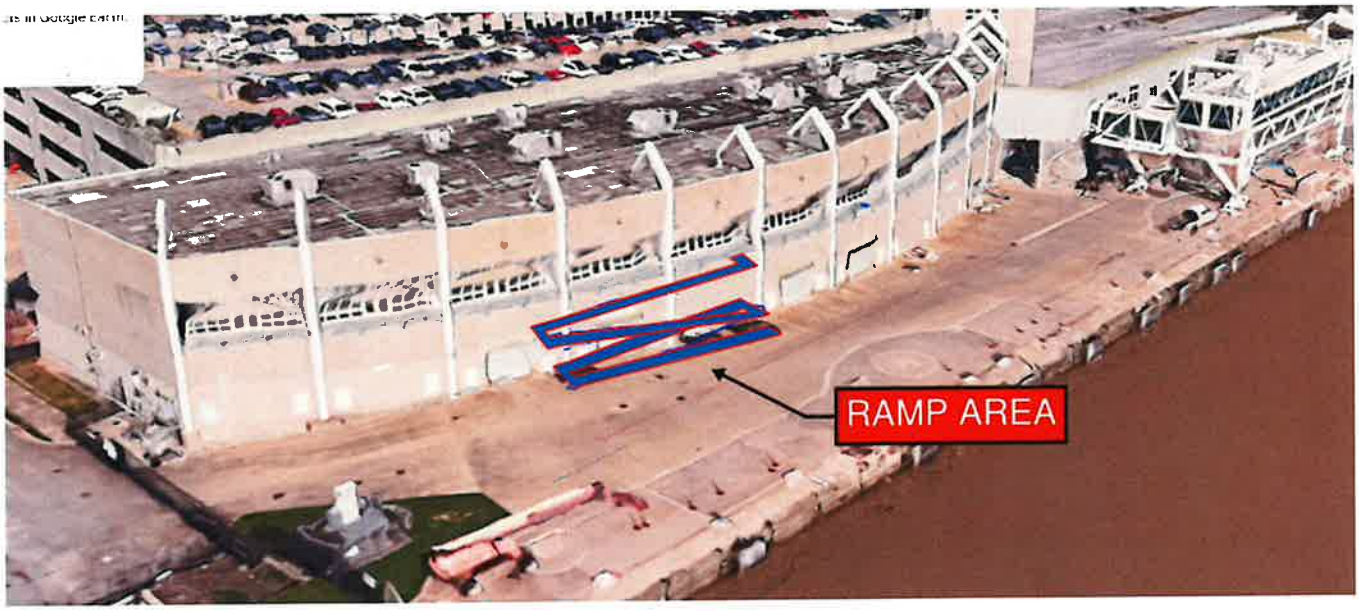
_____ _____

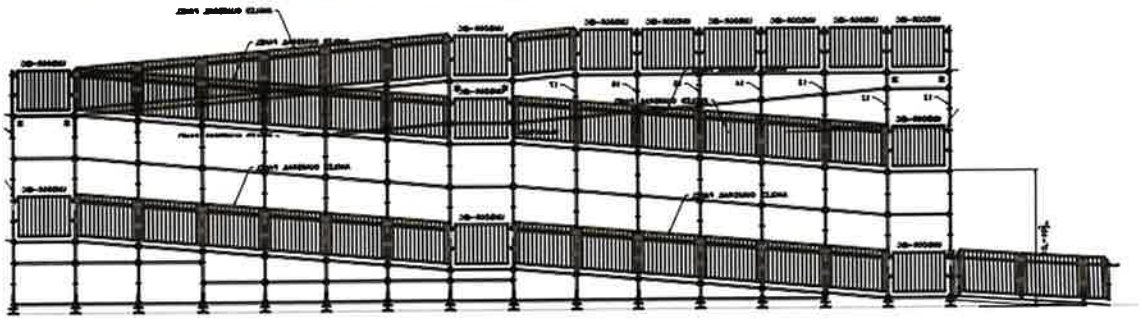
SIGNATURE: DATE:

_____ _____

PRINTED NAME TITLE

EXHIBIT A: CONCEPTUAL SKETCH:





PROCUREMENT DEPARTMENT

Potential bidders are responsible to check this site for any ADDENDUMS that are issued. It is the responsibility of the BIDDER to check for, download, and include with their BID RESPONSE any and all ADDENDUMS that are issued for a specific BID published by the City of Mobile. Failure to download and include ADDENDUMS in your BID RESPONSE may cause your bid to be rejected.

This is a sealed bid. Any responses faxed or emailed will be rejected.

This is a sealed bid. Any response must be submitted in a sealed envelope with the bid number and bid opening date on the outside of the envelope.

Any response that arrives improperly marked or with no bid number and opening date on the outside of the delivery or express package and opened in error will be rejected and not considered.

It is the responsibility of the bidder to ensure that their bid response is delivered to and received in the Purchasing Department before the date and time of the bid opening.

Please read the Terms and Conditions.

All bids are F.O.B. destination unless otherwise stated.

Please sign your bid.

Package/Bid Delivery Address (Request First Delivery):
Purchasing Department
205 Government St., RM S408
Mobile, AL 36644

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to GXC, Inc. for six OPENGATE 2.0 and one PMD2Plus walk through weapons detection systems with accessories and training for Mobile Regions Arena.

Amount of Contract:
$150,044.50

Funding Source
Capital - Mobile Arena Furniture, Fixtures, and Equipment

ATTACHMENTS:
1. 20260611 GXC Agenda Package POs

REVIEWERS:
Lana Pafenbach
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 16 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to GXC, Inc.

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to GXC, Inc. for six OPENGATE 2.0 and one PMD2Plus walk through weapons detection systems with accessories and training for Mobile Regions Arena.
Capital - Mobile Arena Furniture, Fixtures, and Equipment

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $150,044.50

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Bid exempt as dealing with safety/security of persons; TIPS coop, not on state contract.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

_____

_____

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
13299	2026	(3030) REAL ESTATE – ASSET MANAGEMENT	SIX OPENGATE 2.0 AND ONE PMD2PLUS WALK-THROUGH WEAPONS DETECTION SYSTEMS WITH ACCESSORIES FOR MOBILE REGIONS ARENA (BID EXEMPT DEALING WITH SAFETY/SECURITY OF PERSONS; TIPS COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	$150,044.50	(300392) GXC INC

Adopted:

_____

City Clerk

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
	PER TIPS CONTRACT #230105 AND YOUR QUOTE #05479.			
	CONTACT SAM MATHENY AT (864) 245-1917 OR SAM.MATHENY@VOLKERT.COM TO SCHEDULE DELIVERY.			
001	108961 - LTE - WIFI 2026 OPENGATE 2.0 WEAPONS DETECTION SYSTEM	6.00 EACH	21084.30000	126505.80
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			126505.80
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
002	CEIA 18V BATTERY (4) 18V RECHARGEABLE CEIA BATTERIES INCLUDED PER OPENGATE PURCHASE	24.00 EACH	0.00000	0.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			.00

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
003	CEIA DUAL BAY CHARGER (1) DUAL-BAY CHARGING STATION INCLUDED PER OPENGATE PURCHASE	6.00 EACH	0.00000	0.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
004	OPENGATE SUPPORT ARM AND PLATES	6.00	1287.00000	7722.00

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 3

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	STABILIZING BASEPLATES WITH METAL SUPPORT ARM COUNTERWEIGHT FOR INDOOR/OUTDOOR USE	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			7722.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
005	ENCAPSULATED NILECJ2B TEST PIECE FEDERALLY STANDARDIZED TEST PIECE USED FOR SYSTEM CALIBRATION	1.00 EACH	228.60000	228.60
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			228.60

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 4

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
006	OPENGATE METAL DETECTOR TRAINING *MANUFACTURER REQUIRED* 1 OR 2-DAY TRAINING CONSISTING OF GXC INC. PERSONNEL CONDUCTING ON-SITE CLASSROOM STYLE TRAINING AND ROLLOUT SUPPORT	1.00 EACH	2500.00000	2500.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			2500.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 5

Vendor	Ship To
GXC INC 212 BETHPAGE SWEET HOLLOW ROAD UNIT 6 OLD BETHPAGE, NY 11804 Tel#631 942 1479	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 CARLEEN.STOUT@CITYOFMOBILE.GOV
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
007	PMD2PLUS/EZ-0033 CEIA WTMD	1.00 EACH	5967.00000	5967.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			5967.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
008	TRANSPORT AND STABILIZING KIT FOR ELLIPTIC WALK-THROUGH METAL DETECTORS - SHORT RANGE WHEELKIT CASTERS FOR PMD2PLUS	1.00 EACH	630.00000	630.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			630.00

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 6

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
009	SERVICE/LABOR/INSTALLATION:INITIAL INSTALLATION, INSTALLATION COST FOR (1) PMD2PLUS SYSTEM	1.00 EACH	1514.00000	1514.00
	1 2000.80.00.0000.0000.0000.0000.0000.48010. E F201-001 .CONSTRUCTN. .			1514.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
010	HAND HELD METAL	8.00	331.20000	2649.60

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 7

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	DETECTORS:PD240-SET INCLUDES RECHARGEABLE BATTERIES AND CHARGING DOCK	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			2649.60
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
011	FREIGHT	7.00 EACH	332.50000	2327.50
	Additional Description Notes --- SHIPPING: FREIGHT PER WALK-THROUGH DETECTOR Vendor Item Inventory Item/Loc 14009			
1	2000.80.00.0000.0000.0000.0000.0000.42140. E F201-001 .NONCONTRCT. .			2327.50

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 8

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

Deliver To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

Requisition Link

Requisition Total 150044.50

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E F201-001 .CAPEQUIPMT. .	140194.80	8917352.02
E F201-001 .CAPMATERLS. .	6008.20	8917352.02
E F201-001 .CONSTRUCTN. .	1514.00	8917352.02
E F201-001 .NONCONTRCT. .	2327.50	8917352.02

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.42140.	2327.50	
CAPITAL IMPROVEMENTS FUND EXP MISCELLANEOUS SERVICES		
2000.80.00.0000.0000.0000.0000.0000.47010.	140194.80	
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER $5000)		
2000.80.00.0000.0000.0000.0000.0000.47020.	6008.20	

Bill To	Requisition 00013299-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 9

Vendor	Ship To
GXC INC	CIVIC CENTER EXPO HALL
212 BETHPAGE SWEET HOLLOW ROAD	401 CIVIC CENTER DRIVE
UNIT 6	
	MOBILE, AL 36602
OLD BETHPAGE, NY 11804	CARLEEN.STOUT@CITYOFMOBILE.GOV
Tel#631 942 1479	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/02/26	300392				REAL ESTATE ASSET MANAGEMEN

Account		Amount	Remaining Budget
CAPITAL IMPROVEMENTS FUND EXP	EQUIPMENT (LESS THAN $5000)		
2000.80.00.0000.0000.0000.0000.0000.48010.		1514.00	
CAPITAL IMPROVEMENTS FUND EXP	CONSTRUCTION		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	06/03/26	CARLEEN STOUT	approved!
Approved	06/03/26	CHAD HOLM	Auto approved by: 910518486
Approved	06/03/26	BRENDA RHODES	
Approved	06/03/26	TIFFANY HOLLINS	Auto approved by: 910511034
Approved	06/11/26	DONALD ROSE	Auto approved by: 9105fola
Approved	06/11/26	SANDRA LEWIS	Auto approved by: 9105fola
Approved	06/11/26	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	06/11/26	SAMANTHA COOLEY	Auto approved by: 9105fola
Approved	06/11/26	MARYLYN BUSCHELL	Auto approved by: 9105fola
Approved	06/11/26	JAMES NEESE	Auto approved by: 9105fola
Approved	06/11/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105fola
Approved	06/11/26	REBECCA CRUMPLER	Auto approved by: 9105fola
Approved	06/11/26	ANNE FOLEY	
Approved	06/11/26	JOHN PAINE	Auto approved by: 9105fola

Authorized By: _____ Date: _____
Signature

TIPS VENDOR AGREEMENT

TIPS RFP 230105 Technology Solutions, Products, and Services

The following Vendor Agreement ("Agreement") creates a legal agreement between The Interlocal Purchasing System ("TIPS"), a government purchasing cooperative and Department of Texas Region 8 Education Service Center and (INSERT ENTITY NAME):

GXC Inc.

(ENTER ENTITY NAME]

its owners, agents, subsidiaries, and affiliates (together, "Vendor") (individually, "Party", and collectively the "Parties") and this agreement shall exclusively govern the contractual relationship ("Agreement") between the Parties.

TIPS, a governmental entity and a national purchasing cooperative seeks to provide a valuable and necessary solution to public entities and qualifying non-profits by performing the public procurement solicitation process and awarding compliant contracts to qualified vendors. Then, where the law of a customer's jurisdiction allows, instead of public entities and qualifying non-profits expending time, money, and resources on the extensive public procurement process, the use of TIPS allows public entities to quickly select and purchase their preferred products or services from qualified, competitively evaluated vendors through cooperative purchasing.

1. **Purpose.** The purpose of this Agreement is to identify the terms and conditions of the relationship between TIPS and Vendor. Public entities and qualifying non-profits that properly join or utilize TIPS "(TIPS Members") may elect to "piggyback" off of TIPS' procurements and agreements where the laws of their jurisdiction allow. TIPS Members are not contractual parties to this Agreement although terms and conditions of this Agreement may ensure benefits to TIPS Members.

2. **Authority.** The Parties agree that the signatories below are individual authorized to enter into this Agreement on behalf of their entity and that they are acting under due and proper authority under applicable law.

3. **Definitions.**

    a. **TIPS Pricing:** The specific pricing, discounts, and other pricing terms and incentives which Vendor submitted and TIPS approved for each respective TIPS Contract awarded to Vendor and all permissible, subsequent pricing updates submitted by Vendor and accepted by TIPS, if any.

    b. **Authorized Reseller:** A reseller or dealer authorized and added by a Vendor through their online TIPS Vendor Portal to make TIPS sales according to the terms and conditions herein.

4. **Entire Agreement.** This Agreement resulted from TIPS posting a "TIPS Solicitation" (RFP, RCSP, RFQ, or other) and Vendor submitting a proposal in response to that posted TIPS Solicitation for evaluation and award. The Parties agree that this Agreement consists of the provisions set forth herein and: (1) The TIPS solicitation document resulting in this Agreement; (2) Any addenda or clarifications issued in relation to the TIPS solicitation; (3) All solicitation information provided to Vendor by TIPS through the TIPS eBid System; (3) Vendor's entire proposal response to the TIPS solicitation including all accepted required attachments, acknowledged notices and certifications, accepted negotiated terms, pricing, accepted responses to questions, and accepted written clarifications of Vendor's proposal, and; any properly included attachments to this Agreement. All documentation and information listed is hereby incorporated by reference as if set forth herein verbatim. In the event of conflict between the terms herein and one of the incorporated documents the terms and conditions herein shall control.

5. **Vendor's Specific Warranties, Terms, and License Agreements.** Because TIPS serves public entities and non-profits throughout the nation all of which are subject to specific laws and policies of their jurisdiction, as a matter of standard practice, TIPS does not typically accept a Vendor's specific "Sale Terms" (warranties, license agreements, master agreements, terms and conditions, etc.) on behalf of all TIPS Members. TIPS may permit Vendor to attach those to this Agreement to display to interested customers what terms may apply to their Supplemental Agreement with Vendor (if submitted by Vendor for that purpose). However, unless this term of the Agreement is negotiated and modified to state otherwise, those specific Sale Terms are not accepted by TIPS on behalf of all TIPS Members and each Member may choose whether to accept, negotiate, or reject those specific Sale Terms, which must be reflected in a separate agreement between Vendor and the Member in order to be effective.

Location:
401 Adams Avenue, Suite 280
Montgomery, AL 36104-4338

Mailing Address:
P.O. Box 302251
Montgomery, AL 36130-2251
Telephone (334) 242-9200
Fax (334) 242-1775
www.examiners.alabama.gov

Rachel Laurie Riddle
Chief Examiner

December 23, 2025

Alabama County Commissions
Alabama Municipalities
City and County Boards of Education

To Whom It May Concern,

In accordance with Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975, as amended by Act No. 2023-135, the Department has reviewed the competitive bidding process used by The Interlocal Purchasing System ("TIPS"), a national, governmental purchasing cooperative, for the contracts awarded as of the date of this letter. The Department did not identify any matters that were contrary to proper purchasing procedures or routine governmental procurement practices. Each contract was awarded by a Texas Region Education Service Center pursuant to the competitive bid laws in the State of Texas.

Based on the Department's review, the competitive bid process used by TIPS is approved for use through **December 31, 2026**. This approval authorizes the purchase, lease, or lease/purchase of certain goods or services, other than voice or data wireless communication services, when certain statutory conditions are fulfilled. See Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975 as amended by Act No. 2023-135.

Prior to utilizing TIPS, each governmental entity must verify that the goods or services to be purchased, leased, or lease/purchased are either not at the time available on the state purchasing program or are available at a price equal to or less than that on the state purchase program. *Id.* Any such purchases, leases, or lease/purchases must be made through a participating Alabama vendor holding an Alabama business license if such a vendor exists. *Id.* Any such vendor shall also comply with Section 41-16-51(a)(16)d, *Ala. Code* 1975 when applicable. Further, all purchases must comply with the requirements of *Uniform Guidance.*

Should the Department receive notice that TIPS, its awarding authorities, or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, TIPS's competitive bid process approval will subject to immediate revocation by the Department.

Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment that are otherwise part of a contract for "public works," as defined in Section 39-2-1(6), *Ala. Code*

1975, as long as the remaining portion of the public works project is subject to the requirements of Title 39, even if the remaining portion of the project would involve an amount less than $100,000 as a result of the exclusion of the purchase of the materials or equipment. See Section 39-2-2(m)(1) and (2), *Ala. Code* 1975, as amended by Act 2023-497.

If the Department can be of further assistance, please let us know.

Sincerely,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to MityLite, Inc. for 147 tables, one 32ftx32ft dance floor, 1,050 dining chairs, and 175 bar stools, with storage carts, for Mobile Regions Arena.

Amount of Contract:
$360,40.08

Funding Source
Capital - Mobile Arena Furniture, Fixtures, and Equipment

ATTACHMENTS:
1. 20260611 MityLite Agenda Package POs

REVIEWERS:
Lana Pafenbach
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 16 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to MityLite, Inc.

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to MityLite, Inc. for 147 tables, one 32ftx32ft dance floor, 1050 dining chairs, and 175 bar stools, with storage carts, for Mobile Regions Arena.
Capital - Mobile Arena Furniture, Fixtures, and Equipment

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $360,40.08

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: BuyBoard cooperative purchasing agreement, not on state contract.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
13160	2026	(3030) REAL ESTATE – ASSET MANAGEMENT	147 TABLES, ONE 32FT X 32FT DANCE FLOOR, 1,050 DINING CHAIRS, AND 175 BAR STOOLS, WITH STORAGE CARTS, FOR MOBILE REGIONS ARENA (BUYBOARD COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	$360,403.08	(297671) MITYLITE INC

Adopted:

_____
City Clerk

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
MITYLITE, INC.	CIVIC CENTER EXPO HALL
1301 WEST 400 NORTH	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
OREM, UT 84057	MARILYN.BUSHNELL@CITYOFMOBILE.GOV
UNITED STATES	
Tel#1-385-429-5758	
Fax 801-224-6191	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
	PER BUYBOARD CONTRACT #789-25 AND YOUR QUOTE #SQ88656-2.			
	ATTN: JEREMY.SPENCER@MITYINC.COM			
	CONTACT SAM MATHENY AT (864) 245-1917 OR SAM.MATHENY@VOLKERT.COM TO SCHEDULE DELIVERY.			
	CITY IS RESPONSIBLE FOR OFFLOADING UPON DELIVERY TIME UNLESS OTHERWISE PREARRANGED. NOTE DELIVERY IS DOCK TO DOCK			
001	ITEM #CT72BLK0200060000 CT 72 BLK W29BLK ABS ROUND TABLE 72" (6FT)|TOP: BLACK|BOTTOM: BLACK|TRIM ABS BLACK|LEG: WISHBONE|LEG/BASE COLOR: BLACK SAND| HEIGHT: 29IN. TALL	75.00 EACH	407.37000	30552.75
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			30552.75
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE			

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 2

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	MOBILE, AL 36602			
002	ITEM # CRTXPRC38WF CART XP CT 38" WIDE BKS-XPG NM8 W/B NOPLT CART XPRESSPORT ROUND TABLE 38" WIDE FRAME CART XPRESSPORT ROUND TABLE 38" WIDE FRAME NO SEPARATOR PLATES SEPARATOR PLATE SET 38W SS-10C XPRESSPORT ROUND CART 38" WIDE SEPARATOR PLATE SET, SINGLE SLOT - 10 CAPACITY Each 8 XPRESSPORT ROUND CART 38" WIDE SEPARATOR PLATE SET SINGLE SLOT - 10 CAPACITY	8.00 EACH	1126.35000	9010.80
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			9010.80
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
003	ITEM #RT1872BLK0204060000 RT 1872	10.00	220.54000	2205.40

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 3

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	BLK OC29BLK ABS RECTANGLE TABLE 1872|TOP: BLACK| BOTTOM: BLACK|TRIM ABS BLACK|LEG: OFFSET CONFERENCE|LEG/BASE COLOR: BLACK SAND|HEIGHT: 29IN. TALL	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			2205.40
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
004	ITEM# RT3096BLK0200060000 RT 3096 BLK W29BLK ABS RECTANGLE TABLE 3096|TOP: BLACK| BOTTOM: BLACK|TRIM ABS BLACK|LEG: WISHBONE|LEG/BASE COLOR: BLACK SAND|HEIGHT: 29IN. TALL ABS RECTANGLE TABLE 3096 TOP: BLACK BOTTOM: BLACK TRIM ABS BLACK LEG: WISHBONE LEG/BASE COLOR: BLACK SAND HEIGHT: 29IN. TALL	30.00 EACH	263.96000	7918.80

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 4

Vendor	Ship To
MITYLITE, INC.	CIVIC CENTER EXPO HALL
1301 WEST 400 NORTH	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
OREM, UT 84057	MARILYN.BUSHNELL@CITYOFMOBILE.GOV
UNITED STATES	
Tel#1-385-429-5758	
Fax 801-224-6191	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
1	2000.80.00.0000.0000.0000.0000.0000.47010.			
	E F201-001 .CAPEQUIPMT. .			7918.80
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
005	ITEM #CRT3096FBLK2 CART 3096 FLAT BLK NM5 CART;HOLDS 3096 RECTANGULAR TABLE;FLAT;, BLK FRAME;NON MARRING 5" CASTERS CART;HOLDS 3096 RECTANGULAR TABLE;FLAT	3.00 EACH	371.25000	1113.75
1	2000.80.00.0000.0000.0000.0000.0000.47020.			
	E F201-001 .CAPMATERLS. .			1113.75
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL			

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 5

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	401 CIVIC CENTER DRIVE MOBILE, AL 36602			
006	ITEM #CRTRTUBLK2 BLK FRAME;NON MARRING 5" CASTERS CART RT UPRIGHT BLK CART;HOLDS 48 TO 96 IN LENGTH RECTANGULAR TABLE;, UPRIGHT;BLK FRAME CART;HOLDS 48 TO 96 IN LENGTH RECTANGULAR TABLE;UPRIGHT;BLK FRAME	1.00 EACH	711.45000	711.45
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			711.45
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
007	ITEM #CT30BLK02261E0000 CT 30 BLK DADJCHR ABS ROUND TABLE 30" SLAB|TOP: BLACK|BOTTOM:BLACK|TRIM ABS BLACK|LEG: KNOCKDOWN WITH X-BASE|LEG/BASE COLOR:	20.00 EACH	246.69000	4933.80

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 6

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	CHROME|HEIGHT: ADJUSTABLE 30 - 42 IN. TALL, COLUMN COLOR: CHROME			
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			4933.80
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
008	ITEM #CRTXPKD14 CART XP COCKTAIL BKS-XPG MN6 W/B XPRESSPORT COCKTAIL CART, BLACK-GREEN FRAME, NON-MARRING 8" CASTERS, WITH BRAKE XPRESSPORT COCKTAIL CART, BLACK-GREEN FRAME NON-MARRING 8" CASTERS, WITH BRAKE	2.00 EACH	973.80000	1947.60
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			1947.60

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 7

Vendor	Ship To
MITYLITE, INC.	CIVIC CENTER EXPO HALL
1301 WEST 400 NORTH	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
OREM, UT 84057	MARILYN.BUSHNELL@CITYOFMOBILE.GOV
UNITED STATES	
Tel#1-385-429-5758	
Fax 801-224-6191	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
009	ITEM # MB3072BLK0205060000 RT 3072 BLK B29BLK CAS ABS RECTANGLE TABLE 30" X 72" BUFFET| TOP: BLACK|BOTTOM: BLACK|TRIM ABS BLACK|LEG: BUFFET|LEG/BASE COLOR: BLACK SAND|HEIGHT: 29IN. TALL	12.00 EACH	351.17000	4214.04
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			4214.04
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 8

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
010	ITEM # MB1872BLK0212060000 RT 1872 BLK BUFBLK ABS RECTANGLE TABLE 18" X 72" BUFFET|TOP: BLACK|BOTTOM: BLACK|TRIM ABS BLACK|LEG: BUFFET|LEG/BASE COLOR: BLACK SAND|TIER HEIGHT: 14 IN.	12.00 EACH	210.85000	2530.20
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			2530.20
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
011	ITEM #MAGKIT32X32STL2NV3 MAGNATTACH V3 DANCE FLOOR KIT 32X32 |PANEL: STUDIO TEAK| EDGE & CORNER COLOR: SILVER SAND|PANELS: 64|EDGES: 28|CORNERS: 4| CARTS: 3 |PANEL: STUDIO TEAK EDGE & CORNER COLOR: SILVER SAND PANELS: 64 EDGES: 28 CORNERS: 4 CARTS: 3	1.00 EACH	58283.42000	58283.42

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 9

Vendor
MITYLITE, INC.
1301 WEST 400 NORTH

OREM, UT 84057
UNITED STATES
Tel#1-385-429-5758
Fax 801-224-6191

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE

MOBILE, AL 36602
MARILYN.BUSHNELL@CITYOFMOBILE.GOV

Deliver To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			58283.42

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

Deliver To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

012	ITEM #CLSQO CLASSIC SQUARE OPEN-QUOTE GLIDE: NICKEL STACKBAR: YES GANGING: RETRACTABLE FABRIC: CONNELLY BLUE JAY FRAME FINISH: BLACK SAND CUSHION: WATERFALL	1050.00 EACH	132.61000	139240.50
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			139240.50

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 10

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
013	ITEM # CRT5WCHHTBLK2V2 CART 5 WHEEL COMFORT BLK V2 COMFORT SEATING CART-5 WHEEL V2, BLACK; HOLDS 8,OR 10 ENCORE, CLASSIC, E2, OR ACCESS CHAIRS COMFORT SEATING CART-5 WHEEL V2, BLACK; HOLDS 8, OR 10 ENCORE, CLASSIC, E2,	4.00 EACH	418.05000	1672.20
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			1672.20
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE			

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Approved Page 11

Vendor	Ship To
MITYLITE, INC. 1301 WEST 400 NORTH OREM, UT 84057 UNITED STATES Tel#1-385-429-5758 Fax 801-224-6191	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 MARILYN.BUSHNELL@CITYOFMOBILE.GOV
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	MOBILE, AL 36602			
014	ITEM # 1023600 OR ACCESS CHAIRS 1023600 PALMANOVA BARSTOOL STAIN: BLACK VINYL: ALL-AMERICAN IMPERIAL BLUE GRADE 3	175.00 EACH	368.00000	64400.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			64400.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
015	FREIGHT	1.00 EACH	31668.37000	31668.37
	Vendor Item Inventory Item/Loc 14009			
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			31668.37

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 12

Vendor	Ship To
MITYLITE, INC.	CIVIC CENTER EXPO HALL
1301 WEST 400 NORTH	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
OREM, UT 84057	MARILYN.BUSHNELL@CITYOFMOBILE.GOV
UNITED STATES	
Tel#1-385-429-5758	
Fax 801-224-6191	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

Deliver To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

Requisition Link

Requisition Total 360403.08

***** Project Ledger Summary Section *****

Account			Amount	Remaining Budget
E F201-001	.CAPEQUIPMT.	.	341074.64	8917352.02
E F201-001	.CAPMATERLS.	.	19328.44	8917352.02

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.47010.	341074.64	
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER $5000)		
2000.80.00.0000.0000.0000.0000.0000.47020.	19328.44	
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (LESS THAN $5000)		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	06/01/26	CARLEEN STOUT	approved!

Bill To	Requisition 00013160-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 13

Vendor	Ship To
MITYLITE, INC.	CIVIC CENTER EXPO HALL
1301 WEST 400 NORTH	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
OREM, UT 84057	MARILYN.BUSHNELL@CITYOFMOBILE.GOV
UNITED STATES	
Tel#1-385-429-5758	
Fax 801-224-6191	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/03/26	297671				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	06/01/26	CHAD HOLM		Auto approved by: 910518486	
	Approved	06/03/26	CARLEEN STOUT		approved!	
	Approved	06/03/26	CHAD HOLM		Auto approved by: 910518486	
	Rejected	06/01/26	BRENDA RHODES		Please check expense strings	
	Approved	06/03/26	BRENDA RHODES			
	Approved	06/03/26	TIFFANY HOLLINS		Auto approved by: 910511034	
	Approved	06/11/26	DONALD ROSE		Auto approved by: 9105fola	
	Approved	06/11/26	SANDRA LEWIS		Auto approved by: 9105fola	
	Approved	06/11/26	STEVEN KRONINGER		Auto approved by: 9105fola	
	Approved	06/11/26	SAMANTHA COOLEY		Auto approved by: 9105fola	
	Approved	06/11/26	MARYLYN BUSCHELL		Auto approved by: 9105fola	
	Approved	06/11/26	JAMES NEESE		Auto approved by: 9105fola	
	Approved	06/11/26	PATRICIA KENNEDY-JONES		Auto approved by: 9105fola	
	Approved	06/11/26	REBECCA CRUMPLER		Auto approved by: 9105fola	
	Approved	06/11/26	ANNE FOLEY			
	Approved	06/11/26	JOHN PAINE		Auto approved by: 9105fola	

Authorized By: _____ Date: _____
Signature

QUOTE

MITYLITE holsag BERTOLINI

Created On: 5/1/2026
Sales Quote Number: SQ88656-2
Mity Customer Number: 125146

BUYBOARD CONTRACT PRICING #789-25

Bill To:
City of Mobile
OVG/ Volkert
PO Box 289
Mobile, AL 36601
United States

Sell To:
City of Mobile
OVG/ Volkert
PO Box 389
Mobile, AL 36602
United States

Ship To:
City of Mobile
OVG/ Volkert
401 Civic Center Drive
Mobile, AL 36602
United States

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Net 30 Days	Jeremy Spencer

Item No.	Description	UOM	QTY	Unit Price	Total Price
CT72BLK0200060000	CT 72 BLK W29BLK ABS ROUND TABLE 72" (6FT)|Top: Black|Bottom: Black|Trim ABS Black|Leg: Wishbone|Leg/Base Color: Black Sand| Height: 29in. Tall	Each	75	$407.37	$30,552.75
CRTXPRC38WF	CART XP CT 38" WIDE BKS-XPG NM8 W/B NOPLT CART XPRESSPORT ROUND TABLE 38" WIDE FRAME CART XPRESSPORT ROUND TABLE 38" WIDE FRAME NO SEPARATOR PLATES	Each	8	$1,126.35	$9,010.80
SPS3810S	SEPARATOR PLATE SET 38W SS-10C XPRESSPORT ROUND CART 38" WIDE SEPARATOR PLATE SET, SINGLE SLOT - 10 CAPACITY XPRESSPORT ROUND CART 38" WIDE SEPARATOR PLATE SET SINGLE SLOT - 10 CAPACITY	Each	8		
RT1872BLK0204060000	RT 1872 BLK OC29BLK ABS RECTANGLE TABLE 1872|Top: Black| Bottom: Black|Trim ABS Black|Leg: Offset Conference|Leg/Base Color: Black Sand|Height: 29in. Tall	Each	10	$220.54	$2,205.40

THANK YOU FOR CHOOSING MITY!

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable and is subject to change at time of shipment.***

**** Customer is responsible for offloading order at delivery time unless otherwise prearranged.***

****Freight Quotes are estimates. The Freight charge on your order, will reflect the current freight cost the day the order is placed.***

** Mity, Inc. charges a 3% processing fee for all credit card payments.*

*** The quoted price does not include any unforeseen tariff costs. These costs, if applicable, will be added based on the current market rate at the time of order placement.**

MityLite Inc. P.O. BOX 732698, Dallas, TX, 75373-2698 US | PHONE 801-224-0589 ext 4200 FAX 801-224-6191

QUOTE

Created On: 5/1/2026
Sales Quote Number: SQ88656-2
Mity Customer Number: 125146

Bill To:
City of Mobile
OVG/ Volkert
PO Box 289
Mobile, AL 36601
United States

Sell To:
City of Mobile
OVG/ Volkert
PO Box 389
Mobile, AL 36602
United States

Ship To:
City of Mobile
OVG/ Volkert
401 Civic Center Drive
Mobile, AL 36602
United States

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Net 30 Days	Jeremy Spencer

Item No.	Description	UOM	QTY	Unit Price	Total Price
RT3096BLK0200060000	RT 3096 BLK W29BLK ABS RECTANGLE TABLE 3096|Top: Black|Bottom: Black|Trim ABS Black|Leg: Wishbone|Leg/Base Color: Black Sand|Height: 29in. Tall ABS RECTANGLE TABLE 3096 Top: Black Bottom: Black Trim ABS Black Leg: Wishbone Leg/Base Color: Black Sand Height: 29in. Tall	Each	30	$263.96	$7,918.80
CRT3096FBLK2	CART 3096 FLAT BLK NM5 CART;HOLDS 3096 RECTANGULAR TABLE;FLAT;, BLK FRAME;NON MARRING 5" CASTERS CART;HOLDS 3096 RECTANGULAR TABLE;FLAT;	Each	3	$371.25	$1,113.75

THANK YOU FOR CHOOSING MITY!

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable and is subject to change at time of shipment.***

**** Customer is responsible for offloading order at delivery time unless otherwise prearranged.***

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United States

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Net 30 Days	Jeremy Spencer

Item No.	Description	UOM	QTY	Unit Price	Total Price
	BLK FRAME;NON MARRING 5" CASTERS				
CRTRTUBLK2	CART RT UPRIGHT BLK CART;HOLDS 48 TO 96 IN LENGTH RECTANGULAR TABLE;, UPRIGHT;BLK FRAME CART;HOLDS 48 TO 96 IN LENGTH RECTANGULAR TABLE; UPRIGHT;BLK FRAME	Each	1	$711.45	$711.45
CT30BLK02261E0000	CT 30 BLK DADJCHR ABS ROUND TABLE 30" SLAB|Top: Black|Bottom: Black|Trim ABS Black|Leg: Knockdown with X-Base|Leg/Base Color: Chrome|Height: Adjustable 30 - 42 in. Tall, Column Color: Chrome	Each	20	$246.69	$4,933.80
CRTXPKD14	CART XP COCKTAIL BKS-XPG MN6 W/B XPRESSPORT COCKTAIL CART, BLACK-GREEN FRAME, NON-MARRING 8" CASTERS, WITH BRAKE XPRESSPORT COCKTAIL CART, BLACK-GREEN FRAME NON-MARRING 8" CASTERS, WITH BRAKE	Each	2	$973.80	$1,947.60

THANK YOU FOR CHOOSING MITY!

Signature: _____ ***Date:*** _____

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QUOTE

Created On: 5/1/2026

Sales Quote Number: SQ88656-2

Mity Customer Number: 125146

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United States

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Net 30 Days	Jeremy Spencer

Item No.	Description	UOM	QTY	Unit Price	Total Price
MB3072BLK0205060000	RT 3072 BLK B29BLK CAS ABS RECTANGLE TABLE 30" X 72" BUFFET| Top: Black|Bottom: Black|Trim ABS Black|Leg: Buffet|Leg/Base Color: Black Sand|Height: 29in. Tall	Each	12	$351.17	$4,214.04
MB1872BLK0212060000	RT 1872 BLK BUFBLK ABS RECTANGLE TABLE 18" X 72" BUFFET|Top: Black|Bottom: Black|Trim ABS Black|Leg: Buffet|Leg/Base Color: Black Sand|Tier Height: 14 in.	Each	12	$210.85	$2,530.20
MAGKIT32X32STL2NV3	MAGNATTACH V3 DANCE FLOOR KIT 32X32 |Panel: Studio Teak| Edge & Corner Color: Silver Sand|Panels: 64|Edges: 28|Corners: 4| Carts: 3 |Panel: Studio Teak Edge & Corner Color: Silver Sand Panels: 64 Edges: 28 Corners: 4	Kit	1	$58,283.42	$58,283.42

THANK YOU FOR CHOOSING MITY!

Signature: _____ ***Date:*** _____

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Mity Customer Number: 125146

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United States

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Net 30 Days	Jeremy Spencer

Item No.	Description	UOM	QTY	Unit Price	Total Price
	Carts: 3				
CLSQO	CLASSIC SQUARE OPEN-QUOTE Glide: Nickel Stackbar: Yes Ganging: Retractable Fabric: Connelly Blue Jay Frame Finish: Black Sand Cushion: Waterfall	Each	1050	$132.61	$139,240.50
CRT5WCHHTBLK2V2	CART 5 WHEEL COMFORT BLK V2 COMFORT SEATING CART-5 WHEEL V2, BLACK; HOLDS 8,OR 10 ENCORE, CLASSIC, E2, OR ACCESS CHAIRS COMFORT SEATING CART-5 WHEEL V2, BLACK; HOLDS 8, OR 10 ENCORE, CLASSIC, E2,	Each	4	$418.05	$1,672.20

THANK YOU FOR CHOOSING MITY!

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable and is subject to change at time of shipment.***

**** Customer is responsible for offloading order at delivery time unless otherwise prearranged.***

** Mity, Inc. charges a 3% processing fee for all credit card payments.*

QUOTE

Created On: 5/1/2026
Sales Quote Number: SQ88656-2
Mity Customer Number: 125146

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OVG/ Volkert
401 Civic Center Drive
Mobile, AL 36602
United States

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Net 30 Days	Jeremy Spencer

Item No.	Description	UOM	QTY	Unit Price	Total Price
	OR ACCESS CHAIRS				
1023600	PALMANOVA BARSTOOL Stain: Black Vinyl: All-American Imperial Blue Grade 3	Each	175	$368.00	$64,400.00
	Freight Estimate #179488 5, 53' Trucks NOTE: Loading Dock = Yes CUSTOMER RESPONSIBLE FOR OFFLOADING UPON DELIVERY NOTE: DELIVERY IS DOCK-TO-DOCK **BUYBOARD CONTRACT 789-25**		1	$31,668.37	$31,668.37

THANK YOU FOR CHOOSING MITY!

Subtotal $360,403.08
Sales Tax $0.00
Quote Total $360,403.08

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable and is subject to change at time of shipment.***

**** Customer is responsible for offloading order at delivery time unless otherwise prearranged.***

** Mity, Inc. charges a 3% processing fee for all credit card payments.*

The Local Government Purchasing Cooperative

For the Period 12/01/2025 to 11/30/2026

Final Catalog Award Report for Food Service Equipment, Supplies and Appliances, No. 789-25

9. Discount (%) off catalog/pricelist for **Dishwashing and Ware Washing Equipment, Supplies, and Related Equipment.**

Vendor Name	Vendor Catalog Information	Percent Discount	Award
TriMark USA, LLC	Winholt price list	55%	Yes

10. Discount (%) off catalog/pricelist for **Dishwashing and Ware Washing Machine Chemicals and Related Supplies.**

Vendor Name	Vendor Catalog Information	Percent Discount	Award
TriMark USA, LLC	All Points price list	45%	Yes
Complete Supply Inc.	Complete Supply price list	30%	Yes
Douglas Food Stores Inc. dba Douglas Equipment	Douglas Equipment price list	0%	No
Dutch Glo Chemical Company, Inc.	Dutch Glo Chemical price list	2%	Yes
Empire Paper	Empire Paper price list	25%	Yes
Hagar Restaurant Service	Hagar Restaurant Service parts price list (0%-35%)	0%	No
TAKKT America Holding, Inc. dba Hubert Company	Hubert price list	12%	Yes
TARI INC. dba Jean's Restaurant Supply	Jean's Restaurant Supply price list (5%-75%)	5%	Yes
Shepherd Food Equipment	JOHN BOOS price list	50%	No
11400 LLC	Marketplace Catalog	10%	No
Pollock Investments Inc.	Pollock price list	35%	Yes
TriMark USA, LLC	Rational price list	15%	Yes
TriMark USA, LLC	Sunburst price list	0%	Yes
Trex Inc. (Texas Restaurant Equipment Exchange) dba Trex	Trex Restaurant Equipment price list (15%-60%)	15%	Yes
Ts EQUIP-IT	Ts EQUIP-IT price list (7%-55%)	7%	Yes

11. Discount (%) off catalog/pricelist for **Dining Furniture, Artwork, Décor, and Design.**

Vendor Name	Vendor Catalog Information	Percent Discount	Award
AJ Anderson Construction, LLC dba FMS Consultants	AmTab Product price list	53%	No

The Local Government Purchasing Cooperative

For the Period 12/01/2025 to 11/30/2026

Final Catalog Award Report for Food Service Equipment, Supplies and Appliances, No. 789-25

5. Discount (%) off catalog/pricelist for **Cabinets, Counters, Shelving, Sinks, and Tables.**

Vendor Name	Vendor Catalog Information	Percent Discount	Award
A-Tex Restaurant Supply, Inc.	JOHN BOOS price list	50%	No
Robert Contreras dba A+ Fabrication	JOHN BOOS price list	50%	No
Kesco Supply, Inc.	JOHN BOOS price list	35%	No
TriMark USA, LLC	Kintera price list	0%	Yes
TriMark USA, LLC	Krowne price list	55%	Yes
TriMark USA, LLC	Lakeside price list	56%	Yes
Pasco Brokerage, Inc.	Low Temp Industries price list	46%	Yes
11400 LLC	Marketplace Catalog	10%	No
Metadil USA Corporation dba Metadil USA	Metadil price list	10%	No
Terry Woodard Enterprise Inc. dba Kommercial Kitchens	Metro price list	56%	Yes
Shepherd Food Equipment	Metro price list	50%	Yes
Mity-Lite	MityLite price list (60.20%- 61.20%)	60%	No
Bargreen Ellingson Inc.	NBR price list	50%	Yes
TriMark USA, LLC	New Age price list	54%	Yes
Shepherd Food Equipment	New Age price list	10%	Yes
Palmer Hamilton LLC dba Palmer Hamilton	Palmer Hamilton price list	30%	Yes
TriMark USA, LLC	Perlick price list	54%	Yes
TriMark USA, LLC	Piper price list	50%	Yes
Gator Chef Inc.	Power-Soak price list	23%	Yes
Terry Woodard Enterprise Inc. dba Kommercial Kitchens	Quantum price list	62%	Yes
Pasco Brokerage, Inc.	Randell price list	52%	Yes
Gator Chef Inc.	Randell price list	51%	Yes

Location:
401 Adams Avenue, Suite 280
Montgomery, AL 36104-4338

Mailing Address:
P.O. Box 302251
Montgomery, AL 36130-2251
Telephone (334) 242-9200
Fax (334) 242-1775
www.examiners.alabama.gov

Rachel Laurie Riddle
Chief Examiner

December 23, 2025

Alabama County Commissions
Alabama Municipalities
City and County Boards of Education

To Whom It May Concern,

In accordance with Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975, as amended by Act No. 2021-485, the Department has reviewed the competitive bidding process used by BuyBoard, a national, intergovernmental purchasing cooperative, created in accordance with Maryland and Rhode Island state statutes, for the contracts awarded as of the date of this letter. The Department did not identify any matters that were contrary to proper purchasing procedures or routine governmental procurement practices. Each contract was awarded by the Texas Association of School Boards, who served as the procurement administrator with BuyBoard's Board of Directors, using established ranking criteria.

Based on the Department's review, the competitive bid process used by BuyBoard is approved for use through **December 31, 2026**. This approval authorizes the purchase, lease, or lease/purchase of certain goods or services, other than voice or data wireless communication services, when certain statutory conditions are fulfilled. See Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975, as amended by Act No. 2023-135.

Prior to utilizing BuyBoard, each governmental entity must verify that the goods or services to be purchased, leased, or lease/purchased are either not at the time available on the state purchasing program or are available at a price equal to or less than that on the state purchase program. *Id.* Any such purchases, leases, or lease/purchases must be made through a participating Alabama vendor holding an Alabama business license if such a vendor exists. *Id.* Any such vendor shall also comply with Section 41-16-51(a)(16)d, *Ala. Code* 1975 when applicable. Further, all purchases must comply with the requirements of *Uniform Guidance.*

Should the Department receive notice that BuyBoard its awarding authorities, or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, BuyBoard's competitive bid process approval will subject to immediate revocation by the Department.

Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment that are otherwise part of a contract for "public works," as defined in Section 39-2-1(6), *Ala. Code*

1975, as long as the remaining portion of the public works project is subject to the requirements of Title 39, even if the remaining portion of the project would involve an amount less than $100,000 as a result of the exclusion of the purchase of the materials or equipment. See Section 39-2-2(m)(1) and (2), *Ala. Code* 1975, as amended by Act 2023-497.

If the Department can be of further assistance, please let us know.

Sincerely,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Stivers Ford Lincoln Inc for one 2026 Ford F150 XLT 4WD Hybrid Supercrew pickup truck for Gulf Coast Technology Center

Amount of Contract:
$57,819.00

Funding Source
General fund.

ATTACHMENTS:
1. 20260609 Stivers Agenda Package POs

REVIEWERS:
Lana Pafenbach
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 16 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order toStivers Ford Lincoln Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Stivers Ford Lincoln Inc for one 2026 Ford F150 XLT 4WD Hybrid Supercrew pickup truck for Gulf Coast Technology Center
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $57,819.00

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: AL state contract

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

_____

_____

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
12646	2026	(2050) FLEET MANAGEMENT – GARAGE	ONE 2026 FORD F150 XLT 4WD HYBRID SUPERCREW PICKUP TRUCK FOR GULF COAST TECHNOLOGY CENTER	$57,819.00	(292393) STIVERS FORD LINCOLN INC

Adopted:

_____
City Clerk

Bill To	Requisition 00012646-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.30.15.1502.1502.1502.0000.0000.44020.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 1

Vendor	Ship To
STIVERS FORD LINCOLN INC	MOTOR POOL - ATTN: ADAM LYNN
4000 EASTERN BLVD	770 GAYLE STREET
	MOBILE, AL 36604
MONTGOMERY, AL 36116	AGEET@CITYOFMOBILE.GOV
Tel#334-613-5000	Delivery Reference
Fax 334-613-5018	TRAVESIA AGEE
	Deliver To
	MUNICIPAL GARAGE ATTN: SEAN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/16/26	292393				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 FORD F150 XLT 4WD SUPERCREW PICKUP AS FOLLOWS: ENGINE: 3.5L POWERBOOST FULL-HYBRID V6, INCLUD PRO PWER ONBOARD 2.4KW AND REMOVES 36 GALLON FUEL TANK, GVWR: 7,400 LBS PAYLOAD PACKAGE, ELECTRONIC LOCKING W/3.73 AXLE RATIO TRANSMISSION: HYBRID ELECTRONIC 10-SPEED AUTOMATIC TIRES: 275/65R18 BSW A/T, (STD) PRIMARY PAINT: CARBONIZED GRAY METALLIC SEAT TYPE: BLACK W/MEDIUM DARK SLATE, CLOTH 40/CONSOLE/40 FRONT SEATS AXLE RATIO: MAX TOW ELECTRONIC LOCKING W/3.73 AXLE RATION ADDITIONAL EQUIPMENT: MOBILE OFFICE PACKAGE INCLUDES: PARTITIONED LOCKABLE REAR STORAGE, CONSOLE WORKSURFACE, CLOTH 40/CONSOLE/40 FRONT SEATS;BED UTILITY PACKAGE, INCLUDES LED BOX LIGHTING, BED STORAGE BOXES, TAILGATE STEP W/WORK SURFACE, 4 PICKUP BOX TIE-DOWN PLATES; TOW/HAUL PACKAGE, INCLUDES INTEGRATED TRAILER BRAKE CONTROLLER; GVWR:7,400 LBS PAYLOAD PACKAGE; FRONT LICENSE PLATE BRACKET, INCLUDES STANDARD IN STATES WHERE REQUIRED BY LAW,	1.00 EACH	57479.00000	57479.00

Bill To	Requisition 00012646-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.30.15.1502.1502.1502.0000.0000.44020.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 2

Vendor	Ship To
STIVERS FORD LINCOLN INC	MOTOR POOL - ATTN: ADAM LYNN
4000 EASTERN BLVD	770 GAYLE STREET
	MOBILE, AL 36604
MONTGOMERY, AL 36116	AGEET@CITYOFMOBILE.GOV
Tel#334-613-5000	Delivery Reference
Fax 334-613-5018	TRAVESIA AGEE
	Deliver To
	MUNICIPAL GARAGE ATTN: SEAN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/16/26	292393				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
	OPTIONAL TO ALL OTHERS; TOUGH BED SPRAY-IN BEDLINER; AMBER/WHITE STROBE COLOR LED WARNING BEACONS, INCLUDES BY SOUND OFF SIGNAL, CENTER HIGH MOUNTED STOP LIGHT BAR AND 2 ROOF MOUNTED BEACONS THAT PROVIDE 360 DEGREE VISIBILITY; CLOTH 40/CONSOLE/40 FRONT SEATS; BLACK VINYL FLOORING; HARD FOLDING TONNEAU PICKUP BOX COVER; PRO POWER ONBOARD-7.2KW; INCLUDES ONE ADDITIONAL KEY OPTION PACKAGE: EQUIPMENT GROUP 301A STANDARD, INCLUDES WRAPPED STEERING WHEEL, DUAL-ZONE ELECTRONIC AUTOMATIC TEMPERATURE CONTROL (DEATC) AS PER STATE OF ALABAMA CONTRACT T-191, MA-22000003128-15 AND YOUR QUOTE ORDER QUOTE W901/J4			
	Additional Description Notes			

	2026 FORD F150 XLT 4WD SUPERCREW PICKUP AS FOLLOWS:			
	ENGINE: 3.5L POWERBOOST FULL-HYBRID V6, INCLUD PRO PWER ONBOARD 2.4KW AND REMOVES 36 GALLON FUEL TANK, GVWR: 7,400 LBS PAYLOAD PACKAGE, ELECTRONIC LOCKING W/3.73 AXLE RATIO			
	TRANSMISSION: HYBRID ELECTRONIC 10-SPEED AUTOMATIC			
	TIRES: 275/65R18 BSW A/T, (STD)			

Bill To	Requisition 00012646-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.30.15.1502.1502.1502.0000.0000.44020.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 3

Vendor	Ship To
STIVERS FORD LINCOLN INC	MOTOR POOL - ATTN: ADAM LYNN
4000 EASTERN BLVD	770 GAYLE STREET
	MOBILE, AL 36604
MONTGOMERY, AL 36116	AGEET@CITYOFMOBILE.GOV
Tel#334-613-5000	Delivery Reference
Fax 334-613-5018	TRAVESIA AGEE
	Deliver To
	MUNICIPAL GARAGE ATTN: SEAN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/16/26	292393				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
	PRIMARY PAINT: CARBONIZED GRAY METALLIC			
	SEAT TYPE: BLACK W/MEDIUM DARK SLATE, CLOTH 40/CONSOLE/40 FRONT SEATS			
	AXLE RATIO: MAX TOW ELECTRONIC LOCKING W/3.73 AXLE RATION			
	ADDITIONAL EQUIPMENT:			
	MOBILE OFFICE PACKAGE INCLUDES: PARTITIONED LOCKABLE REAR STORAGE, CONSOLE WORKSURFACE, CLOTH 40/CONSOLE/40 FRONT SEATS;BED UTILITY PACKAGE, INCLUDES LED BOX LIGHTING, BED STORAGE BOXES, TAILGATE STEP W/WORK SURFACE, 4 PICKUP BOX TIE-DOWN PLATES; TOW/HAUL PACKAGE, INCLUDES INTEGRATED TRAILER BRAKE CONTROLLER; GVWR:7,400 LBS PAYLOAD PACKAGE; FRONT LICENSE PLATE BRACKET, INCLUDES STANDARD IN STATES WHERE REQUIRED BY LAW, OPTIONAL TO ALL OTHERS; TOUGH BED SPRAY-IN BEDLINER; AMBER/WHITE STROBE COLOR LED WARNING BEACONS, INCLUDES BY SOUND OFF SIGNAL, CENTER HIGH MOUNTED STOP LIGHT BAR AND 2 ROOF MOUNTED BEACONS THAT PROVIDE 360 DEGREE VISIBILITY; CLOTH 40/CONSOLE/40 FRONT SEATS; BLACK VINYL FLOORING; HARD FOLDING TONNEAU PICKUP BOX COVER; PRO POWER ONBOARD-7.2KW; INCLUDES ONE ADDITIONAL KEY			
	OPTION PACKAGE: EQUIPMENT GROUP 301A STANDARD, INCLUDES WRAPPED STEERING WHEEL, DUAL-ZONE ELECTRONIC AUTOMATIC TEMPERATURE CONTROL (DEATC)			
	AS REQUESTED BY 1502-GULF COAST TECHNOLOGY CENTER			
1	1000.30.15.1502.1502.1502.0000.0000.44020.			57479.00

Bill To	Requisition 00012646-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.30.15.1502.1502.1502.0000.0000.44020.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 4

Vendor	Ship To
STIVERS FORD LINCOLN INC	MOTOR POOL - ATTN: ADAM LYNN
4000 EASTERN BLVD	770 GAYLE STREET
	MOBILE, AL 36604
MONTGOMERY, AL 36116	AGEET@CITYOFMOBILE.GOV
Tel#334-613-5000	Delivery Reference
Fax 334-613-5018	TRAVESIA AGEE
	Deliver To
	MUNICIPAL GARAGE ATTN: SEAN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/16/26	292393				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604			
002	DELIVERY TO MOBILE AS PER STATE OF ALABAMA CONTRACT T-191, MA-22000003128-15 AND YOUR QUOTE	170.00 EACH	2.00000	340.00
1	1000.30.15.1502.1502.1502.0000.0000.44020.			340.00
	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604			

Bill To	Requisition 00012646-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.30.15.1502.1502.1502.0000.0000.44020.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 5

Vendor	Ship To
STIVERS FORD LINCOLN INC	MOTOR POOL - ATTN: ADAM LYNN
4000 EASTERN BLVD	770 GAYLE STREET
	MOBILE, AL 36604
MONTGOMERY, AL 36116	AGEET@CITYOFMOBILE.GOV
Tel#334-613-5000	Delivery Reference
Fax 334-613-5018	TRAVESIA AGEE
	Deliver To
	MUNICIPAL GARAGE ATTN: SEAN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/16/26	292393				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
Requisition Link				
	Requisition Total			57819.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.30.15.1502.1502.1502.0000.0000.44020.	57819.00	616745.83
GULF COAST TECHNOLOGY CENTER OPERATING SUPPLIES		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	05/18/26	JASON SMITH	Reviewed and Approved
Approved	05/18/26	CURTIS GRAVES	Auto approved by: 910520680
Approved	06/09/26	DONALD ROSE	Auto approved by: 9105paij
Approved	06/09/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	06/09/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	06/09/26	SAMANTHA COOLEY	Auto approved by: 9105paij
Approved	06/09/26	JAMES NEESE	Auto approved by: 9105paij
Approved	06/09/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105paij
Approved	06/09/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	06/09/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	06/09/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

Contract Header

Contract
Ford Fleet T191 Stivers Ford

Type
Master Agreement

Supplier
Stivers Ford Lincoln

Contract Code
MA220000003128

Linked Solicitation
Ford Fleet T191 -Bid-

Sourcing Number
SRC0000007870

Public Comments
Provides current model year non-alternative fuel Ford fleet vehicles, including SUVs, passenger vans, cargo vans, light-duty and heavy-duty trucks (F-150, F-250, F-350 series), and factory-installed options.

Contact Information

Contract Responsible

First name	Last name	Email	Phone
Kerri	Hines	kerri.hines@procurement.alabama.gov	334-242-4610

1 Record(s)

Supplier Contact

First name	Last name	Email	Phone
Shana	Smith	shana@stiversonline.com	334613-5000
Scott	DuBose	sdubose@stiversonline.com	334-613-5000
David	Maddox	dmaddox@stiversonline.com	833-317-3566

3 Record(s)

Contract Scope

Organizations
State of Alabama

Contract Validity

Start Date
6/15/2022

End Date
6/14/2027

Documents

- Stivers Ford Disclosure and E Verify.pdf
- Updated_Ford-T191_All_T___C_-_5-23-22 (3).pdf
- Master_Agreement_V2 (5).pdf
- Ford 2023 Order Bank Opening Updates.pdf
- Updated Ford_Bid_specs T191 5-23-22.pdf
- Ordering Summary as of September 26, 2023.docx

Items

Item Name	Product Code		UOM
Ford Explorer	220000003128-3	37,525.00	Each
Ford Maverick	220000003128-6	27,022.00	Each
Ford Transit Cargo Van	220000003128-10	43,037.00	Each
Ford F150 Super Cab 4WD Short Bed	220000003128-13	40,355.00	Each
Ford F150 Super Crew 2WD Short Bed	220000003128-14	38,605.00	Each
Ford F150 Super Crew 4WD Short Bed	220000003128-15	42,049.00	Each
Ford F250 Super Duty Super Cab 2WD	220000003128-16	43,438.00	Each
Ford Diesel Engine Upgrade	220000003128-17	10,211.00	Each
Ford F250 Super Duty Super Cab 4WD	220000003128-18	45,578.00	Each
Ford Diesel Engine Upgrade	220000003128-19	10,211.00	Each
Ford F250 Super Duty Crew Cab 2WD	220000003128-20	45,461.00	Each
Ford Diesel Engine Upgrade	220000003128-21	10,211.00	Each
Ford F250 Super Duty Crew Cab 4WD	220000003128-22	47,598.00	Each
Ford Diesel Engine Upgrade	220000003128-23	10,211.00	Each
Ford F350 Super Duty Super Cab 2WD	220000003128-24	44,337.00	Each
Ford Diesel Engine Upgrade	220000003128-25	10,211.00	Each
Ford F350 Super Duty Super Cab 4WD	220000003128-26	46,703.00	Each
Ford Diesel Engine Upgrade	220000003128-27	10,211.00	Each

Item Name	Product Code		UOM
Ford F350 Super Duty Crew Cab 2WD	220000003128-28	46,374.00	Each
Ford Diesel Engine Upgrade	220000003128-29	10,211.00	Each
Ford Diesel Engine Upgrade	220000003128-31	10,211.00	Each
Ford F350 Super Duty Crew Cab 2WD	220000003128-32	47,406.00	Each
Ford Diesel Engine Upgrade	220000003128-33	10,211.00	Each
Ford F350 Super Duty Crew Cab 4WD	220000003128-34	50,262.00	Each
Ford Diesel Engine Upgrade	220000003128-35	10,211.00	Each
Optional Equipment	220000003128-36	0.00	USD
Vehicle Delivery	220000003128-37	0.00	USD
Ford F350 Super Duty Crew Cab 4WD	220000003129-30	48,730.00	Each

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
Tiffany Hollins, Accountant III

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To authorize the transfer of $80,000 from Capital Project #C0116 - Capital Improvement Reserve (Fund 2000) to General Fund Account #10043040-42200, Build Mobile - Professional & Technical (Fund 1000). These funds will be used to fund the Planning Next contract and associated scope of work.

Amount of Contract:

Funding Source
Capital Improvement Fund (2000)

ATTACHMENTS:
1. RESOLUTION-CAPITAL TRANSFER C0116 TO GF 10043040-42200- $80,000.00
2. 20260610_152633 (1)

REVIEWERS:
Lana Pafenbach
Lana Pafenbach

R E S O L U T I O N

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOBILE, **ALABAMA,** that the sum of $80,000.00 in Capital Project #C0116 Capital Improvement Reserve in the Capital Improvement Fund (2000) be transferred to General Fund Account #10043040-42200, Build Mobile – Professional & Technical, in the General Fund (1000). These funds will be used to fund the Planning Next contract and associated scope of work, to support long-range planning initiatives.

ADOPTED:

_____

CITY CLERK

JOINT BUDGET TRANSFER REQUEST FORM

CITY OF MOBILE

TO FINANCE DEPT. 2500- FROM BUILD MOBILE DEPT. 3040

DATE OF REQUEST: 6/8/2026

JOINT BUDGET TRANSFER: ☐(from one fund to another)

DISTRICT#: CW

REQUEST: Please transfer $ 80,000.00

FROM CAPITAL PROJECT#: C0116

CAPITAL PROJECT NAME: CAPITAL IMPROVEMENT RESERVE

DEPT. PROJECT#: n/a

TO GENERAL FUND ACCOUNT#: 1000

ACCOUNT NAME: BUILD MOBILE-PROFESSIONAL & TECHNICAL

ACCT ORG-OBJECT: 10043040-42200

PURPOSE: To fund the Planning Next Contract & associated scope of work.

Shayla Jones Beaco

Employee signature

Approval signature

Created by B. Rhodes 7/6/2022

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Forrester, City Engineer

Sponsored by:
Samantha Ingram, Councilmember, District 2
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
Approve contract with McCrory & Williams, Inc. for engineering consulting services.

Amount of Contract:
$93,148.00

Funding Source
G-TAPTA24

ATTACHMENTS:
1. 2024-3005-17 2024 TAP Downtown Mobile Sidewalk Improvements CEI (McCrory & Williams, Inc.)

REVIEWERS:
Lana Pafenbach
Lana Pafenbach

GRANT CONTRACT SUMMARY SHEET

CONTRACT #

PROJECT NAME: 2024 TAP Downtown Mobile Sidewalk Improvements CEI
2024-3005-17
GRANT PROJECT # G-TAPTA24

PROJECT DESCRIPTION _____

_____

GRANT CONTRACT AMOUNT $93,148.00

VENDOR NAME McCrory & Williams, Inc.

VENDOR NUMBER 132093

DEPT # 3005 **DEPT NAME** Engineering

CONTRACT ADMINISTRATOR John Forrester

Please Select by circling one (Type):

Construction Consultant Geo Tech Professional Services

Prepared by: Jessica White **Date** 6/9/2026

2026

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis
Councilmember Samantha Ingram

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: McCrory & Williams, Inc.

Project Name: 2024 TAP Downtown Sidewalk Improvements CEI (D2)
COM Project# 2024-3005-17

Estimated Cost: $93,148.00

Adopted:

_____
City Clerk

MOBILE
ALABAMA

2024 TAP DOWNTOWN MOBILE SIDEWALK IMPROVEMENTS
CEI

PROJECT NO. 2024-3005-17
TAPMB-TA24(945)

ENGINEER:

McCRORY & WILLIAMS, INC.

MOBILE
ALABAMA

STATE OF ALABAMA
CITY OF MOBILE

CONTRACT

This AGREEMENT made and entered into as of the date of execution by and between the CITY OF MOBILE, ALABAMA (hereinafter called the CITY), acting by and through its MAYOR and CITY COUNCIL, and **McCRORY & WILLIAMS, INC.** (hereinafter called the "ENGINEER").

This Agreement, including its Exhibits, attached hereto, all incorporated herein, represents the entire agreement between Engineer and City with respect to the subject matter hereof and supersedes all prior agreements, negotiations, or understandings between the parties in any way relating to the subject matter of this Agreement. Engineer and City acknowledge having read and understood this Agreement and hereby agree to be bound by its terms and conditions.

WHEREAS, McCRORY & WILLIAMS, INC. is uniquely qualified in the business of professional construction engineering and inspection.

WHEREAS, the City of Mobile desires to engage McCRORY & WILLIAMS, INC. based upon its professional skill, competence, and personality especially suited to provide said services upon the following terms and conditions;

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises, covenants, and agreements herein contained, the parties hereto, intending to be legally bound, hereby agree as follows:

I. DEFINITIONS

The following terms and their definitions shall apply:

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CITY COUNCIL - Mobile City Council, the governing body of the City of Mobile, Alabama, the party of the first part of the Agreement.

CITY ENGINEER - That person designated by the CITY as CITY ENGINEER or his appointed assistants.

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this executed document and any and all exhibits and attachments comprising the written agreement between the City of Mobile and the ENGINEER setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity selected to perform any or all construction services.

ENGINEER - The engineering company assigned to perform engineering and construction inspection services for this PROJECT. The engineering company so assigned to this PROJECT is **McCRORY & WILLIAMS, INC.**

INSPECTOR - An authorized representative of the ENGINEER, assigned to make inspections of the PROJECT.

NOTICE TO PROCEED - A written notice to proceed issued by the CITY ENGINEER for the Pre-Bid to Pre-Construction Phase and/or the Construction Phase as set out in Section III.

DESIGN CONSTRUCTION COST ESTIMATE – The estimated construction cost of the PROJECT as shall be determined by ENGINEER pursuant to Section III. herein.

PROJECT – 2024 TAP DOWNTOWN MOBILE SIDEWALK IMPROVEMENTS CEI, City of Mobile Project No. 2024-3005-17. This contract is for the bidding and construction engineering and inspection (CEI) of accessible sidewalks and handicap ramps in accordance with PROWAG and ALDOT. (See Exhibit A for approximate locations). **The professional engineering design services may include advertisement and evaluation of bids, recommendation of a low bidder, and construction engineering and inspection services as directed by the CITY ENGINEER.**

PROJECT ENGINEER - a registered Professional Engineer licensed in the State of Alabama who is an authorized representative of the **ENGINEER.**

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard (ALDOT) Specifications for Highway Construction, 2026 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile, on file in the office of the CITY ENGINEER.

II. STANDARDS

The CITY hereby retains the ENGINEER, and the ENGINEER agrees to perform for the CITY the professional engineering services in connection with the PROJECT. Professional engineering services shall include all work necessary to the performance in proper sequence of the items of work as hereinafter set forth. The ENGINEER, in the preparation of plans and any other items pertaining to this PROJECT, will meet the requirements for conformance with the Standard Specifications, adopted by the State of Alabama Department of Transportation, and applicable local ordinances, and will ascertain the practices of the CITY prior to beginning any work on this PROJECT. All work required

under this CONTRACT will be performed in accordance with these standards and any special requirements hereinafter set forth. All work performed by the ENGINEER under this CONTRACT will be submitted to the CITY for review and administrative approval only. This is a Transportation Alternative Program (TAP) Project and shall meet all City, ALDOT, and Federal requirements thereof.

III. SCOPE OF WORK

The ENGINEER shall ensure that all engineers, technical staff, inspectors, observers and agents are duly licensed and qualified as to any duties assigned by, or the responsibility of, the ENGINEER. The parties agree that throughout the life of the contract that the ENGINEER shall submit in writing to the CITY ENGINEER, all qualifications of all engineers, technical staff, inspectors, observers, agents and any substitutions, replacements or additions prior to appointment or use by the ENGINEER. Although the CITY ENGINEER shall have the right to suspend the work wholly, or in part, due to any inadequacies, as opined by the CITY ENGINEER, of any of ENGINEER'S technical staff, inspectors, observers, engineers or agents, all acts by the ENGINEER, or ENGINEER'S technical staff, inspectors, observers, engineers or agents are the sole responsibility and liability of the ENGINEER.

The scope of work is divided into the following Phases:

1. Pre-Bid to Pre-Construction Phase
2. Construction Phase

A. PRE-BID to PRE-CONSTRUCTION

1. Upon approval of the bid package and if requested from the CITY, an "Invitation for Bids" will be prepared by the ENGINEER and issued by the CITY ENGINEER. During the bid period and up to the notice of award to the successful bidder, the ENGINEER shall provide the following services:

   a. Assist the CITY ENGINEER in replying to questions from prospective bidders and prepare Addenda to the bid documents as required by the CITY ENGINEER.

   b. Attend bid opening, review bids, prepare bid tabulation, and make recommendations for award to the lowest responsive bidder.

   c. The ENGINEER shall number all proposals serially and record the name of the Contractor and the number of the proposal issued to that Contractor. **The ENGINEER shall check each Contractor to assure each is properly licensed.** A copy of this record will be given to the CITY ENGINEER by the end of the workday proceeding the day of the bid opening. The CITY will not open any bid from a Contractor whose name is not recorded for proposals issued.

   d. The ENGINEER will be present at the bid opening. He should bring copies of the list of prospective bidders with space provided to record their bid. The ENGINEER's estimate of cost of the PROJECT should be indicated on this list.

e. The current CITY Contract Documents shall be used on this PROJECT. Only additional Special Provisions may be added to these documents to describe special requirements particular to this PROJECT.

f. Upon receipt of the bid documents, the ENGINEER shall review the bids to assure proper bid bonds. The ENGINEER shall also prepare a tabulation of all bidders, and submit a copy, including an electronic Excel file, to the CITY ENGINEER along with recommendation of the Contractor submitting the lowest responsive bid, meeting all required specifications.

g. Upon notification of award of the bid by the CITY ENGINEER, the ENGINEER shall prepare five (5) bound sets of contract documents and supply them to the CONTRACTOR. One set of documents will contain the **original** bid documents, with the CONTRACTOR's original signatures. **All 5 sets shall contain original signatures and original seals.** The CONTRACTOR should execute and return these documents to the ENGINEER within ten (10) working days. The ENGINEER should then check these documents for proper bonding, insurance certificates, proper signatures, and seals. If all documents are in order, the ENGINEER should submit all five (5) contract agreements to the CITY ENGINEER for execution by the CITY COUNCIL.

h. The ENGINEER shall conduct a Pre-construction conference with the CITY staff, the CONTRACTOR, the testing firm, and all utilities involved in the PROJECT to establish the work schedule and coordination of all persons necessary for the proper execution and construction of the PROJECT.

B. CONSTRUCTION PHASE

1. Quality Assurance

a. ENGINEER shall require the CONTRACTOR to ensure quality assurance during construction. The CONTRACTOR's quality assurance shall be conducted in general conformance to procedures set forth in the STANDARD SPECIFICATIONS and the requirements of the National Pollution Discharge Elimination System (NPDES) Storm Water Discharge General Permit, if applicable. The ENGINEER shall require the CONTRACTOR to maintain on-site a copy of the STANDARD SPECIFICATIONS and the ENGINEER shall ensure that all of the personnel involved in the construction phase of the project are thoroughly familiar with the provisions of the STANDARD SPECIFICATIONS.

2. Compliance with Plans and Specifications

The ENGINEER shall enforce all requirements of the plans and specifications for compliance with quality, quantity, materials, and measurements excluding safety.

a. The ENGINEER shall supply lines and grades for the improvements undertaken, including those for the control of the work. This shall include setting line and grade stakes and control points throughout the PROJECT. The CONTRACTOR shall be responsible for maintenance of the line and grade stakes.

b. The ENGINEER shall inform and coordinate with the material testing department at ALDOT, to perform materials testing and associated services.

c. The ENGINEER shall ensure that materials comply with specifications by continuous coordination and communication with the material testing firm assigned by the CITY.

d. The ENGINEER shall review construction invoices, verify quantities, and certify accuracy for submittal to and approval and payment by the CITY.

e. The ENGINEER shall provide construction administration and be in responsible charge of the project.

3. PROJECT Observation/Inspection

a. The ENGINEER shall appoint a competent INSPECTOR , capable of reading and thoroughly understanding the plans, ALDOT Specifications for Highway Construction, 2026 edition, and ALDOT Standard and Special Drawings, 2026 edition. INSPECTOR shall be thoroughly experienced in the type of work to be performed, who shall work under the direct supervision of a registered PROJECT ENGINEER. The INSPECTOR shall be experienced and qualified to determine the requirements of the plans and specifications. The ENGINEER shall ensure that all engineers, technical staff, inspectors, observers and agents are duly licensed and qualified as to any duties assigned by, or the responsibility of, the ENGINEER. The parties agree that throughout the life of the contract that the ENGINEER shall submit in writing to the CITY ENGINEER, all qualifications of all engineers, technical staff, inspectors, observers, agents and any substitutions, replacements or additions prior to appointment or use by the ENGINEER. Although the CITY ENGINEER shall have the right to suspend the work wholly, or in part, due to any inadequacies, as opined by the CITY ENGINEER, of any of ENGINEER'S technical staff, inspectors, observers, engineers or agents, all acts by the ENGINEER, or ENGINEER'S technical staff, inspectors, observers, engineers or agents are the sole responsibility and liability of the ENGINEER.

The CITY reserves the right to require replacement of any INSPECTOR considered to be unqualified for the work. The duty of the INSPECTOR is to determine CONTRACTOR compliance with the plans and specifications. Nothing contained herein shall be construed to mean that the INSPECTOR or the ENGINEER's agent controls or assumes a right to the manner in which the CONTRACTOR performs the work.

b. The CITY ENGINEER reserves the right to appoint CITY representatives to observe all plans and works of the ENGINEER. The appointed CITY representatives shall have access to all plans, drawings, specifications and reports of the ENGINEER relating to the PROJECT.

c. ALDOT will provide laboratory services for all soils studies, reports, inspections, and tests required throughout the construction of the PROJECT.

d. The PROJECT ENGINEER in responsible charge shall conduct periodic field reviews to assure compliance with plans and specifications. All inspections shall be documented and submitted to the CITY ENGINEER. The PROJECT ENGINEER shall conduct weekly on-site construction meetings with the CITY, CONTRACTOR, and other required entities.

e. The ENGINEER shall have a copy of, and be thoroughly familiar with applicable STANDARD SPECIFICATIONS, Standard and Special Drawings, Testing Manual, and Construction Manual, current non-metric edition, materials sources, and devices with special acceptance requirements.

f. The INSPECTOR shall keep a daily diary, listing equipment on site and in use, weather conditions, CONTRACTOR's personnel on site, and the work accomplished each day.

g. Monthly estimates shall be broken down and include an explanation submitted for pay items exceeding plan quantities by more than five percent (5%). The report of overruns shall be submitted with the monthly estimate in which the overrun was incurred. The Professional Engineer in responsible charge for the PROJECT must sign these estimates. A summary of the above noted overruns exceeding five percent (5%) shall be submitted with the Final Closeout Documentation. Monthly estimates shall also include a DBE Utilization Report and Progress Report for the month and an updated schedule for the Contractor. **Monthly estimates shall also include a DBE Utilization Report, over run report, Progress Report for the month, and an updated schedule for the Contractor.**

h. No major changes in the "as bid" construction plans shall be made prior to submittal to the CITY ENGINEER for review and administrative approval.

i. The INSPECTOR will sign all asphalt tickets, at the site, previously signed by the materials testing firm's representative, indicating the INSPECTOR'S approval of the materials to be installed.

j. The ENGINEER shall require the CONTRACTOR to check all of the CONTRACTOR's equipment before it is used on the PROJECT to assure that it meets the requirements of the STANDARD SPECIFICATIONS, for the sole purpose of quality assurance. The PROJECT shall be stopped at any time if the equipment is not in accordance with STANDARD SPECIFICATIONS.

k. When all pay items have been completed; the ENGINEER shall hold a semi-final review and give the CONTRACTOR a written "Punch List" of items to be completed prior to the ENGINEER's recommendation for acceptance of the PROJECT. When the CONTRACTOR has completed the work on the Punch List to the satisfaction of the ENGINEER, a written recommendation for acceptance of the PROJECT will be submitted to the CITY ENGINEER.

l. Upon written certification by the ENGINEER that the PROJECT has been completed in accordance with the contract documents, the CITY ENGINEER will conduct a final review. Following the CITY ENGINEER's concurrence with the recommendation for acceptance, the ENGINEER shall submit the

final estimate and close out documents to the CITY. The date of receipt of the final payment by the CONTRACTOR will be the date of acceptance of the PROJECT by the CITY.

4. Progress Review

   a. The ENGINEER will be required to maintain strict review of progress of the PROJECT's construction. A monthly time report shall be submitted to the CITY ENGINEER and to the CONTRACTOR. The monthly report will be dated the Monday following the reported period, delivered via fax or regular mail, and postmarked to the CONTRACTOR on the same date.

      Any discrepancies between the CONTRACTOR and the ENGINEER regarding the monthly work day charge must be resolved immediately. Discrepancies not resolved within ten (10) working days of the original report date shall be documented by the ENGINEER and delivered to the CITY ENGINEER. At this time, the CITY ENGINEER will intervene and resolve the dispute. The CITY ENGINEER's resolution shall be accepted by and binding on both the ENGINEER and the CONTRACTOR. If the CONTRACTOR has not informed the ENGINEER in writing of any disagreement with the monthly work day charge within ten (10) work days of the original report date, such monthly work day charge shall be deemed accepted by the CONTRACTOR. No subsequent complaint will be allowed. When the work has been stopped for reasons beyond the CONTRACTOR's control, such as weather, unacquired right-of-way, utility obstructions, etc., it will be the duty of the ENGINEER to notify the CONTRACTOR when work can resume. It will then be the duty of the CONTRACTOR to notify the ENGINEER of the time and location work on the PROJECT will resume.

   b. The ENGINEER will provide daily updates including progress photos to a text message group provided by the CITY.

   c. The ENGINEER will review the CONTRACTOR's schedule and ensure it is updated weekly and provided to the CITY.

5. PROJECT Closeout

   a. "As Built" plans that clearly delineate any changes from the original "As Bid" plans shall be submitted to the CITY ENGINEER within thirty (30) working days of the acceptance for maintenance of the PROJECT. One bound copy of all test reports for the PROJECT will be submitted with these plans. The "As-Built" plans with any changes from "As Bid" plans shown in red, shall be prepared and submitted by the PROJECT ENGINEER.

   b. All final quantities and all necessary supporting information shall be prepared and submitted with the "As Built" plans to the CITY ENGINEER. This information, including copies of the daily diary and calculations by which the final quantities were determined shall be submitted in accordance with the STANDARD SPECIFICATIONS. ENGINEER shall submit to the CITY all documentation required for PROJECT closeout as outlined in Exhibit E.

IV. MUTUAL AGREEMENT

It is mutually agreed by the parties hereto as follows:

A. The ENGINEER agrees to start work on the professional services outlined herein within ten (10) days after issuance of and in accordance with a NOTICE TO PROCEED. The CITY and the ENGINEER shall mutually agree upon the schedule and completion time for Professional Services under this Agreement.

B. This CONTRACT may be terminated by the City for any reason, with or without cause, by providing thirty (30) days written notice to the ENGINEER. In the event of termination, all finished and unfinished documents, data, studies, surveys, drawings, maps, models, photographs, perspectives, and reports prepared by the ENGINEER shall become the property of the CITY. In the event of termination, the ENGINEER shall be compensated for services performed prior to termination. Such compensation shall be negotiated at the time of termination and as based on Section V.A, "Contracted Services". The CITY may notify the ENGINEER, in writing, to suspend, delay, or interrupt all or any part of the work for the CITY's convenience, due to events beyond the control of the CITY, or for any other reasons. After the CITY suspends the PROJECT for more than ninety (90) consecutive days, the ENGINEER may terminate this CONTRACT by giving thirty (30) days written notice.

C. The CITY and the ENGINEER each binds itself, its successors and assigns, to the other party of this contract, in respect to all covenants of this CONTRACT. Engineer shall not transfer or assign this contract or the license or any of the rights or privileges granted herein without the prior written consent of the CITY, which such consent shall be granted or denied solely at CITY'S discretion.

D. All covenants, agreements, and stipulations of this CONTRACT shall remain in full force until completion of construction of the PROJECT encompassed herein or for a period of two (2) years from the date of this CONTRACT, whichever occurs first. The CONTRACT time may be extended by mutual agreement between the CITY and the ENGINEER, provided that nothing contained in this CONTRACT will be deemed to limit or to reduce the ENGINEER's duties and responsibilities for providing professional engineering services, nor to limit or reduce ENGINEER's liability for any breach thereof.

E. The ENGINEER shall reimburse the CITY for attorney's fees incurred due to any breach by ENGINEER of its obligations under the terms of this CONTRACT.

V. BASIS OF PAYMENT

Any language to the contrary in this Agreement notwithstanding, all payments to the ENGINEER for professional engineering services as identified in Section V shall be made ***only*** in return for work actually performed in completion of the PROJECT and properly documented to the CITY. All payments to the ENGINEER for such work performed shall be compensated at the rates stated in the Engineer's Hourly Rates, which is incorporated into this Agreement as Exhibit C. In all instances where compensation amounts are based upon or associated with a percentage of completion calculation, that percentage of completion calculation shall be determined by the CITY ENGINEER.

A. CONTRACTED SERVICES

Subject to the provisions below and upon receipt by CITY of the deliverables listed in Section III, CITY agrees to pay the ENGINEER, as compensation for such professional engineering services, as shown in the Engineer's Hourly Rates in Exhibit C and as authorized by the CITY as follows:

1. It is mutually agreed that compensation to the ENGINEER will be as follows:

   a. After receipt of a NOTICE TO PROCEED from the CITY, the ENGINEER shall perform Pre-Bid to Pre-Construction Phase services in accordance with Section III.A of this CONTRACT. Payment for work performed in Section III.A of this CONTRACT shall not exceed $2,000.00 (Two Thousand Dollars and Zero Cents).

   b. Upon letting of the contract for construction of this PROJECT, compensation to the ENGINEER shall continue to be based on work performed and documented but shall be limited to the percentage completion of the construction, which such percentage of completion shall be determined by the CITY ENGINEER. The ENGINEER's invoice shall be submitted with the CONTRACTOR'S monthly estimate. Full payment cannot be paid to the ENGINEER until all close out documents have been received and retainage is released to the CONTRACTOR. See Exhibit E for requirements for closing the PROJECT. The Fee Disbursement Schedule attached hereto as Exhibit D, sets out the maximum amount to be disbursed for work performed under Section III, and will be based on the hourly rates in Exhibit C, unless otherwise authorized by the CITY in its sole discretion. Payment for work performed in Section III of this Agreement shall not exceed $88,148.00 (Eighty-Eight Thousand One Hundred Forty-Eight Dollars and Zero Cents).

   c. Failure to perform any service identified in a NOTICE TO PROCEED shall result in an equitable deduction from ENGINEER's compensation, without limitation or waiver of any other remedy available to City for such failure.

B. ADDITIONAL SERVICES

1. Following award of the Agreement, the CITY shall pay the ENGINEER the expense of additional services, if requested by the CITY, in writing with a NOTICE TO PROCEED. Additional services, if initiated, shall be based on the hourly rates in EXHIBIT C and shall not exceed $5,000.00 (Five Thousand Dollars and No Cents).

2. In the event of termination of this Agreement due to failure by the ENGINEER to perform any and/or all of the ENGINEER's obligations in the prompt and efficient manner satisfactory to the CITY, the CITY will have the right to employ one or more other engineers of its choice to complete the PROJECT. The ENGINEER will reimburse the CITY all costs, fees and expenses which may result from such termination and employment of other engineers.

C. LIMITATIONS OF ENGINEERING COMPENSATION

Notwithstanding any other provision of this Agreement or any NOTICE TO PROCEED to the contrary, total and inclusive compensation and fees (including all phases) to be paid the ENGINEER associated with the above mentioned PROJECT shall not exceed $ 93,148.00 (Ninety-Three Thousand One Hundred Forty-Eight Dollars and Zero Cents), unless otherwise approved by the CITY.

VI. INDEMNITY AND INSURANCE REQUIREMENTS

A. INDEMINIFICATION: The ENGINEER shall indemnify and hold harmless City and its officers, elected officials, agents, representatives, and employees for any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses to the extent caused by any negligence, recklessness, intentional tort, intellectual property infringement, or failure to pay a subconsultant or supplier that is committed by ENGINEER or the ENGINEER'S agent, ENGINEER under contract, or other entity for which ENGINEER is legally liable. ENGINEER shall defend the City, its officials, agents, representatives, and employees against any and all claims arising out of the rendering of or failure to render professional services by ENGINEER or its agents covered by ENGINEER'S policy of professional liability insurance in accord with named minimum requirements. The parties acknowledge and agree that this contract requires ENGINEER to procure and maintain professional liability insurance that satisfies the named requirements. ENGINEER shall reimburse the City for its reasonable attorney fees, damages, losses, injuries, or other litigation costs in proportion to ENGINEER'S liability, or in proportion to the extent ENGINEER participates in resolution of a claim also made against the City. The parties acknowledge and agree that nothing in the foregoing shall be construed to require ENGINEER to indemnify, hold harmless or defend the CITY except as permissible under §41-9A-3, Code of Alabama (1975) or subsequent codifications thereof.

STANDARD OF PERFORMANCE:
ENGINEER shall perform all professional services under this contract with the professional skill and care ordinarily provided by a competent design professional practicing under the same or similar circumstances and professional licenses as expeditiously as is prudent considering the ordinary professional skill and care of a competent design professional.

B. INSURANCE- For the duration of this Agreement, ENGINEER shall maintain the following minimum amounts for each Project:

1. Professional Liability Insurance:

   Professional Liability Insurance including design with the limits not less than $2,000,000 per claim.

2. Workers' Compensation/Employer's Liability:

   a. Workers' Compensation insurance in the amounts required by all applicable laws, rules or regulations of the state of Alabama.

b. 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

c. Borrowed Servant/Alternate Employer endorsement in favor of City of Mobile.

3. Comprehensive General Liability Insurance:

a. Comprehensive General Liability (occurrence form) including coverage for products/completed operations, independent contractors, blanket contractual liability specifically covering the obligations assumed by ENGINEER.

b. Limit of Liability: $1,000,000 combined single limit of liability each occurrence bodily injury or property damage.

c. General Aggregate Limit/Products, Completed Operations Aggregate: $2,000,000/$2,000,000

d. Automobile Liability Insurance:
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.

4. Excess/Umbrella Liability Insurance

a. Providing following form coverage for Employer's Liability, comprehensive General Liability, and Automobile Liability.

b. Limit of Liability: $2,000,000 combined single limit of liability each occurrence for bodily injury and/or property damage.

5. Subconsultant Monitoring & Compliance

a. CONSULTANT shall:

i. Ensure all subconsultants comply fully with insurance obligations equal to or exceeding those required of CONSULTANT.

ii. Obtain and verify insurance certificates and endorsements from subconsultants before allowing commencement of work.

iii. Actively monitor subconsultant insurance compliance throughout project duration and promptly remedy non-compliance.

iv. Upon CITY request, furnish documented evidence of subconsultant compliance, monitoring activities, and corrective actions taken.

b. Non-compliance with insurance requirements constitutes a material breach

allowing CITY remedies including withholding payments, suspending services, immediate contract termination for cause, and recovery of costs to cure non-compliance.

C. CERTIFICATE OF LIABILITY INSURANCE ENDORSEMENT PAGE

The policy endorsements listed below are required and must be listed in the "Descriptions 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).

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

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

3. 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.

4. 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.

5. Certificates of Insurance - General – Within ten (10) calendar days from the date of issuance of Contract forms for execution, ENGINEER 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. ENGINEER shall also be responsible for delivering policy renewal certificates to the City of Mobile.

D. SURVIVAL

All indemnity obligations and insurance requirements under this CONTRACT shall survive termination or expiration of this CONTRACT and remain enforceable for two years after the last Date of Substantial Completion.

VII. E-VERIFY

By signing this contract, the contracting parties affirm, for the duration of the CONTRACT, 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 CONTRACT and shall be responsible for all damages resulting therefrom.

VIII. SOURCE OF FUNDS FOR PAYMENT

The source of funds for payment by CITY under this contract is ALDOT Transportation Alternatives Program (TAP) and City Capital Funding. Said funds are on hand at the time of the execution of this CONTRACT.

IX. PROHIBITION OF BOYCOTTING

By signing this CONTRACT, the ENGINEER 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.

X. ANTI-DISCRIMINATION CLAUSE

The ENGINEER shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, inter alia, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under this CONTRACT be awarded to socially and economically disadvantaged individuals and business entities.

XI. GOVERNING LAW AND VENUE

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 shall be a court of proper jurisdiction in Mobile, Alabama.

XII. TRIMBLE UNITY CONSTRUCT

The CITY utilizes Trimble Unity Construct (TUC), formerly called e-Builder, as its project management system. TUC is a secure data collection site: https://app.e-builder.net. ENGINEER shall use TUC as an essential component to project management with the City of Mobile.

XIII. NOTICES

A. The City of Mobile Authorized Agent, authorized to act on the CITY's behalf with respect to the PROJECT is the CITY ENGINEER or the Director's designated representative.

B. Any notices of default or termination shall be sufficient if sent by parties via United States Certified mail, postage paid, or via nationally recognized delivery service, to the address listed below:

CITY:
City of Mobile
c/o CITY ENGINEER
As: City's Authorized Agent
P.O. Box 1827
Mobile, AL 36633

CONSULTANT:
_____
_____
_____
_____
_____

C. Any change in the CONSULTANT's Representative will be promptly communicated to the CITY.

XIV. DEFAULT/ BREACH

Default, for purposes of this contract, shall include, but is not limited to, any of the following: 1) failure to perform the work or provide the services in accordance with the terms of the contract, 2) failure to meet established deadlines or schedules, 3) substandard or non-compliant work or services, 4) failure to comply with applicable laws, regulations, or permits, including state and federal law, local ordinances and any federal grant requirements, 5) failure to make payments to subcontractors or suppliers, 6) failure to communicate adequately with the CITY regarding progress or issues, 7) unauthorized assignment or transfer of the contract without prior written consent from the CITY, 8) failure to correct deficiencies after receiving written notice from the CITY, 9) misrepresentation or falsification of information provided in contract proposals or during performance, 10) failure to maintain required insurance coverage, 11) use of unapproved subcontractors or failure to supervise subcontractors adequately, 12) unauthorized use of CITY property, equipment, or resources, 13) failure to comply with safety standards, resulting in hazardous conditions or accidents, 14) violation of confidentiality or data protection requirements outlined in the contract, 15) breach of warranties related to the quality, fitness, or compliance of goods or services provided, 16) failure to provide required reports, documentation, or certifications within specified timelines, 17) delays caused by inadequate staffing, equipment, or materials, 18) failure to replace defective or non-compliant materials or equipment within a reasonable time-frame, 19) violation of environmental regulations, including improper disposal of hazardous materials, 20) failure to cooperate with CITY inspectors, auditors, or other designated officials during site visits or reviews, 21) failing to comply with written directives from the CITY to correct specific issues or deficiencies, 22) subcontractor abandonment or unauthorized substitution of key personnel, 23) unauthorized cessation of work or delays caused by disputes with subcontractors, 24) breach of intellectual property rights, including unauthorized use of copyrighted or proprietary materials, 25) misuse of funds allocated for specific tasks or deliverables, 26) failure to meet minority, small business, or other subcontracting goals as specified in the contract, 27) failure to maintain adequate security measures for sensitive information or physical assets, 28) failure to address health and safety violations that result in injury or property damage, 29) providing false claims for payments, reimbursements, or change orders, 30) failing to meet requirements for workforce certifications or qualifications outlined in the contract, 31) failure to disclose debarment or loss of required license.

XV. EFFECT OF DEFAULT

Upon the occurrence of default, CITY shall have rights which include but are not limited to (1) the right to keep this CONTRACT in effect and sue CONSULTANT for all damages caused by the default and recover the cost thereof; (2) the right to cure any such default by CONSULTANT and to recover any damages caused thereby; and (3) the right to terminate this CONTRACT either as to the entire PROJECT or part thereof, in either case by giving CONSULTANT written notice of such termination. In the event of termination of this Agreement by the City because of the CONSULTANT's default or breach, the City may take possession of all materials, equipment, tools, construction equipment, and machinery thereon owned by the CONSULTANT and may finish the Project by whatever method and means City may select subject to its obligation to reasonably mitigate.

XVI. PEER REVIEW/VALUE ENGINEERING

The CITY reserves the right to engage independent experts to conduct peer reviews or value engineering analyses of the PROJECT at any stage. CONSULTANT shall cooperate fully by providing necessary documentation and access. If the peer review identifies opportunities for cost savings or performance improvements without compromising safety or quality, CONSULTANT shall implement such recommendations as directed by the CITY, subject to equitable adjustments if necessary.

XVII. TERM OF AGREEMENT

The Services are to be performed beginning as of the date of last execution between the parties and continuing for a period of three (3) years. This timeline should be flexible and adaptable in the event of any unforeseen and/or changing circumstances, by written agreement, the parties can extend said term.

XVIII. MISCELLANEOUS

A. This CONTRACT constitutes the sole and complete understanding between the parties and supersedes all CONTRACTs between them, whether oral or written with respect to the subject matter. No Amendment, change or addendum to this CONTRACT is enforceable unless agreed to in writing by both parties and incorporated into this Agreement.

B. The language of this CONTRACT shall be construed, in all cases, according to its fair meaning and not for or against any party hereto.

C. The parties hereto do not intend, nor shall this CONTRACT be construed to grant any rights, privileges, or interest to any third party.

D. Time is of the essence with regard to each and every aspect of the CONSULTANT's performance under this Contract.

E. The rights and remedies of the City provided for under this CONTRACT are in addition to any other rights and remedies provided by law.

F. If the CONSULTANT is comprised of more than one legal entity, each entity shall be jointly and severally liable hereunder.

G. The exercise by either party of any rights or remedies provided herein shall not constitute a waiver of any other rights or remedies available under this CONTRACT or any applicable law.

H. If any term, condition, or covenant of this CONTRACT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this CONTRACT shall be valid and binding on each party.

I. The parties covenant and agree that each is duly authorized to enter into and perform this CONTRACT and those executing this CONTRACT have all requisite power and authority to bind the parties.

J. Neither the City's review, approval or acceptance of, nor payment for, the services required under this CONTRACT shall be construed to operate as a waiver of any rights under this CONTRACT or of any cause of action arising out of the performance of this CONTRACT.

K. Paragraph headings are for the convenience of the parties and for reference purposes only and shall be given no legal effect.

L. In the event of conflicts or inconsistencies between the provisions of this CONTRACT and those in any attachment or Exhibit hereto, then the provisions of this CONTRACT will take precedence and be applicable, binding and enforceable.

M. Preparation of CONTRACT. All provisions of this CONTRACT have been subject to full and careful review by and negotiation between CONSULTANT and City. Each such party has availed itself of such legal advice and counsel as it, respectively, has deemed appropriate. The parties hereto agree that neither one of them shall be deemed to be the drafter or author of this CONTRACT, and in the event this CONTRACT is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this CONTRACT or any portion hereof against either party as the drafter of this CONTRACT.

N. Entire CONTRACT. This CONTRACT embodies the entire CONTRACT and understanding between the parties pertaining to the subject matter of this CONTRACT, and supersedes all prior CONTRACTs, understandings, negotiations, representations, and discussions, whether verbal or written, of the parties pertaining to that subject matter.

O. Binding Effect. The provisions of this CONTRACT shall bind and insure to the benefit of the parties and their respective successors and permitted assigns.

P. Counterparts. This CONTRACT may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single CONTRACT.

Q. Amendment and Waiver. This CONTRACT may be amended, modified, or supplemented only by a writing executed by each of the parties. Any party may in writing waive any provisions of this CONTRACT to the extent such provision is for the benefit of the waiving party. No action taken pursuant to this CONTRACT shall be deemed to constitute a waiver by that party of any other party's compliance with provisions of this CONTRACT. No waiver by any party of a breach of any provision of this CONTRACT shall be construed as a waiver of any subsequent or different breach, and no forbearance by a party to seek a remedy for noncompliance or breach by another party shall be construed as a waiver of any right or remedy with respect to such noncompliance or breach.

R. Attorney's Fees and Costs. If the City is required to take legal action to enforce this contract, the CONSULTANT agrees to reimburse the City for all reasonable attorney's fees and associated costs incurred.

S. Non-Waiver of Rights. Failure by the City to enforce any provision of this contract shall not be deemed a waiver of its rights to enforce any other provision or the same provision in the future.

T. Sovereign Immunity. Nothing in this CONTRACT shall be construed as a waiver of any governmental, sovereign, or other immunity by the City, its officials, or employees. All defenses and limitations of liability provided by law remain fully applicable.

U. NON-ASSIGNMENT. The City and CONSULTANT each bind itself, its successors and assigns, to the other party of this contract, in respect to all covenants of this CONTRACT. The CONSULTANT shall not transfer or assign this contract or the license or any of the rights or privileges granted herein without the prior written consent of the City, which such consent shall be granted or denied solely at the City's sole discretion.

V. This CONTRACT is the final expression of the CONTRACT between the parties and the complete and exclusive statement of the terms agreed upon and shall supersede all prior negotiations, understandings, or CONTRACTs. No representations, warranties, or stipulations, either oral or written, are not contained herein.

W. This CONTRACT constitutes the sole and complete understanding between the parties and supersedes all CONTRACTs between them, whether oral or written with respect to the subject matter. No Amendment, change or addendum to this CONTRACT is enforceable unless agreed to in writing by both parties and incorporated into this CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

[SIGNATURES FOLLOW THIS PAGE]

CONSULTANT:

McCRORY & WILLIAMS, INC.

By: Carah Vuncannon

Name: CARAH VUNCANNON

Title: PRESIDENT

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned Notary Public, in and for said City in said State, hereby certify that CARAH VUNCANNON, whose name as PRESIDENT of **McCRORY & WILLIAMS, INC.** has signed the foregoing contract, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing contract, as such officer and with full authority, execute the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 2nd day of JUNE, 2026.

(SEAL)

MARY JANE DONOGHUE NOTARY PUBLIC ALABAMA, STATE AT LARGE

Mary Jane Donoghue
Notary Public
My Commission Expires: 9-10-2028

CITY:

CITY OF MOBILE, a municipal corporation

By: _____
Spiro N. Cheriogotis, Mayor

Date: _____

ATTEST:

_____
Lisa Lambert, City Clerk

EXHIBIT A: PROJECT LOCATION

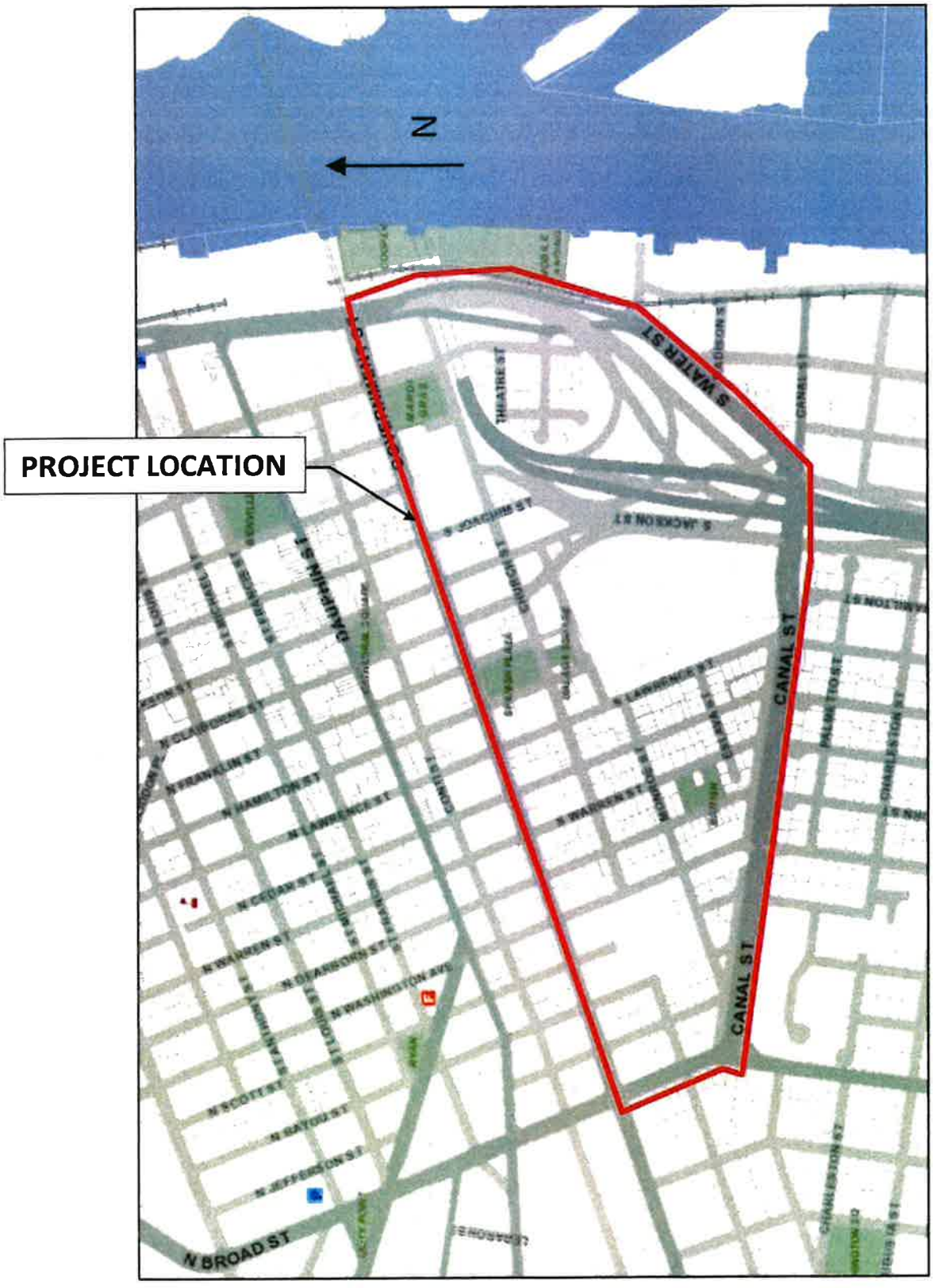

EXHIBIT B: PROJECT ESTIMATE

PROJECT – (See Exhibit A for location.) **2024 TAP DOWNTOWN MOBILE SIDEWALK IMPROVEMENTS CEI,** City of Mobile Project No. **2024-3005-17.**

ESTIMATED PROJECT COST - Construction of the PROJECT is estimated to be $1,250,177.50 **[One Million Two Hundred Fifty Thousand One Hundred Seventy-Seven Dollars and Fifty Cents]**.

ESTIMATED PROFESSIONAL ENGINEERING SERVICES COST - Total fees (pre-bidding to pre-construction phase and construction phase) to be paid the ENGINEER shall not exceed **$93,148.00 [Ninety-Three Thousand One Hundred Forty-Eight Dollars and Zero Cents]**, unless authorized by the CITY.

CITY DISTRICT: District 2

EXHIBIT C: FEE SCHEDULE

ENGINEER'S SUMMARY OF HOURLY RATES

EXHIBIT D: ENGINEER'S FEE DISBURSEMENT SCHEDULE

Pre-Bid to Pre-Construction Phase.....$2,000.00

Construction Phase .....$ 86,148.00

Base Contract Amount **$ 88,148.00**

Additional Services (If requested in writing by the City Engineer).....$ 5,000.00

Total Contract Amount including Additional Services **$ 93,148.00**

McCrory Williams
INCORPORATED
Engineers Surveyors

HOURLY RATE SCHEDULE 2026

PRINCIPAL	$190.00 PER HOUR
PROFESSIONAL ENGINEER / PROJECT MANAGER	$170.00 PER HOUR
PROJECT ENGINEER / SENIOR ENGINEER	$160.00 PER HOUR
PROFESSIONAL LAND SURVEYOR	$150.00 PER HOUR
ENGINEER	$135.00 PER HOUR
SENIOR ENGINEERING TECHNICIAN	$120.00 PER HOUR
SENIOR CADD TECHNICIAN / EASEMENT TECHNICIAN	$95.00 PER HOUR
ENGINEERING TECHNICIAN / ENGINEERING INTERN	$110.00 PER HOUR
SENIOR SURVEY TECHNICIAN	$95.00 PER HOUR
SURVEY TECHNICIAN / SURVEY CADD TECHNICIAN	$75.00 PER HOUR
SENIOR CONSTRUCTION REPRESENTATIVE	$95.00 PER HOUR
CONSTRUCTION REPRESENTATIVE	$85.00 PER HOUR
SURVEY CREW	
2-MAN CREW	$145.00 PER HOUR
3-MAN CREW	$175.00 PER HOUR
CLERICAL	$75.00 PER HOUR
MILEAGE	$ 0.725 PER MILE

EXHIBIT E: PROJECT CLOSEOUT CHECKLIST

The following items must be submitted to the CITY for PROJECT closeout:

- Engineers Field Book
- Pictures of PROJECT site before, during & after construction
- As-built Drawings
- Copy of Contract Documents:
    - Advertisement for Bids
    - Instructions to Bidders
    - Contractor Proposal
    - Contractor Bid Bond
    - Contractor Labor & Materials Bond
    - Contractor Performance Bond
    - Certificate of Contractor's & Subcontractor's Insurance
    - Special Provisions
    - Articles of Agreement
    - Supplemental Specifications
    - PROJECT Sign Detail
    - Addendums
- INSPECTOR's Daily Reports
- Correspondence affecting Construction
- Quantity & Payment Documentation
    - Documents showing final quantities & payment
    - Product Specifications, if applicable
- All Haul Tickets
    - Separated by pay items & date. Then labeled with date, pay item #, total quantity for that day, & total quantity to date.
- All Test Reports
- CADD files of drawings
- Pdf's of drawings
- All closeout documents required from the Contractor

EXHIBIT F: INSURANCE CERTIFICATIONS

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
	PHONE (A/C, No, Ext): / FAX (A/C, No):
	E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A :	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

SAMPLE

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

Project Name:
Project Number: 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER	CANCELLATION
City of Mobile P.O. Box 1827 Mobile, Alabama 36633-1827	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): 06/03/2026

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jackie Murk
RSC Insurance Brokerage, Inc. 2081 Columbiana Road Birmingham AL 35242	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: jmurk@risk-strategies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Beazley America Insurance Company, Inc.	16510
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
McCrory & Williams, Inc. 3207 International Dr. Suite G Mobile AL 36606

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory In NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability		Y	C19478251101	08/08/2025	08/08/2026	Each Claim	$2,000,000
							Aggregate	$2,000,000

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

Project No. 2024-3005-17 TAPMB - TA24 (945)
Project: 2024 TAP Downtown Mobile Sidewalk Improvements - CEI
Waiver of Subrogation applies in favor of City of Mobile.
Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).
These provisions must be required and accepted by the insured in written contract or agreement.

CERTIFICATE HOLDER

City of Mobile
P.O. Box 180249
Mobile AL 36618-0249

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): 06/01/2026

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

StateFarm

Lad Drago Insurance and Financial Services
7623 Spanish Fort Blvd
Spanish Fort, AL 36527

CONTACT NAME: Lad Drago
PHONE (A/C, No, Ext): 2516261237 FAX (A/C, No): 2512434176
E-MAIL ADDRESS: lad@laddragoinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B : State Farm Fire and Casualty Company	25143
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

McCrory & Williams Inc
3207 International Drive
Suite G
Mobile, AL 36606

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 INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y	Y	93-B1-Y007-7	08/08/2025	08/08/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [X] ANY AUTO [X] OWNED AUTOS ONLY [X] HIRED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] NON-OWNED AUTOS ONLY	Y	Y	1188688-SFP-01 0972416-SFP-01 1116190-SFP-01 0845117-SFP-01	04/10/2026 03/10/2026 04/01/2026 02/21/2026	10/10/2026 09/10/2026 10/01/2026 08/21/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
B	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			93-38-297-8	08/08/2025	08/08/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 5,000,000 $ 5,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	93-CW-P289-4	08/08/2025	08/08/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Automobile Liability(Additional policies)	Y	Y	0798311, 0489438, 0929485	10/10/2025	10/10/2026	Combined Single Limit (Ea acc	$1,000,000

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

Product description: 2024 Tap Downtown Mobile Sidewalk Improvements - CEI
Project No: 2024- 3005- 17 TAPMB-TA24 (945)
City of Mobile is listed as additional insured in respect to all policies (except Workers Compensation and Professional liability when applicable), which coverage shall be primary and non-contributory, waiver of subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) day notice of cancellation, non-renewal or material change shall apply (except 10 days for non-payment)

CERTIFICATE HOLDER

City of Mobile
PO Box 1827
Mobile AL, 36633

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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EXHIBIT G: E-VERIFY AFFIDAVIT, E-VERIFY REGISTRATION PRINTOUT, AND SECRETARY OF STATE REGISTRATION

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared Sarah Vuncannon (affiant) who, being duly sworn says as follows:

President/CEO of McCrory & Williams

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as President for McCrory & Williams that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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.

I further attest that said McCrory & Williams is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows: 521538.

Sarah Vuncannon
CEO of McCRORY & WILLIAMS, INC.

Sworn to and subscribed before me this the 2nd day of JUNE, 2026.

I certify that the affiant is known to me to be the identical party he or she claims to be.

Mary Jane Donoghue
Signature and Seal of Notary Public

MARY JANE DONOGHUE NOTARY PUBLIC ALABAMA, STATE AT LARGE

E-Verify

Company ID Number: 521538

THE E-VERIFY PROGRAM FOR EMPLOYMENT VERIFICATION MEMORANDUM OF UNDERSTANDING

ARTICLE I

PURPOSE AND AUTHORITY

This Memorandum of Understanding (MOU) sets forth the points of agreement between the Department of Homeland Security (DHS) and McCrory & Williams, Inc. (Employer) regarding the Employer's participation in the Employment Eligibility Verification Program (E-Verify). This MOU explains certain features of the E-Verify program and enumerates specific responsibilities of DHS, the Social Security Administration (SSA), and the Employer. E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of the Employment Eligibility Verification Form (Form I-9). For covered government contractors, E-Verify is used to verify the employment eligibility of all newly hired employees and all existing employees assigned to Federal contracts or to verify the entire workforce if the contractor so chooses.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). Authority for use of the E-Verify program by Federal contractors and subcontractors covered by the terms of Subpart 22.18, "Employment Eligibility Verification", of the Federal Acquisition Regulation (FAR) (hereinafter referred to in this MOU as a "Federal contractor with the FAR E-Verify clause") to verify the employment eligibility of certain employees working on Federal contracts is also found in Subpart 22.18 and in Executive Order 12989, as amended.

ARTICLE II

FUNCTIONS TO BE PERFORMED

A. RESPONSIBILITIES OF SSA

1. SSA agrees to provide the Employer with available information that allows the Employer to confirm the accuracy of Social Security Numbers provided by all employees verified under this MOU and the employment authorization of U.S. citizens.

2. SSA agrees to provide to the Employer appropriate assistance with operational problems that may arise during the Employer's participation in the E-Verify program. SSA agrees to provide the Employer with names, titles, addresses, and telephone numbers of SSA representatives to be contacted during the E-Verify process.

3. SSA agrees to safeguard the information provided by the Employer through the E-Verify program procedures, and to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security Numbers and for evaluation of the E-Verify program or such other persons or entities who may be authorized by SSA as governed

Company ID Number: 521538

by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

4. SSA agrees to provide a means of automated verification that is designed (in conjunction with DHS's automated system if necessary) to provide confirmation or tentative nonconfirmation of U.S. citizens' employment eligibility within 3 Federal Government work days of the initial inquiry.

5. SSA agrees to provide a means of secondary verification (including updating SSA records as may be necessary) for employees who contest SSA tentative nonconfirmations that is designed to provide final confirmation or nonconfirmation of U.S. citizens' employment eligibility and accuracy of SSA records for both citizens and non-citizens within 10 Federal Government work days of the date of referral to SSA, unless SSA determines that more than 10 days may be necessary. In such cases, SSA will provide additional verification instructions.

B. RESPONSIBILITIES OF DHS

1. After SSA verifies the accuracy of SSA records for employees through E-Verify, DHS agrees to provide the Employer access to selected data from DHS's database to enable the Employer to conduct, to the extent authorized by this MOU:

- Automated verification checks on employees by electronic means, and
- Photo verification checks (when available) on employees.

2. DHS agrees to provide to the Employer appropriate assistance with operational problems that may arise during the Employer's participation in the E-Verify program. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.

3. DHS agrees to make available to the Employer at the E-Verify Web site and on the E-Verify Web browser, instructional materials on E-Verify policies, procedures and requirements for both SSA and DHS, including restrictions on the use of E-Verify. DHS agrees to provide training materials on E-Verify.

4. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in the E-Verify program. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.

5. DHS agrees to issue the Employer a user identification number and password that permits the Employer to verify information provided by employees with DHS's database.

6. DHS agrees to safeguard the information provided to DHS by the Employer, and to limit access to such information to individuals responsible for the verification of employees' employment eligibility and for evaluation of the E-Verify program, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security Numbers and employment eligibility, to enforce the Immigration and

Company ID Number: 521538

Nationality Act (INA) and Federal criminal laws, and to administer Federal contracting requirements.

7. DHS agrees to provide a means of automated verification that is designed (in conjunction with SSA verification procedures) to provide confirmation or tentative nonconfirmation of employees' employment eligibility within 3 Federal Government work days of the initial inquiry.

8. DHS agrees to provide a means of secondary verification (including updating DHS records as may be necessary) for employees who contest DHS tentative nonconfirmations and photo non-match tentative nonconfirmations that is designed to provide final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

C. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system.

2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted regarding E-Verify.

3. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

4. The Employer agrees that any Employer Representative who will perform employment verification queries will complete the E-Verify Tutorial before that individual initiates any queries.

A. The Employer agrees that all Employer representatives will take the refresher tutorials initiated by the E-Verify program as a condition of continued use of E-Verify.

B. Failure to complete a refresher tutorial will prevent the Employer from continued use of the program.

5. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

• If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

• If an employee presents a DHS Form I-551 (Permanent Resident Card) or Form I-766 (Employment Authorization Document) to complete the Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The photocopy must be of sufficient quality to allow for verification of the photo

and written information. The employer will use the photocopy to verify the photo and to assist DHS with its review of photo non-matches that are contested by employees. Note that employees retain the right to present any List A, or List B and List C, documentation to complete the Form I-9. DHS may in the future designate other documents that activate the photo screening tool.

6. The Employer understands that participation in E-Verify does not exempt the Employer from the responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures, except for the following modified requirements applicable by reason of the Employer's participation in E-Verify: (1) identity documents must have photos, as described in paragraph 5 above; (2) a rebuttable presumption is established that the Employer has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of any individual if it obtains confirmation of the identity and employment eligibility of the individual in good faith compliance with the terms and conditions of E-Verify; (3) the Employer must notify DHS if it continues to employ any employee after receiving a final nonconfirmation, and is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) the Employer is subject to a rebuttable presumption that it has knowingly employed an unauthorized alien in violation of section 274A(a)(1)(A) if the Employer continues to employ an employee after receiving a final nonconfirmation; and (5) no person or entity participating in E-Verify is civilly or criminally liable under any law for any action taken in good faith based on information provided through the confirmation system. DHS reserves the right to conduct Form I-9 and E-Verify system compliance inspections during the course of E-Verify, as well as to conduct any other enforcement activity authorized by law.

7. The Employer agrees to initiate E-Verify verification procedures for new employees within 3 Employer business days after each employee has been hired (but after the Form I-9 has been completed), and to complete as many (but only as many) steps of the E-Verify process as are necessary according to the E-Verify User Manual, or in the case of Federal contractors with the FAR E-Verify clause, the E-Verify User Manual for Federal Contractors. The Employer is prohibited from initiating verification procedures before the employee has been hired and the Form I-9 completed. If the automated system to be queried is temporarily unavailable, the 3-day time period is extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability. Employers may initiate verification by notating the Form I-9 in circumstances where the employee has applied for a Social Security Number (SSN) from the SSA and is waiting to receive the SSN, provided that the Employer performs an E-Verify employment verification query using the employee's SSN as soon as the SSN becomes available.

8. The Employer agrees not to use E-Verify procedures for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use not authorized by this MOU. Employers must use E-Verify for all new employees, unless an Employer is a Federal contractor that qualifies for the exceptions described in Article II.D.1.c. Except as provided in Article II.D, the Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. The Employer understands that if the Employer

Company ID Number: 521538

uses the E-Verify system for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its access to SSA and DHS information pursuant to this MOU.

9. The Employer agrees to follow appropriate procedures (see Article III. below) regarding tentative nonconfirmations, including notifying employees in private of the finding and providing them written notice of the findings, providing written referral instructions to employees, allowing employees to contest the finding, and not taking adverse action against employees if they choose to contest the finding. Further, when employees contest a tentative nonconfirmation based upon a photo non-match, the Employer is required to take affirmative steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

10. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo non-match, does not establish, and should not be interpreted as evidence, that the employee is not work authorized. In any of the cases listed above, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status (including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, refusing to assign the employee to a Federal contract or other assignment, or otherwise subjecting an employee to any assumption that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo non-match or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 or OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

11. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA, as applicable, by not discriminating unlawfully against any individual in hiring, firing, or recruitment or referral practices because of his or her national origin or, in the case of a protected individual as defined in section 274B(a)(3) of the INA, because of his or her citizenship status. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the unfair immigration-related employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-

Company ID Number: 521538

Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

12. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

13. The Employer agrees that it will use the information it receives from SSA or DHS pursuant to E-Verify and this MOU only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords) to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

14. The Employer acknowledges that the information which it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)), and that any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

15. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, including by permitting DHS and SSA, upon reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a timely and accurate manner to DHS requests for information relating to their participation in E-Verify.

D. RESPONSIBILITIES OF FEDERAL CONTRACTORS WITH THE FAR E-VERIFY CLAUSE

1. The Employer understands that if it is a subject to the employment verification terms in Subpart 22.18 of the FAR, it must verify the employment eligibility of any existing employee assigned to the contract and all new hires, as discussed in the Supplemental Guide for Federal Contractors. Once an employee has been verified through E-Verify by the Employer, the Employer may not reverify the employee through E-Verify.

a. Federal contractors with the FAR E-Verify clause agree to become familiar with and comply with the most recent versions of the E-Verify User Manual for Federal Contractors and the E-Verify Supplemental Guide for Federal Contractors.

b. Federal contractors with the FAR E-Verify clause agree to complete a tutorial for Federal contractors with the FAR E-Verify clause.

c. Federal contractors with the FAR E-Verify clause not enrolled at the time of contract award: An Employer that is not enrolled in E-Verify at the time of a contract award must enroll as a Federal contractor with the FAR E-Verify clause in E-Verify within 30 calendar days of contract award and, within 90 days of enrollment, begin to use E-Verify to initiate verification of employment eligibility of new hires of the Employer who are working in the United States,

whether or not assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within 3 business days after the date of hire. Once enrolled in E-Verify as a Federal contractor with the FAR E-Verify clause, the Employer must initiate verification of employees assigned to the contract within 90 calendar days from the time of enrollment in the system and after the date and selecting which employees will be verified in E-Verify or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Employers that are already enrolled in E-Verify at the time of a contract award but are not enrolled in the system as a Federal contractor with the FAR E-Verify clause: Employers enrolled in E-Verify for 90 days or more at the time of a contract award must use E-Verify to initiate verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within 3 business days after the date of hire. Employers enrolled in E-Verify as other than a Federal contractor with the FAR E-Verify clause, must update E-Verify to indicate that they are a Federal contractor with the FAR E-Verify clause within 30 days after assignment to the contract. If the Employer is enrolled in E-Verify for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within 3 business days after the date of hire. An Employer enrolled as a Federal contractor with the FAR E-Verify clause in E-Verify must initiate verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

e. Institutions of higher education, State, local and tribal governments and sureties: Federal contractors with the FAR E-Verify clause that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), State or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency pursuant to a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors with the FAR E-Verify clause may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. The provisions of Article II.D, paragraphs 1.a and 1.b of this MOU providing timeframes for initiating employment verification of employees assigned to a contract apply to such institutions of higher education, State, local and tribal governments, and sureties.

f. Verification of all employees: Upon enrollment, Employers who are Federal contractors with the FAR E-Verify clause may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only new employees and those existing employees assigned to a covered Federal contract. After enrollment, Employers must elect to do so only in the manner designated by DHS and initiate E-Verify verification of all existing employees within 180 days after the election.

g. Form I-9 procedures for existing employees of Federal contractors with the FAR E-Verify clause: Federal contractors with the FAR E-Verify clause may choose to complete new Forms I-9 for all existing employees other than those that are completely exempt from this process. Federal contractors with the FAR E-Verify clause may also update previously completed Forms I-9 to initiate E-Verify verification of existing employees who are not completely exempt as long as that Form I-9 is complete (including the SSN), complies with

Company ID Number: 521538

Article II.C.5, the employee's work authorization has not expired, and the Employer has reviewed the information reflected in the Form I-9 either in person or in communications with the employee to ensure that the employee's stated basis in section 1 of the Form I-9 for work authorization has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen). If the Employer is unable to determine that the Form I-9 complies with Article II.C.5, if the employee's basis for work authorization as attested in section 1 has expired or changed, or if the Form I-9 contains no SSN or is otherwise incomplete, the Employer shall complete a new I-9 consistent with Article II.C.5, or update the previous I-9 to provide the necessary information. If section 1 of the Form I-9 is otherwise valid and up-to-date and the form otherwise complies with Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired subsequent to completion of the Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.C.5, subject to any additional or superseding instructions that may be provided on this subject in the Supplemental Guide for Federal Contractors. Nothing in this section shall be construed to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU, or to authorize verification of any existing employee by any Employer that is not a Federal contractor with the FAR E-Verify clause.

2. The Employer understands that if it is a Federal contractor with the FAR E-Verify clause, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by the E-Verify system and provide it to the employee so that the employee may determine whether he or she will contest the tentative nonconfirmation. The Employer must review the tentative nonconfirmation with the employee in private.

2. The Employer will refer employees to SSA field offices only as directed by the automated system based on a tentative nonconfirmation, and only after the Employer records the case verification number, reviews the input to detect any transaction errors, and determines that the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security Number to SSA for verification again if this review indicates a need to do so. The Employer will determine whether the employee contests the tentative nonconfirmation as soon as possible after the Employer receives it.

3. If the employee contests an SSA tentative nonconfirmation, the Employer will provide the employee with a system-generated referral letter and instruct the employee to visit an SSA office within 8 Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it

Company ID Number: 521538

determines that more than 10 days is necessary. The Employer agrees to check the E-Verify system regularly for case updates.

4. The Employer agrees not to ask the employee to obtain a printout from the Social Security Number database (the Numident) or other written verification of the Social Security Number from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must print the tentative nonconfirmation notice as directed by the E-Verify system and provide it to the employee so that the employee may determine whether he or she will contest the tentative nonconfirmation. The Employer must review the tentative nonconfirmation with the employee in private.

2. If the Employer finds a photo non-match for an employee who provides a document for which the automated system has transmitted a photo, the employer must print the photo non-match tentative nonconfirmation notice as directed by the automated system and provide it to the employee so that the employee may determine whether he or she will contest the finding. The Employer must review the tentative nonconfirmation with the employee in private.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation received from DHS automated verification process or when the Employer issues a tentative nonconfirmation based upon a photo non-match. The Employer will determine whether the employee contests the tentative nonconfirmation as soon as possible after the Employer receives it.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will provide the employee with a referral letter and instruct the employee to contact DHS through its toll-free hotline (as found on the referral letter) within 8 Federal Government work days.

5. If the employee contests a tentative nonconfirmation based upon a photo non-match, the Employer will provide the employee with a referral letter to DHS. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary. The Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo non-match, the Employer will send a copy of the employee's Form I-551 or Form I-766 to DHS for review by:

- Scanning and uploading the document, or
- Sending a photocopy of the document by an express mail account (paid for at employer expense).

7. If the Employer determines that there is a photo non-match when comparing the photocopied List B document described in Article II.C.5 with the image generated in E-Verify, the Employer must forward the employee's documentation to DHS using one of the means described in the preceding paragraph, and allow DHS to resolve the case.

Company ID Number: 521538

ARTICLE IV

SERVICE PROVISIONS

SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V

PARTIES

A. This MOU is effective upon the signature of all parties, and shall continue in effect for as long as the SSA and DHS conduct the E-Verify program unless modified in writing by the mutual consent of all parties, or terminated by any party upon 30 days prior written notice to the others. Any and all system enhancements to the E-Verify program by DHS or SSA, including but not limited to the E-Verify checking against additional data sources and instituting new verification procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes. DHS agrees to train employers on all changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual, the E-Verify User Manual for Federal Contractors or the E-Verify Supplemental Guide for Federal Contractors. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials. An Employer that is a Federal contractor with the FAR E-Verify clause may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such a circumstance, the Federal contractor with the FAR E-Verify clause must provide written notice to DHS. If an Employer that is a Federal contractor with the FAR E-Verify clause fails to provide such notice, that Employer will remain a participant in the E-Verify program, will remain bound by the terms of this MOU that apply to participants that are not Federal contractors with the FAR E-Verify clause, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

B. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established procedures or legal requirements. The Employer understands that if it is a Federal contractor with the FAR E-Verify clause, termination of this MOU by any party for any reason may negatively affect its performance of its contractual responsibilities.

C. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as they may determine necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

Company ID Number: 521538

D. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

E. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

F. The Employer understands that the fact of its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to, Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

H. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively.

E-Verify

Company ID Number: 521538

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 McCrory & Williams, Inc.

Teresa Dorriety Name (Please Type or Print)	Title
Electronically Signed Signature	03/16/2012 Date

Department of Homeland Security – Verification Division

USCIS Verification Division Name (Please Type or Print)	Title
Electronically Signed Signature	03/16/2012 Date

Information Required for the E-Verify Program

Information relating to your Company:

Company Name: **McCrory & Williams, Inc.**

Company Facility Address: **3207 International Drive, Suite G**

Mobile, AL 36606

Company Alternate Address:

County or Parish: **MOBILE**

Employer Identification Number: **630697109**

Company ID Number: 521538

North American Industry Classification Systems Code: **541**

Administrator:

Number of Employees: **20 to 99**

Number of Sites Verified for: **2**

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

- ALABAMA 2 site(s)

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

Name:	**Teresa B Dorriety**		
Telephone Number:	**(251) 476 - 4720**	Fax Number:	**(251) 476 - 4721**
E-mail Address:	**tdorriety@mcwinc.com**		

Alabama Secretary of State

McCrory & Williams, Inc.	
Entity ID Number	000-038-882
Entity Type	Domestic Corporation
Principal Address	MOBILE, AL
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Mobile County
Formation Date	09/09/1975
Registered Agent Name	WILLIAM E. WILKERSON
Registered Office Street Address	3207 INTERNATIONAL DR., SUITE G MOBILE, AL 36606-3037
Registered Office Mailing Address	3207 INTERNATIONAL DR., SUITE G MOBILE, AL 36606-3037
Nature of Business	CONSULTING ENGINEERS
Capital Authorized	$11,000
Capital Paid In	$2,000
Incorporators	
Incorporator Name	MCCRORY, WILLIAM C
Incorporator Street Address	Not Provided
Incorporator Mailing Address	Not Provided
Incorporator Name	WILLIAMS, RICHARD J
Incorporator Street Address	Not Provided
Incorporator Mailing Address	Not Provided
Incorporator Name	MCCRORY, MARY PEAVY
Incorporator Street Address	Not Provided
Incorporator Mailing Address	Not Provided
Annual Reports	
Report Year	1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004

McCrory & Williams, Inc.	
	2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Transactions	
Transaction Date	06/10/1977
Legal Name Changed From	McCrory & Associates, Incorporated
Transaction Date	12/15/1997
Registered Agent Changed From	* Added
Transaction Date	04/19/1999
Capital Amounts Changed From	$1,000 Authorized $1,000 Paid In
Transaction Date	04/19/1999
Miscellaneous Filing Entry	CANCELLATION OF REACQUIRED SHARES
Transaction Date	08/17/2021
Registered Agent Changed From	WILLIAMS, RICHARD J 2477 COMMERCIAL PARK DR MOBILE, AL 36606
Scanned Documents	
Purchase Document Copies	
Document Date / Type / Pages	12/15/1997 Registered Agent Change 3 pgs.
Document Date / Type / Pages	04/19/1999 Capital Amounts Change 3 pgs.
Document Date / Type / Pages	04/19/1999 Miscellaneous Entry 2 pgs.
Document Date / Type / Pages	08/17/2021 Registered Agent Change 2 pgs.

Browse Results New Search

Wes Allen
Secretary of State

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

STATE OF ALABAMA

I, Wes Allen, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

as appears on file and of record in this office, the pages hereto attached, contain a true, accurate, and literal copy of the Registered Agent Change filed on behalf of McCrory & Williams, Inc., as received and filed in the Office of the Secretary of State on 08/17/2021.

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.

06/01/2026

Date

Wes Allen — Secretary of State

20260601000018238

STATE OF ALABAMA

CHANGE OF REGISTERED AGENT OR REGISTERED OFFICE BY ENTITY

PURPOSE: To change an entity's registered office, its registered agent, or both, by delivering to the Secretary of State for filing a statement of change in accordance with 10A-1-5.32. Use a separate form for each separate Entity ID number.

INSTRUCTIONS: Mail one (1) signed original and one (1) copy of this completed form along with a self-addressed, stamped envelope with the filing fee of $100.00 (credit card, check, or money order) to the **Secretary of State, Business Services, P.O. Box 5616, Montgomery, Alabama 36103-5616**. or you may email the filing to miscellaneous.filings@sos.alabama.gov **If you are submitting this filing via email and would like a copy returned to you, check $4.00 copy fee on the credit card payment form.** If the credit card does not authorize or if the check is dishonored, the filing will be removed from the index and of no legal effect. In the case of a dishonored check, a $30 fee will be charged.

Item 3 is the information pertaining to the current registered agent and office location currently on file with the Secretary of State. Complete this for verification purposes. You may change the name of the agent, the street address of the registered office, and the mailing address of the registered office, or any one of the three (items 4, 5, and 6).

This form must be typed.

1. Alabama Entity ID Number (Format: 000-000): 038 - 882 **TO OBTAIN ID NUMBER** Go to our website at www.sos.alabama.gov click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. **This step is strongly recommended.**

2. The name of the entity as registered with the Secretary of State of Alabama:

   ~~McCrory & Williams, Inc.~~

3. The name of the Registered Agent currently registered entity with the Secretary of State of Alabama:

   Richard J Williams

   Street (**No PO Boxes**) address of the Registered Office: ~~2477 Commercial Park Dr. Mobile, AL 36606~~

   Mailing address of Registered Office (if different from street address): Not Provided

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

Teresa Dorriety
8080 McDonald Rd.
Irvington, AL 36544

RECEIVED DATE
AUG 17 2021
SECRETARY OF STATE
OF ALABAMA

(For SOS Use Only)

Alabama
Sec. Of State

Entity Change
038-882 D/C
Date 8/17/2021
Time 13:14
210817 2 Pg

File $100.00
County $.00
Total $100.00
04/006

CHANGE OF REGISTERED AGENT OR REGISTERED OFFICE BY ENTITY

4. Change the name of the Registered Agent (must be located in Alabama) for this entity to:

Williams E. Wilkerson

The new registered agent must sign the consent to appointment in consent box prior to filing.

5. Change the street (**No PO Boxes**) address in Alabama of the Registered Office to: 3207 International Dr., Suite G

Mobile, AL 36606-3037

6. Change the mailing address of the Registered Office (if different from street address) to:

7. The entity certifies that the street address of the registered office and the street address of the registered agent's business are the same and located in Alabama.

I, the undersigned, certify that any change specified in this document is authorized by the entity.

08 / 16 / 2021
Date (MM/DD/YYYY)

Carah Vuncannon/President
Typed Name and Title of Signature for Entity Below

Carah Vuncannon
Signature of Person Authorized to Sign per 10A-1-4.01, *Alabama Code*

I, the undersigned, consent to appointment as registered agent for McCrory & Williams, Inc.

(entity name in blank).

08 / 16 / 2021
Date: (MM/DD/YYYY)

William E. Wilkerson
Typed Name of Agent (Individual or Entity)

William E. Wilkerson
Signature of /for Registered Agent

Typed Name **and** Title of Signature for Entity

THE

ALABAMA DEPARTMENT OF
ECONOMIC AND COMMUNITY AFFAIRS
OFFICE OF MINORITY BUSINESS ENTERPRISE

FOR THE

STATE OF ALABAMA

GOVERNOR KAY IVEY

Hereby Declares That

MCCRORY & WILLIAMS, INC.

Mobile, Alabama

has been certified as a woman-owned
business in The State of Alabama.

Given under my hand, at the City of Montgomery,
this the 27th day of August in the year of our Lord 2024.

Kenneth W. Boswell, Director ADECA

Certificate No. WBE-0824240-141-R2 (Female) This designation expires two years from the above date.

State of Alabama

Board of Licensure for Professional Engineers and Land Surveyors

This is to certify that

MCCRORY & WILLIAMS INC

Having given satisfactory evidence of the necessary qualifications required by law has been duly certificated and is hereby issued Certificate of Authorization

LSCA89

authorizing the firm to provide or offer to provide

LAND SURVEYING

services in the State of Alabama through individual licensed professional licensees as agents, employees, officers or partners.

This certificate requires the firm to operate in the State of Alabama as

MCCRORY & WILLIAMS INC

In testimony whereof witness the signature of the Executive Director under seal of the board on 1/2/2024

William R. Huett

Executive Director

This certificate will expire on 12/31/2025 unless renewed.

State of Alabama

Board of Licensure for Professional Engineers and Land Surveyors

This is to certify that

MCCRORY & WILLIAMS INC

Having given satisfactory evidence of the necessary qualifications required by law has been duly certificated and is hereby issued Certificate of Authorization

ECA275

authorizing the firm to provide or offer to provide

ENGINEERING

services in the State of Alabama through individual licensed professional licensees as agents, employees, officers or partners.

This certificate requires the firm to operate in the State of Alabama as

MCCRORY & WILLIAMS INC

In testimony whereof witness the signature of the Executive Director under seal of the board on 1/2/2024

William R. Huett

Executive Director

This certificate will expire on 12/31/2025 unless renewed.

EXHIBIT H: DBE WAIVER

City of Mobile
Office of Small Business Development

REQUEST FOR WAIVER/REDUCTION OF DISADVANTAGED BUSINESS ENTERPRISE (DBE) GOAL

Bid/RFP/P.O./Solicitation/Other McCrory & Williams Current Date 5 / 8 / 2026

Project Description: 2024 TAP DOWNTOWN MOBILE SIDEWALK IMPROVEMENTS CEI

Total Estimated Value of the Project: contract value $ 82,560.00

By City of Mobile Department/ Division/ Office/Unattached Board

I hereby request that the DBE participation goal, pursuant to Ordinance of the City Charter and Policy, be waived on the above-referenced project for the following reason(s):
Please attached any supporting documentation.

Waiver requested due to the nature of the work. This is a contract for part-time construction inspection only. The tasks are specialized and the cost is not enough to warrant the use of sub-contractors.

PROJECT NO. 2024-3005-17; TAPMB-TA24(945)

JOHN FORRESTER
Requested By (Department Director)

(Signature) City Engineer (Title) 5/8/26 (Date)

251-208-7243
Telephone Number

forresterj@cityofmobile.gov
Email Address

Reviewed By (Office of Small Business Development)

(Signature) (Title) (Date) 5/29/2026

Approved Denied

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Woods Anytime Mobility_CPCN (1)

REVIEWERS:

Lana Pafenbach
Lana Pafenbach

R E S O L U T I O N

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

Adopted:

_____

City Clerk

NOTICE OF HEARING ON PROPOSED CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY TO OPERATE A SHUTTLE SERVICE

Notice is hereby given that the City Council of Mobile, Alabama, proposes to consider the application of Woods Anytime Mobility, LLC to operate a shuttle service in the City of Mobile. The adoption of such Certificate will be considered by the City Council in the Auditorium of the Mobile Government Plaza, located at 205 Government Street, Mobile, Alabama, on June 16, 2026, at 10:30 a.m. At such time and place, all persons who desire shall have an opportunity to be heard in opposition to or in favor of the proposed resolution.

Lisa C. Lambert
City Clerk

R E S O L U T I O N

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

Adopted:

_____

City Clerk

APPLICATION FOR CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

The undersigned, INGRID C. WRIGHT individually or on behalf of WOODS ~~MOBILITY~~ ANYTIME MOBILITY, hereby makes application for a Certificate of Public Convenience and Necessity to operate a public service vehicle(s) within the City of Mobile and submits the following facts in support of this application.

I. Certificate Information

Name of Person or Legal Entity seeking certificate:

INGRID C. WRIGHT

Business Addres..

Telephone Trade Name

Business Information

A. If applicant is an individual (sole proprietor) please provide:

Birthdate: SSN:

Residence Address:

Address City State Zip code

Telephone Number: Driver's License #:

Residing in Mobile County: Years: Months:

U.S. Citizenship: Yes No

I attest, under penalty of perjury that I am:
_____ A citizen or national of the United States
_____ A lawful permanent resident
(Alien # A_____)
_____ an alien authorized to work until ____/____/____
(Alien # or Admission # _____)

B. If applicant is a legal entity, please provide:

Incorporated _____ State of Incorporation _____
Partnership _____ L.L.C. X Other: (please specify) _____

Business Address:
(If different from address provide...

C. Ownership Information – List all owners, stockholders, officers, directors, partners, members, etc.

Name	Title	Address	Amount of Stock Held (if any)
INGRID C. WRIGHT	OWNER		

D. List all unpaid judgements against a[illegible] he names of persons against which such judgements are pending, the amount of all unpaid judgements, and the nature of the transactions or acts giving rise to the judgements:

Name	Date	Amount	Location	Disposition
N/A				

Part III. Vehicle/Carriage Information:
Class of service to be furnished: (Check only one)

Taxicab ☐ Sedan ☐ Shuttle ☒ Horse Drawn Carriage ☐ Other ☐

Location of terminal/depot or stand & stables: _____

What will be your days and hours of operation? 24 / 7

How many vehicles (carriages) do you intend to operate? _____
(Note: carriages are limited to a maximum of ten carriages)

Vehicle Description:

Make: Honda	Year: 2014	Model: Odyssey
Make:	Year:	Model:
Make:	Year:	Model:

If application is for a taxicab or carriage, please give a brief description of the insignia, trade name and proposed color scheme for each taxi/carriage:

I hereby authorize the investigation of all statements contained in this application. I certify that:

1. I am the owner of the business listed herein or I am the duly authorized agent of such owner;
2. All of the foregoing statements are true and correct to the best of my knowledge;
3. I understand that the Certificate of Public Convenience and Necessity is subject to revocation if this document is falsified;
4. I have read and understand Chapter 59 of the Mobile City Code;
5. If granted a Certificate of Public Convenience and Necessity, I will fully comply with its provisions.

Applicant's Signature

NAME OF ENTITY:
Woods Anytime Mobility LLC

By: _____
Its _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 **DAY OF** May, **20** 26

Notary Public
My commission expires 5/1/28

(Applicant: Present this form to the Police Records Division, 2460 Government Boulevard)

AUTHORIZATION FOR RELEASE OF POLICE RECORDS

Name: INGRID CRYSTAL WRIGHT

Nickname(s) or Maiden Name: N/A

Current Addres

Previous Addr

Personal Desc

Height: 5'7

Weight: 244

Hair Color: BROWN

Eye Color: BROWN

Social Security Number: __

I do hereby authorize any City, County, State or Federal Agency, Department or Bureau to release any information in their files under the above name. I understand and realize that the information so released may prove unfavorable to me. I agree to hold any source of information blameless for any error in reporting this information. I release all persons whomever from any liability arising out of or resulting from the release of this information.

_____

Signature

_____

Date signed

(Applicant Present this form to the Police Records Division, 2460 Government Boulevard)

BACKGROUND INFORMATION SHEET
CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

A Background Information Sheet must be completed for each person owning any interest in a taxicab/shuttle/limousine/carriage/charter/transportation business. Failure to complete such sheet for each owner listed will result in a delay of the approval process or possible denial of this application.

NAME: INGRID crystal WRIGHT

Date of Birth: _____ ecurity #: _____

Present Addres: _____

Home Phone Number _____ Work Phone Number: _____

Attach a copy of your current driver's license to this sheet

Present Employer and Address: _____

Present Position/Title: _____

Judicial History:
List below if you have been convicted of a felony or a misdemeanor during the last 24 months; any Federal, State, or Local alcoholic beverage law; or have forfeited a cash bond to appear in court to answer charges for any such violation. Failure to properly list all convictions will result in denial of this application.

VIOLATION	JURISDICTION/COURT	DATE OF CASE	DISPOSITION

List all unpaid judgements pending, giving the names of persons against which such judgements are pending and the amount of all unpaid judgements.

Give nature of all transactions or acts giving rise to these judgements.

Give name and location of court in which judgements were entered and date entered.
mobile county court

I swear or affirm under the penalties of perjury that the above information is true and correct to the best of my knowledge and belief.

Signature _____ Date Signed _____

NOT VALID WITHOUT EMBOSSED SEAL OF THE MOBILE POLICE DEPARTMENT

Personal Data Report

General Descriptors

Name:	WRIGHT, INGRID CRYSTAL		
Address:		**Nick Name:**	
Phone:			
Race:	B - BLACK/AFRICAN AMERICAN	**DOB:**	
Sex:	F	**Age:**	46
Weight:	244	**Eyes:**	BROWN
Height:	5'07"	**Facial:**	
Hair:	BLACK	**Ethnic:**	NON HISPANIC/NON LATINO
Email1:			
Email2:			
Alt. Address:			
Danger Desc:			

Identifying Numbers

DL State: AL	**DL #:**	**DL Type:** D	**SSN:**
MID:	**FP:**	**DOC:**	
FBI:	**JRN:**	**SID:**	

A search of the files in the Records Unit of the Mobile Police Department on this subject indicates: A RECORD

CHECKED BY: [signature]

DATE: 4/1/26

Arrests Report -MOBILE POLICE DEPARTMENT

Sorted by Arrest_Number, Arrest_Date, Arrest_Time

Last_Name : WRIGHT
First_Name : INGRID
Arrestee_SSN : 421-08-9488

NOT VALID WITHOUT EMBOSSED SEAL OF THE MOBILE POLICE DEPARTMENT

Arrest #	Incident#	Date	Arrestee Name	DOB	Arrestee Address	Officer	Arrest Type	Arrest Address	Charges
204040366101	2040403661	4/21/2004	WRIGHT, INGRID CRYSTAL	8/1/1979	UNKNOWN LOCATION UNKNOWN,	ARNETTE, T H	CONV	WALMART MOBILE,	THEFT OF PROPERTY 3RD
20404036610A	2040403661	4/21/2004	WRIGHT, INGRID CRYSTAL	8/1/1979	UNKNOWN LOCATION UNKNOWN,	ARNETTE, T H	CONV	WALMART MOBILE,	GIVING FALSE NAME OR ADDRESS TO LAW ENFORCEMENT OFFICER
212035285001	2120352850	6/12/2012	WRIGHT, INGRID CRYSTAL	8/1/1979	UNKNOWN LOCATION UNKNOWN,	THOMAS, MICHAEL	CONV	GOVT @ I-65 UNKNOWN,	ALIAS/BENCH WARRANT ARREST

3 Records Selected

A search of the files in the Records Unit of the Mobile Police Department on this subject indicates:
A RECORD
CHECKED BY:
DATE: 4/1/26

RESOLUTION

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

Adopted:

_____

City Clerk

Notice of Public Hearing for the Proposed DENIAL
of a Conditional Use Permit for Property
Located at 904 Kentucky Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **May 19, 2026**, a public hearing will be held on the **23rd** day of **June, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed denial of a Conditional Use Permit for property located at 904 Kentucky Street to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

Lisa C. Lambert
City Clerk

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

WHEREAS, a Conditional Use Permit application was filed on January 20, 2026, to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District, located at 904 Kentucky Street and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on February 19, 2026, and recommended denial of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

NOTICE OF HEARING
OF PROPOSED AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 23rd day of June, 2026, 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 Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 27th day of May, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **904 Kentucky Street.**

The proposed amendment will approve a Conditional Use Permit. The owner of said property has applied for a Conditional Use Permit to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District.** If approved, the Conditional Use Permit will allow a **Short-Term Rental in an R-1, Single-Family Residential Urban District,** subject to the following proposed conditions: 1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and, 2. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

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

WHEREAS, a Conditional Use Permit application was filed on **January 20, 2026**, to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District**, located at **904 Kentucky Street** and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on **February 19, 2026**, and recommended **denial** of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and

4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

Adopted:

_____

Lisa Lambert, City Clerk

Joan Hendrix
904 Kentucky Street
Council District 3
C.J. Small

THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

February 26, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **February 19, 2026**, considered the request of **Joan Hendrix** for a Conditional Use Permit approval to **allow a Short-Term Rental in an R-1, Single-Family Residential Urban District**, for the property located at **904 Kentucky Street**.

After discussion it was decided to recommend **denial** of the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Joan Hendrix
751 Marine Street
Mobile, Alabama 36604

Re: 904 Kentucky Street
ZON-STR-003616-2026
Joan Hendrix
District 3
Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning

City of Mobile • Planning &Zoning

Planning Commission Application

Conditional Use Permit Application for Short Term Rental

All the necessary information as required by the Unified Development Code, including the site plan, must be submitted in digital format no later than noon Central Time on the deadline filing date.

Fees

Conditional Use Permit $500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

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1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Owner (If different from Applicant)
Name:	Joan Hendrix	
Firm:	N/A	
Phone:	251-610-6774	
Email:	joanwhendrix@att.net	
Address:	751 Marine Street Mobile, AL. 36604	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description. As well as photos of the front, back, and both sides of the property and an aerial view of the site.

904 Kentucky Street Mobile, AL. 36605 — Property Address

754 — Property Area (acres or square feet)

2910370007068XXX — Parcel Number(s) or Key Number(s)

R-1 Single-Family Residential District — Present Zoning or Transect District

N/A — Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation as shown on page 5.

4. LABELS FOR NOTIFICATION 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", use 8 ½" x 11" sheets of labels). 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).

5. 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.

Joan Hendrix — 01-16-26

Owner Signature — Date

Joan Heal — 01-16-26

Applicant or Agent Signature (if applicable) — Date

I, the undersigned, constituting the owner of the hereinafter described real property do hereby execute and file with the City of Mobile this written application requesting that my property as described be issued a Conditional Use Permit for a Short-Term Rental in the City of Mobile, Alabama.

Furthermore, I certify that said property shall comply with the site and design criteria of Article 5, Section 64-5-6.E.11.(g) suitable for consideration of a Conditional Use Permit for Short-Term Rentals, to wit:

(1) There shall be no on-site employees.
(2) The establishment shall not serve meals.
(3) Guest rooms shall not contain cooking facilities.
(4) A valid City of Mobile business license must be obtained for each discrete Short-Term Rental location and the business license number must be stated on any advertisement or listing for each Short-Term Rental. Provided, however, that Short-Term Rentals containing multiple units within a single structure that can be rented separately shall only be required to obtain a single license for each structure.
(5) No signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. is permitted.
(6) The name and telephone number of a local responsible party shall be conspicuously posted within each Short-Term Rental. The local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of each Short-Term Rental period to address problems or complaints associated with the Short-Term Rental.
(7) Each Short-Term Rental must meet applicable building and fire codes and be equipped with the following safety equipment and features:
   a. Operational smoke and carbon monoxide detectors.
   b. One (1) 2.5 lb. Class A-B-C fire extinguisher per floor.
   c. Prominently displayed and legible 9-1-1 address on building exterior

I further certify that I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 14th day of January 2026

Signature Joan Hendrix

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Joan Williams Hendrix

_____, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 14 day of January, 2026.

Notary Public _____

My Commission Expires June 4, 2028.

STATE OF ALABAMA NOTARY PUBLIC
JOE L. MARTIN, JR.
My Commission Expires
June 4, 2028

Conditional Use Permit – Short Term Rentals

Note: The establishment shall not serve meals. Guest rooms shall not contain cooking facilities.

The following information is required to evaluate applications for Conditional Use Permits. Please provide a statement for all items.

Conditional Use Permits for Short Term Rentals will be reviewed for compliance with the approval criteria provided in Approval Criteria of Article 5 (Section 64-5-6.E) as well as with the information requested below.

If a site cannot comply with the site plan requirements, a CUP application will not be processed by the Planning and Zoning Department.

The Following information is required for Conditional Use Permits. Please refer to Section 64-10-6 for a full description of the requirements and verify that the following documentation is provided:

- ☐ Planning Commission Application
- ☑ Conditional Use Permit – Short Term Rentals
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer
- ☑ Mailing Labels
- ☐ Neighborhood Meeting Documentation
- ☑ Site Plan
- ☐ Fees

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1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

   The proposed short-term rental use at 904 Kentucky Street, Mobile, Alabama 36605 is consistent with the City of Mobile's Comprehensive Plan, Map for Mobile, and the Future Land Use Map (FLUM). The property is designated for low-density residential use, which supports single-family homes and residential-scale activities. A short-term rental operated within an existing single-family dwelling does not change the residential occupancy rather than a commerical or intensive use. The proposal supports the Plan's goals of neighborhood preservation, housing flexibility, reinvestment in existing residential structures, and responsible property maintenance while remaining compatible with surrounding residental uses.

2. Future Land Use Map (FLUM) Designation Low-Density Residential Use

3. Is the application compliant with Development Standards of Article 3? ☒ Yes ☐ No
   If no, what are the deficiencies?

   There are no deficiencies identified with respect to Article 3 Development Standards - The dwelling will continue to function as a single-family residence in appearance and use.

4. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

   The proposal is designed to prevent any negative impacts on the development or improvement of adjacent properties. The short-term rental will be owner-managed and operated with established house rules that address noise, parking, trash disposal, and respectful behavior. No changes are proposed that would interfere with neighboring properties, including no encroachments, no increased density, and no activities that would hinder future development or improvement of surrounding residential lots. The continued upkeep and monitoring of the property will positively contribute to neighborhood stability.

5. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

   The proposed short-term rental will not generate emissions, vibration, odor, dust, smoke, gas, or other elements that could be considered noxius or offensive. The use is residential in nature and comparable to long-term residential occupancy. Measures to minimize potential impacts include: prohibition of parties and events; enforced quiet hours in accordance with local ordinances; occupancy limits appropriate for the size of the dwelling; and clear guest communication regarding neighborhood expectations. The proposal will not be detrimental to public health, safety, or general welfare.

6. Describe how the short term rental will not alter the surrounding neighborhood or the character of the dwelling.

   The short-term rental will not alter the surrounding neighborhood or the character of the dwelling. The home will retain its single-family residential appearance, with no exterior modifications, no commercial signage, and no chang in architectural character. The property will conntinue to blend seamlessly with neighboring residences and function as a quiet residential home. Guest turnover will be managed responsibly to avoid disruption, and the use will remain consistent with the established residential character of the area.

7. Will there be any on-site employees? ☐ Yes ☒ No

SITE PLAN AND BUILDING INFORMATION

The following are required to evaluate the conditional use application. In order for an application to be considered complete, the following information is required on the site plan.

☑ Provide a building plan for the site illustrating all accessory structures, outdoor spaces and the floor plans of each.

☑ How many guest rooms are provided? 1

☑ Does the site comply with the Refuse (Garbage) Collection area requirements of Article 5, 64-5-6.E.11.(g)(7). of the Unified Development Code below:

- ☐ The refuse (garbage) collection area must be illustrated on the site plan. Provide a photo of the refuse (garbage) location and it's screening.
- ☐ Is the refuse (garbage) collection area closer than twenty (20) feet from any property line? ☐ Yes ☒ No
- ☐ Is the refuse (garbage) collection area closer than 100 feet from any dwelling on an adjacent lot? ☐ Yes ☒ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approve the Conditional Use Permit application.

☐ Does the site comply with the requirements of 64-5-6.E.11.(g)(8) of the Unified Development Code below:

- ☐ Are there a minimum of two (2) off-street parking spaces for the principal occupants of the residence (if any) ☒ Yes ☐ No
- ☐ Is there a minimum of one (1) additional parking space per guest room; parking spaces shall not be located in any required front or side yard setback area and shall be screened from the view of adjacent properties by natural or artificial means; with access, maneuvering and surfacing in compliance with both 64-3-12? ☒ Yes ☐ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approval the Condition Use Permit application.

NEIGHBORHOOD MEETING DOCUMENTATION

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to Section 64-5-4 of the UDC for full requirements.

Please verify the following documentation is provided:

- ☑ Dated Photograph(s) of the posted sign(s)
- ☑ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or references at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?
   Provided following meeting
   Provided following meeting

2. What information was presented at the meeting?
   Provided following meeting

3. What concerns were raised during the meeting?
   Provided following meeting

4. Were any modifications made or considered in response to the concerns raised at the meeting?
   Provided following meeting

SCALE
ONE BLOCK
= 2 FT
LEFT PROPERTY LINE 100FT
FRONT SETBACK 20'
FRONT FENCE
LEFT SETBACK 9.2'
REAR SETBACK 33'
REAR FENCE
LOT 50'X100'
50'
RIGHT PROPERTY LINE - 100FT.
SIDE FENCE
100FT
RIGHT SETBACK 26'
DRIVEWAY
10'X35'
10'
GRASS AREA
Tree
GRASS AREA
ENTRY GATE & FENCE
POWERED/PAVERS
Front Door
SOFA SLEEPER
LIVING SPACE
24 X 15.5
KITCHEN
Porch
4X5
Utility
5.5 X 9
STORAGE
WALL
6X6.5
LAUNDRY
1/2 BATH
6X6
STORAGE
5X6
closet
shower
TUB
8.5X6
Bath
14X9.5
Bedroom
5X6
closet
Trash Area
10 X 10
PATIO

Property Description

The property located at **904 Kentucky Street, Mobile, Alabama 36605**, is a well-maintained **1-bedroom, 1.5-bath single-family residence** situated on a 50' × 100' lot in a quiet residential area. The home includes adequate off-street parking for two vehicles, a designated garbage storage area located behind the house within the setback, and clearly defined outdoor spaces. The property meets the City of Mobile's site and design criteria under Article 5, Section 64-5-6.E.11.(g), making it suitable for consideration as a legal short-term rental.

Justification for Conditional Use Permit – Short-Term Rental

The request for a Conditional Use Permit for a short-term rental at 904 Kentucky Street is appropriate and justified based on regulatory compliance, neighborhood compatibility, and the positive contribution the property will make to the community.

1. Compliance With Zoning and Site/Design Standards

- The property fully complies with **Article 5, Section 64-5-6.E.11.(g)** requirements for short-term rental consideration.
- A **designated garbage storage location** is situated behind the home in the setback, more than adequate to meet City expectations and ensure orderly waste management.
- The property offers **two off-street parking spaces**, preventing any impact on street parking availability.
- All required documents, notifications, and criteria for the permit application have been properly completed.

2. Minimal Impact on Neighborhood Character

- With only **one bedroom**, the home naturally limits occupancy, ensuring low traffic and minimal noise.
- Typical guests are **single travelers, couples, or professionals**, which reduces the potential for disturbances or overcrowding.
- The property has established strict **house rules**, including quiet hours, no-parties, and clear parking requirements.
- Because the home is owner-managed, any concerns from neighbors can be addressed immediately and responsibly.

3. Contribution to Neighborhood Quality and Beautification

- Continued upkeep and **beautification** of the property support neighborhood appearance and overall stability.
- Maintaining the home as a short-term rental encourages consistent care, cleanliness, and attention to detail.

- The property's presentation creates a positive impression for the neighborhood and contributes to community pride.

4. Community and Economic Benefits

- The short-term rental will support the **local economy**, including restaurants, small businesses, and tourism services in Mobile.
- It provides a safe, attractive lodging option in an area that has limited visitor accommodations.
- The owner will comply with all applicable licensing requirements, including lodging tax collection and reporting.

5. Commitment to Responsible Operation

The owner certifies that the property will be run in full accordance with City of Mobile ordinances and the requirements of the Conditional Use Permit, including:

- Adherence to occupancy limits
- Compliance with noise, parking, and waste regulations
- Maintaining the property's appearance and cleanliness
- Providing emergency contact information and clearly posted rules for all guests

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

From <dlogananderson@cityofmobile.gov>
Date Wed 1/21/2026 11:16 AM
To Joan Hendrix <joanwhendrix@att.net>
Cc York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>

Received, thank you,

We have completed our review of the above-referenced Conditional Use Permit application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, **the following items must be addressed before the application can be considered complete for Planning Commission review**:

1. **Neighborhood Meeting Documentation:**
   Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, February 4, 2026**.

If the application fees are paid **by noon on Thursday, January 22, 2026**, the case will be scheduled for the **February 19, 2026, Planning Commission** agenda. However, please note that if the Neighborhood Meeting documentation is not received by the stated deadline, the application will be held until all outstanding requirements are satisfied.

IMPORTANT
The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office
(251) 208-7904 direct

BUILDMOBILE

From: Joan Hendrix <joanwhendrix@att.net>
Sent: Wednesday, January 21, 2026 10:24 AM
To: Anderson, Logan <dlogananderson@cityofmobile.gov>
Cc: York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Subject: Re: Joan Hendrix (ZON-STR-003616-2026)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
Mr. Anderson, thank you for the email. Please see the revised pictures attached.

If anything else is required, please let me know. Thanks for your assistance!

Joan

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

From Anderson, Logan <dlogananderson@cityofmobile.gov>
Date Tue 1/20/2026 11:19 AM
To Joan Hendrix <joanwhendrix@att.net>
Cc York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Bcc Guthrie, Stephen <stephen.guthrie@cityofmobile.gov>

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office
(251) 208-7904 direct

BUILDMOBILE

From: Joan Hendrix <joanwhendrix@att.net>
Sent: Tuesday, January 20, 2026 10:43 AM

To: Anderson, Logan <dlogananderson@cityofmobile.gov>
Cc: York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Subject: Re: Joan Hendrix (ZON-STR-003616-2026)

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Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Outlook

Joan Hendrix (ZON-STR-003616-2026)

From Anderson, Logan <dlogananderson@cityofmobile.gov>
Date Tue 1/20/2026 9:12 AM
To joanwhendrix@att.net <joanwhendrix@att.net>; DEOMETRYX@ATT.NET <DEOMETRYX@ATT.NET>
Cc York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>

Good Morning,

Staff has completed its initial review of the Conditional Use Permit application referenced above. Please note that the original application was submitted under an incorrect Plan Case type. That request has been voided, and a new case—**ZON-STR-003616-2026**—has been created for the Short-Term Rental application.

Before the application can be deemed complete and scheduled for Planning Commission consideration, the following items must be addressed:

1. Neighborhood Meeting Documentation Deficiencies

- The text on the posted sign advertising the Neighborhood Meeting does not meet the minimum size requirements. Pursuant to Article 5, Section 64-5-4.C.1.(a) of the Unified Development Code, letters and numbers must be a minimum of four (4) inches in height for uppercase characters and three (3) inches for lowercase characters. While the text on the upper portion of the sign may meet this standard, the text on the lower portion is not legible from the public right-of-way and therefore does not comply.
- A sign-in sheet documenting meeting attendance was not provided.
- A written summary or minutes of the meeting were not provided.
- The signed Neighborhood Meeting cover sheet was not provided.

2. New Neighborhood Meeting Required

Because the posted sign did not constitute adequate advertising, a new Neighborhood Meeting is required. The following items must be submitted as part of the Short-Term Rental application:

- Dated photographs of the posted sign, which must include, at a minimum, 4-inch-tall uppercase letters and 3-inch-tall lowercase letters.
- The address list of surrounding property owners who were notified.
- A copy of the notice advertising the Neighborhood Meeting.
- A sign-in sheet documenting meeting attendance.
- A written summary or minutes of the meeting.

- Copies of any site plans, building elevations, or other documents provided or referenced during the meeting.
- A signed Neighborhood Meeting cover sheet, as provided in the Neighborhood Meeting packet.

3. Legal Description

Please provide a copy of the property deed containing the full legal description. The abbreviated legal description submitted with the application is not sufficient.

Please note that it is too late to advertise and conduct a qualifying Neighborhood Meeting for the February 19, 2026, Planning Commission meeting. For the application to be eligible for consideration at the March 19, 2026, Planning Commission meeting, the following deadlines apply:

- **February 11, 2026:** Notices advertising the Neighborhood Meeting must be postmarked.
- **February 16, 2026:** Compliant signage must be placed on the property.
- **February 26, 2026:** Neighborhood Meeting must be conducted.

Once the required Neighborhood Meeting has been completed and the deed containing the full legal description has been submitted, the application may be processed for placement on a Planning Commission agenda.

The application (as revised under Case No. ZON-STR-003616-2026) remains valid for six (6) months from January 20, 2026. If the requested information is not submitted by **July 20, 2026**, the application will expire, and a new application will be required through the online portal.

Please feel free to contact me if you have any questions regarding these requirements.

Regards,

Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office

BUILD MOBILE

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: January 28, 2026

The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):

Conditional Use Permit

Neighborhood Meeting Date: January 27, 2026

Neighborhood Meeting Time: 5:30 p.m. - 6:30 p.m.

Neighborhood Meeting Location: United Methodist Inner City Mission

913 South Broad Street, Mobile, AL. 36603

The following documents are enclosed (place a checkmark where applicable):

- [x] Dated photograph(s) of the posted sign(s)
- [x] The verified address list of surrounding property owners to whom notification was provided
- [x] A copy of the notice advertising the Neighborhood Meeting
- [x] A sign-in sheet documenting meeting attendance
- [x] A written summary or minutes of the meeting
- [x] Copies of any site plans, building elevations or other documents provided of referenced at the meeting
- [ ] Additional documents (Describe: _____)

Applicant's Name: Joan Hendrix

(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Joan Hendrix Date: 01/28/2026

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

PLANNING AND ZONING
14 JAN 2026 AM10:13

Notice of Neighborhood Meeting

[Date of Notice – January 13, 2026]

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that **Joan Hendrix** will be submitting to the Mobile City Planning Commission:

> Application (Conditional Use Permit) approval to allow use of the property located at 904 Kentucky Street, Mobile, AL. 36605 as a Short-Term-Rental.

The Neighborhood Meeting will be held at the following time, date, and location:

Date: January 27, 2026

Time: 5:30 p.m.– 6:30 p.m.

Location: United Methodist Inner City Mission – 913 S. Broad Street- Mobile, AL. 36603

You are receiving this notice because your property is located within 300 feet of **904 Kentucky Street**, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), ask questions, and present your views.

Sincerely,

Joan Hendrix
751 Marine Street Mobile, AL. 36604
Joanwhendrix@att.net

Neighborhood Meeting

Date: January 27, 2026

Time: 5:30pm - 6:30pm

Location of Neighborhood Meeting: 913 South Broad St. Mobile, AL. 36603

Project Location: 904 Kentucky St. Mobile, AL. 36605

Project/Application (e.g. Rezoning from R-1 to B-1): ZON-STR-003616-2026 Short Term Rental Application

Applicant's Signature Attesting to the Accuracy of This Sheet:

X Joan Hendrix Date 01-27-26

Please Sign In:

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: January 27, 2026

Meeting Time: 5:30p-6:30p

Meeting Location: Inner City Mission
913 South Broad St. Mobile, AL. 36603

Below is a summary of the proposed project presented at the Neighborhood Meeting:
The application advertised is for a proposed Short-term rental use. The property is located at 904 Kentucky Street, Mobile, AL. 36605. The home is an existing single-family residence. No exterior changes or new construction are proposed. The rental will provide temporary lodging for visitors. Occupancy will comply with City of Mobile requirements. Parking will be provided on site and/or on the public street as allowed. Noise, trash, and property upkeep will be actively managed. Approval is requested as a Conditional Use under City Regulations.

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):
A site plan for the property was prepared. The Plan shows the existing layout of the lot. Copies were made available at the neighborhood meeting for review and distribution.

Please attach copies of the distributed information to this summary. No attendees

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred): No attendees

The applicant arrived at 5:20pm. The meeting was scheduled for 5:30pm - 6:30pm. No members of the public attended. The applicant remained for the full hour.

Neighborhood Meeting Summary
Date: January 27, 2026 **Meeting Location:** 913 South Broad Mobile, 36603
Applicant: Joan Hendrix **Application:** ZON-STR-003616-2026

(Meeting summary, continued)

N/A

If meeting minutes were recorded, please provide a copy of the written minutes with this summary. N/A - There were no attendees

The Neighborhood Meeting ended at the following time: Applicant remained until 6:30p.m.

Applicant's signature attesting to the accuracy of this summary:

X Joan Hendrix **Date:** 01-28-2026

KEYX	PARCEL	NAME	MAIL_ADDR1	MAIL_ADD
0094070B	R022910370007075.000	LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN	903 MARINE ST	
0094060O	R022910370007065.000	ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS	908 S BROAD ST	
0094067З	R022910370007071.000	HOLDER CYNTHIA	910 KENTUCKY ST	
0094068Z	R022910370007073.000	WILLIAMS PATSY	905 MARINE ST	
0094079Э	R022910370007084.000	PORTLOCK WILLIAM V JR & CLARA M PORTLOCK	957 MARINE ST	
0094081S	R022910370007086.000	SMALL CARACHER JR	950 S BROAD ST	
0094036I	R022910370007037.000	MAY RESTORATIONS INC , AN ALABAMA CORPORATION	50 COMMON ST	
0094037O	R022910370007038.000	SMITH FLORA B	4401 CHAMPLAIN AVE	
0094038Э	R022910370007039.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
0094039Z	R022910370007040.000	THOMAS CHARLES E JR	864 PARKWOOD DR W	
0094040S	R022910370007041.000	STONE ARIZONA	1507 GOVERNMENT ST	
01509193	R022910370007063.000	ST PETER BAPTIST CHURCH	902 S BROAD ST	
~~03020202~~	~~R022910370007063.001~~	~~ST PETER BAPTIST CHURCH~~	902 S BROAD ST	
0094061Э	R022910370007066.000	PING INVESTMENTS LLC	2156 GOVERNMENT ST	
0094062Z	R022910370007067.000	SMITH RANITA C	100 MICHAEL DONALD AVE	
0094063Z	R022910370007068.000	HENDRIX JOAN	751 MARINE ST	
0094065S	R022910370007069.000	SABREE TERRY, LABARRON SMITH & SHIRLEY SISCO	1650 WOODBERRY DR	
~~0094066I~~	~~R022910370007070.000~~	~~SABREE TERRY 1/3 INT, LABARRON SMITH 1/3 INT &~~	1650 WOODBERRY DR	
01481337	R022910370007072.000	REID ANDRE L	4346 FOREST PARK DR	
0094069Э	R022910370007074.000	JEBB PROPERTIES LLC	10 NOVATAN RD N	
0094075З	R022910370007081.000	POWE ADELL	607 DAPHMONT DR	
0094076Z	R022910370007082.000	WASHINGTON LEAH DENISE	113 EMOGENE PL	
0094078O	R022910370007083.000	SUMMERS LEVI & LEOLA	401 LUCKY WAY	
0094080Б	R022910370007085.000	CIS AGENCY INCORPORATED	950 SOUTH BROAD ST	
0094082Ч	R022910370007087.000	MATEEN ELIJAH & BONNIE P	751 N CAROLINA ST	
~~0094083З~~	~~R022910370007088.000~~	~~CIS AGENCY INCORPORATED~~	950 SOUTH BROAD ST	
0094084Z	R022910370007089.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
0094085I	R022910370007090.000	HUDSON SELENNA	1606 CHESHIRE DR W	
0094086O	R022910370007091.000	G & K ENTERPRISES INC	2612 WALTON AVENUE	
0094365Z	R022910370008063.000	CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST	2646 S GARTH AVE	
03564397	R022910370008065.001	TEMPLE OF PRAYER	911 S BROAD ST	
~~0094023б~~	~~R022910370007077.000~~	~~CIS AGENCY INCORPORATED~~	950 SOUTH BROAD ST	
0094077І	R022910370007082.01	PETERS ANGELA MICHELLE	515 DONALD ST	
0094366І	R022910370008065.000	UNITED METHODIST INNER CITY	913 S BROAD ST	
0094426Э	R022910370008130.000	CMC INVESTMENTS LLC	PO BOX 180716	
0094027Б	R022910370007079.000	GIS AGENCY INCORPORATED	950 SOUTH BROAD ST	
~~0094024Ч~~	~~R022910370007080.000~~	~~CIS AGENCY INCORPORATED~~	950 SOUTH BROAD ST	
01509200	R022910370007064.000	KENNEDY LASHONDA DENISE	721 IVA CT	

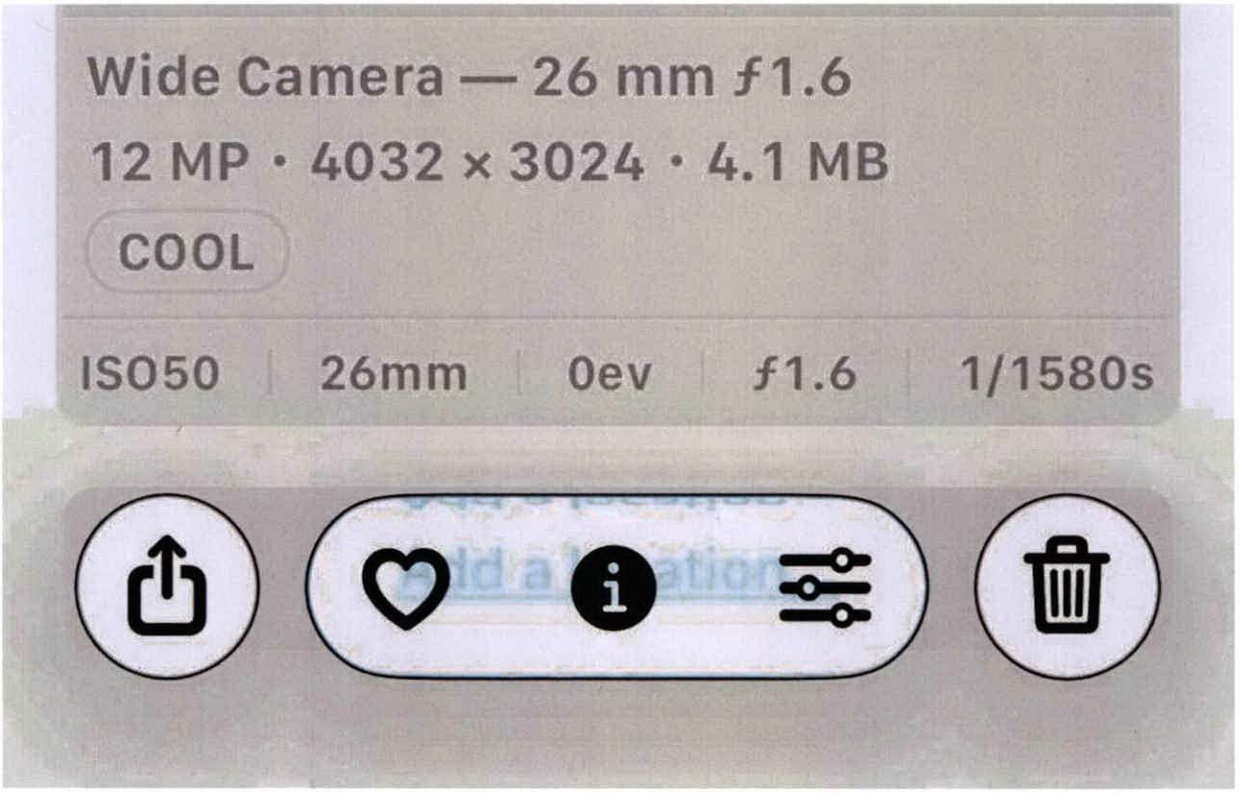
Add a Caption

Wednesday • Jan 21, 2026 • 9:55 AM

Adjust

IMG_4895

Apple iPhone 13 HEIF


Wide Camera — 26 mm ƒ1.6
12 MP · 4032 × 3024 · 4.1 MB
COOL
ISO50 | 26mm | 0ev | ƒ1.6 | 1/1580s

NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Conditional Use
Applicant: Joan Hendrix Phone #251-610-6777
Meeting Date: January 17 2024 Time: 5:30-6:30
Meeting Location: 913 S. Broad St Mobile, AL 36603

Sent from my iPhone

On Jan 20, 2026, at 11:19 AM, Anderson, Logan <dlogananderson@cityofmobile.gov> wrote:

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
dlogananderson@cityofmobile.gov
(251) 208-5895 office
(251) 208-7904 direct

<Outlook-mdbvv3sv.png>

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Sent: Tuesday, January 20, 2026 10:43 AM
To: Anderson, Logan <dlogananderson@cityofmobile.gov>
Cc: York, Marie <marie.york@cityofmobile.gov>; Green, Tiffany <greent@cityofmobile.gov>; Walley, Samara <samara.walley@cityofmobile.gov>
Subject: Re: Joan Hendrix (ZON-STR-003616-2026)

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Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Add a Caption

Wednesday • Jan 21, 2026 • 9:55 AM

Adjust

IMG_4895

Apple iPhone 13 HEIF

Wide Camera — 26 mm ƒ1.6

12 MP • 4032 × 3024 • 4.1 MB

COOL

ISO50 | 26mm | 0ev | ƒ1.6 | 1/1580s

ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS
908 S BROAD ST
MOBILE, AL. 36603

CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST
2646 S GARTH AVE
LOS ANGELES, CA. 90034

CIS AGENCY INCORPORATED
950 SOUTH BROAD ST
MOBILE, AL. 36603

CMC INVESTMENTS LLC
PO BOX 180716
MOBILE, AL. 36618

G & K ENTERPRISES INC
2612 WALTON AVENUE
MOBILE, AL. 36606

HOLDER CYNTHIA
910 KENTUCKY ST
MOBILE, AL. 36603

HUDSON SELENNA
1606 CHESHIRE DR W
MOBILE, AL. 36605

JEBB PROPERTIES LLC
10 NOVATAN RD N
MOBILE, AL. 36608

KENNEDY LASHONDA DENISE
721 IVA CT
EIGHT MILE, AL. 36613

LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN
903 MARINE ST
MOBILE, AL. 36605

MATEEN ELIJAH & BONNIE P
751 N CAROLINA ST
MOBILE, AL. 36603

MAY RESTORATIONS INC , AN ALABAMA CORPORATION
50 COMMON ST
MOBILE, AL. 36604

PETERS ANGELA MICHELLE
515 DONALD ST
MOBILE, AL. 36617

PING INVESTMENTS LLC
2156 GOVERNMENT ST
MOBILE, AL. 36606

PORTLOCK WILLIAM V JR & CLARA M PORTLOCK
957 MARINE ST
MOBILE, AL. 36605

POWE ADELL
607 DAPHMONT DR
DAPHNE, AL. 36526

REID ANDRE L
4346 FOREST PARK DR
EIGHT MILE, AL. 36613

SABREE TERRY 1/3 INT, LABARRON SMITH 1/3 INT &
1650 WOODBERRY DR
MOBILE, AL. 36695

SMALL CARACHER JR
950 S BROAD ST
MOBILE, AL. 36603

SMITH FLORA B
4401 CHAMPLAIN AVE
MOBILE, AL. 36619

SMITH RANITA C
100 MICHAEL DONALD AVE
MOBILE, AL. 36604

ST PETER BAPTIST CHURCH
902 S BROAD ST
MOBILE, AL. 36603

STONE ARIZONA
312 SCHILLINGER RD S STE T PMB 121
MOBILE, AL. 36608

STONE ARIZONA
1507 GOVERNMENT ST
MOBILE, AL. 36604

duplicate

STONE ARIZONA
312 SCHILLINGER RD S STE T PMB 121
MOBILE, AL. 36608

SUMMERS LEVI & LEOLA
401 LUCKY WAY
PRICHARD, AL. 36610

TEMPLE OF PRAYER
911 S BROAD ST
MOBILE, AL. 36603

THOMAS CHARLES E JR
864 PARKWOOD DR W
MOBILE, AL. 36608

UNITED METHODIST INNER CITY
913 S BROAD ST
MOBILE, AL. 36603

WASHINGTON LEAH DENISE
113 EMOGENE PL
MOBILE, AL. 36606

WILLIAMS PATSY
905 MARINE ST
MOBILE, AL. 36605

Return Address Label

JOAN HENDRIX
751 MARINE ST.
MOBILE, AL. 36604

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MOBILE, AL. 36604

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KEYX	PARCEL	NAME	MAIL_ADDR1	MAIL_ADD
00940708	R022910370007075.000	LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN	903 MARINE ST	
00940600	R022910370007065.000	ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS	908 S BROAD ST	
00940673	R022910370007071.000	HOLDER CYNTHIA	910 KENTUCKY ST	
00940682	R022910370007073.000	WILLIAMS PATSY	905 MARINE ST	
00940799	R022910370007084.000	PORTLOCK WILLIAM V JR & CLARA M PORTLOCK	957 MARINE ST	
00940815	R022910370007086.000	SMALL CARACHER JR	950 S BROAD ST	
00940361	R022910370007037.000	MAY RESTORATIONS INC , AN ALABAMA CORPORATION	50 COMMON ST	
00940370	R022910370007038.000	SMITH FLORA B	4401 CHAMPLAIN AVE	
00940389	R022910370007039.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
00940398	R022910370007040.000	THOMAS CHARLES E JR	864 PARKWOOD DR W	
00940405	R022910370007041.000	STONE ARIZONA	1507 GOVERNMENT ST	
01509193	R022910370007063.000	ST PETER BAPTIST CHURCH	902 S BROAD ST	
~~02028282~~	~~R022910370007063.001~~	~~ST PETER BAPTIST CHURCH~~ Duplicate	902 S BROAD ST	
00940619	R022910370007066.000	PING INVESTMENTS LLC	2156 GOVERNMENT ST	
00940628	R022910370007067.000	SMITH RANITA C	100 MICHAEL DONALD AVE	
00940637	R022910370007068.000	HENDRIX JOAN Applicant	751 MARINE ST	
00940655	R022910370007069.000	SABREE TERRY, LABARRON SMITH & SHIRLEY SISCO	1650 WOODBERRY DR	
~~00940664~~	~~R022910370007070.000~~	~~SABREE TERRY 1/3 INT, LABARRON SMITH 1/3 INT &~~ Duplicate	1650 WOODBERRY DR	
01481337	R022910370007072.000	REID ANDRE L	4346 FOREST PARK DR	
00940691	R022910370007074.000	JEBB PROPERTIES LLC	10 NOVATAN RD N	
00940753	R022910370007081.000	POWE ADELL	607 DAPHMONT DR	
00940762	R022910370007082.000	WASHINGTON LEAH DENISE	113 EMOGENE PL	
00940780	R022910370007083.000	SUMMERS LEVI & LEOLA	401 LUCKY WAY	
00940806	R022910370007085.000	CIS AGENCY INCORPORATED	950 SOUTH BROAD ST	
00940824	R022910370007087.000	MATEEN ELIJAH & BONNIE P	751 N CAROLINA ST	
~~00940833~~	~~R022910370007088.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
00940842	R022910370007089.000	STONE ARIZONA	312 SCHILLINGER RD S STE T PMB 121	
00940851	R022910370007090.000	HUDSON SELENNA	1606 CHESHIRE DR W	
00940860	R022910370007091.000	G & K ENTERPRISES INC	2612 WALTON AVENUE	
00943652	R022910370008063.000	CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST	2646 S GARTH AVE	
03564397	R022910370008065.001	TEMPLE OF PRAYER	911 S BROAD ST	
~~00940726~~	~~R022910370007077.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
00940771	R022910370007082.01	PETERS ANGELA MICHELLE	515 DONALD ST	
00943661	R022910370008065.000	UNITED METHODIST INNER CITY	913 S BROAD ST	
00944269	R022910370008130.000	CMC INVESTMENTS LLC	PO BOX 180716	
~~00940735~~	~~R022910370007079.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
~~00940744~~	~~R022910370007080.000~~	~~CIS AGENCY INCORPORATED~~ Duplicate	950 SOUTH BROAD ST	
01509200	R022910370007064.000	KENNEDY LASHONDA DENISE	721 IVA CT	

ANDREWS MARCELLA, NADINE C ANDREWS & CEDRIC R BROOKS
908 S BROAD ST
MOBILE, AL. 36603

CHU LING CHI, AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST
2646 S GARTH AVE
LOS ANGELES, CA. 90034

CIS AGENCY INCORPORATED
950 SOUTH BROAD ST
MOBILE, AL. 36603

CMC INVESTMENTS LLC
PO BOX 180716
MOBILE, AL. 36618

G & K ENTERPRISES INC
2612 WALTON AVENUE
MOBILE, AL. 36606

HOLDER CYNTHIA
910 KENTUCKY ST
MOBILE, AL. 36603

HUDSON SELENNA
1606 CHESHIRE DR W
MOBILE, AL. 36605

JEBB PROPERTIES LLC
10 NOVATAN RD N
MOBILE, AL. 36608

KENNEDY LASHONDA DENISE
721 IVA CT
EIGHT MILE, AL. 36613

LEE MOSE JR, GERALDINE LEE & CARRIE AUSTIN
903 MARINE ST
MOBILE, AL. 36605

MATEEN ELIJAH & BONNIE P
751 N CAROLINA ST
MOBILE, AL. 36603

MAY RESTORATIONS INC , AN ALABAMA CORPORATION
50 COMMON ST
MOBILE, AL. 36604

PETERS ANGELA MICHELLE
515 DONALD ST
MOBILE, AL. 36617

PING INVESTMENTS LLC
2156 GOVERNMENT ST
MOBILE, AL. 36606

PORTLOCK WILLIAM V JR & CLARA M PORTLOCK
957 MARINE ST
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POWE ADELL
607 DAPHMONT DR
DAPHNE, AL. 36526

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SMALL CARACHER JR
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SMITH FLORA B
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MOBILE, AL. 36619

SMITH RANITA C
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ST PETER BAPTIST CHURCH
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STONE ARIZONA
312 SCHILLINGER RD S STE T PMB 121
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STONE ARIZONA
1507 GOVERNMENT ST
MOBILE, AL. 36604

duplicate

STONE ARIZONA
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SUMMERS LEVI & LEOLA
401 LUCKY WAY
PRICHARD, AL. 36610

TEMPLE OF PRAYER
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913 S BROAD ST
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113 EMOGENE PL
MOBILE, AL. 36606

WILLIAMS PATSY
905 MARINE ST
MOBILE, AL. 36605

P.O. Box 1827
Mobile, AL 36633
ATT: Planning & Zoning

P.O. Box 1827
Mobile, AL 36633
ATT: Councilman C.J. Small

Joan Hendrix
751 Marine Street
Mobile, AL. 36604

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751 Marine Street
Mobile, AL. 36604

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

Planning Commission
February 19, 2026

Agenda Item # 12

ZON-STR-003616-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
904 Kentucky Street

Applicant/Agent:
Joan Hendrix

Property Owner:
Joan Hendrix

Current Zoning:
R-1, Single-Family Residential Urban District

Future Land Use:
Mixed Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

Commission Considerations:

1. Denial.

Report Contents: **Page**

Context Map 2
Review Criteria 3
Planning Comments 4
Commission Considerations 5
Exhibits 7

SHORT-TERM RENTAL CONDITIONAL USE PERMIT CRITERIA

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

General CUP Review Criteria (UDC Article 5, Section 6-E):

The City Council shall not approve an Application for Conditional Use Permit unless the following are satisfied:

1. **Code Compliance:**
    a. Meets all **development standards** and **use regulations** under the UDC.
2. **Neighborhood Compatibility:**
    a. Compatible with the **character** of the surrounding neighborhood.
3. **Development Impact:**
    a. Does **not impede** orderly development/improvement of nearby residents.
4. **Health, Safety, Welfare:**
    a. Does **not adversely affect** health, safety, or welfare of nearby residents.
    b. Considerations:
        i. Building type/height
        ii. Landscaping/screening
        iii. Lighting
        iv. Hours of operation
        v. Other mitigatable impacts
5. **Traffic & Access:**
    a. Safe ingress/egress; no traffic hazards or congestion.
6. **Stormwater Impact:**
    a. Minimizes impact on stormwater infrastructure.
7. **Utility Access:**
    a. Adequate water and sanitary sewer service.
8. **Emissions/Disturbance:**
    a. Not offensive due to emissions, noise, vibration, odor, etc.
9. **Public Welfare:**
    a. Will **not endanger public health, safety, or general welfare.**
10. **Community Benefit:**
    a. Serves a **need**, offers a **public benefit**, or fulfills a **public purpose**.
11. **Use-Specific Considerations:**
    a. Short-Term-Rental-specific criteria (see below) must be met.
    b. Reasonable conditions may be imposed by the Planning Commission or City Council.

Criteria Specific to Short-Term Rentals (STR):

1. **Employees:** No on-site employees allowed.
2. **Rooms:** Maximum of eight (8) guest rooms per STR.
3. **Meals:** No meal service permitted.
4. **Cooking Facilities:** Guest rooms must **not** have cooking facilities.
5. **Business License:** Valid license required; the license number must appear on all STR advertisements or listings.

6. **Residential Character:** Must **not alter** the residential nature or dwelling's character.
7. **Refuse Area:**
    a. Must be **screened from view.**
    b. Must be no closer than 20 feet from any property line.
    c. Must be no closer than 100 feet from any dwelling on an adjacent lot.
8. **Parking:**
    a. At least **two (2) off-street spaces for primary residents** (if applicable).
    b. At least **one (1) space per guest room.**
    c. Parking must not be in **required front/side yard setbacks** and must be **screened** from view of adjacent properties.
9. **Signage:** No "Vacancy," "Rent," etc. signs allowed.
10. **Local Contact:**
    a. Name and phone number posted inside the STR.
    b. Must respond to complaints **24 hours a day, seven (7) days a week** during rental periods.
11. **Safety Equipment:**
    a. Operational smoke and carbon monoxide detectors.
    b. One (1) 2.5-pound Class A-B-C fire extinguisher per floor.
    c. Prominently displayed and legible 9-1-1 address on building exterior.
12. **Structures:** No rentals permitted in **accessory structures, outdoor spaces,** or **Recreational Vehicles**.

PLANNING COMMENTS

The applicant is requesting a Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District. The applicant's narrative justifying the request can be viewed using the link on Page 1 of this report.

In reviewing the request, staff has determined that the site **does/does not** meet the following site and design criteria of Article 5, Section 6-E. of the UDC:

The site **does** meet the criteria		That there are no more than eight (8) guest rooms.
The site **does** meet the criteria		That the operation will not alter the residential nature of the neighborhood.
The site **does** meet the criteria		That the operation does not alter the character of the dwelling as a residence.
The site **does** meet the criteria		That the refuse (garbage) area is screened from view.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 20 feet from any property line.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 100 feet from any other dwelling.
The site **does** meet the criteria		That the minimum number of parking spaces are provided.
The site **does** meet the criteria		That the operation does not occupy any accessory structure, accessory dwelling unit, outdoor space, or recreational vehicle on the site.

The applicant **has/has not** certified the following in their application:

Has certified		That there shall be no on-site employees.
Has certified		That the establishment shall not serve meals.
Has certified		That the guest rooms shall not contain cooking facilities.
Has certified		That a valid City of Mobile business license shall be obtained for the site, and the business license number shall be provided on any advertisement or listing for the Short-Term Rental.
Has certified		That no signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. shall be placed on the site.
Has certified		That the name and telephone number of a local responsible party shall be conspicuously posted within the Short-Term Rental.
Has certified		That the local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of the Short-Term Rental period to address guests' problems or complaints.
Has certified		That the Short-Term Rental shall be equipped with smoke and carbon monoxide detectors.
Has certified		That one (1) 2.5 lb. Class A-B-C fire extinguisher shall be provided on each floor of the dwelling.
Has certified		That the address of the dwelling shall be prominently displayed and legible on the building.

Approval of the request should be contingent upon full compatibility with the requisite criteria for approval of a Conditional Use Permit for a Short-Term Rental. **All criteria in the above tables should be certified and the site must meet all criteria for the Conditional Use Permit to be approved.** If the criteria are not certified and the site does not meet all applicable criteria, then the Conditional Use Permit cannot be approved.

It should be noted that, if approved, the Conditional Use Permit, including all restrictions and conditions concerning the use of the property, shall be recorded in the Office of the Judge of Probate. A copy of the recorded document shall be provided to the Planning and Zoning Department.

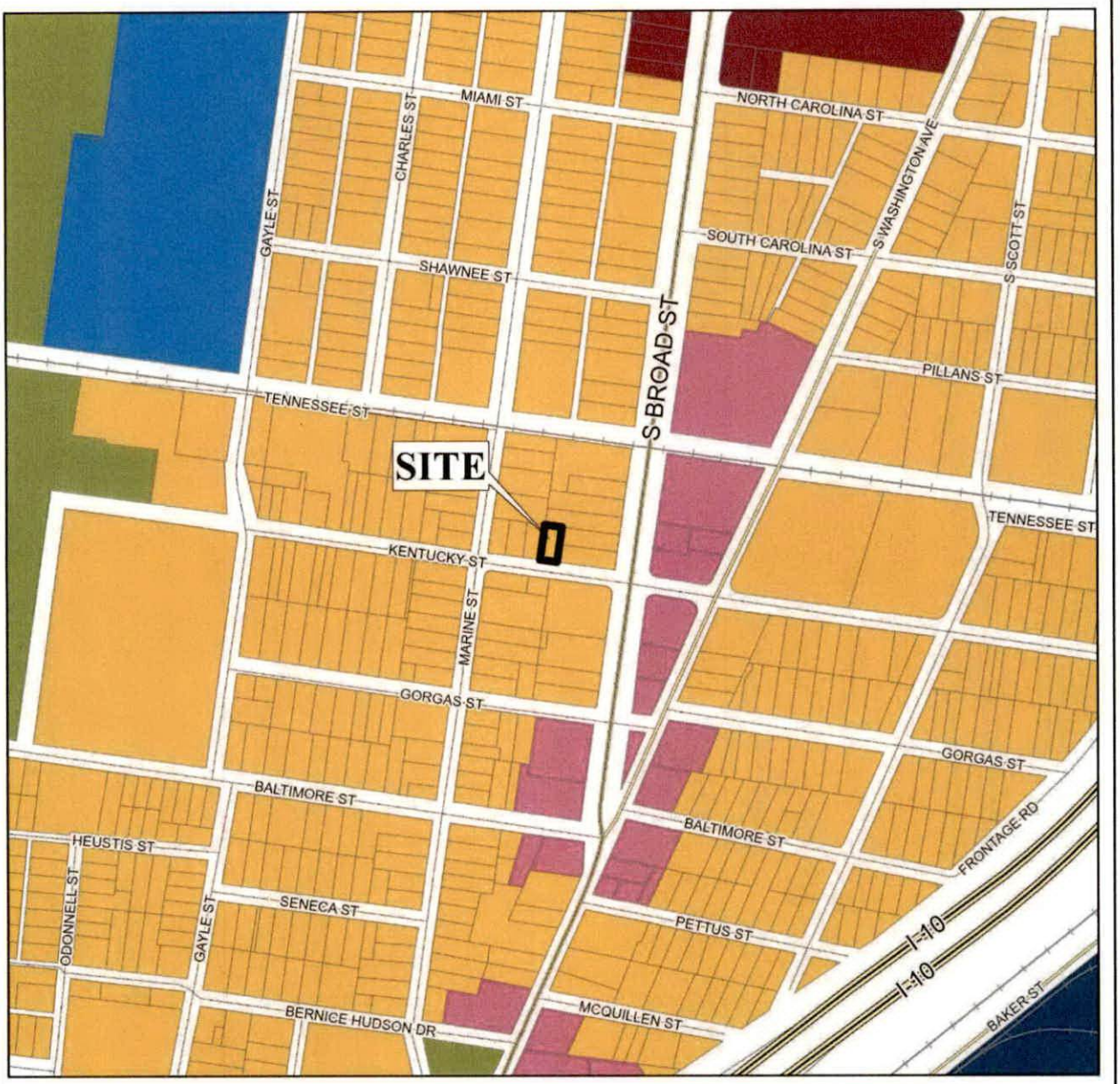
SHORT-TERM RENTAL CONDITIONAL USE PERMIT CONSIDERATIONS

Pursuant to Article 5, Section 64-5-6.E.1.(b) of the Unified Development Code, a use may be approved only if it complies with all applicable use regulations. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7), which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot. Accordingly, the request should not be approved.

LOCATOR ZONING MAP

APPLICATION NUMBER 12 DATE February 19, 2026	N
APPLICANT Joan Hendrix	
REQUEST Conditional Use Permit	NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

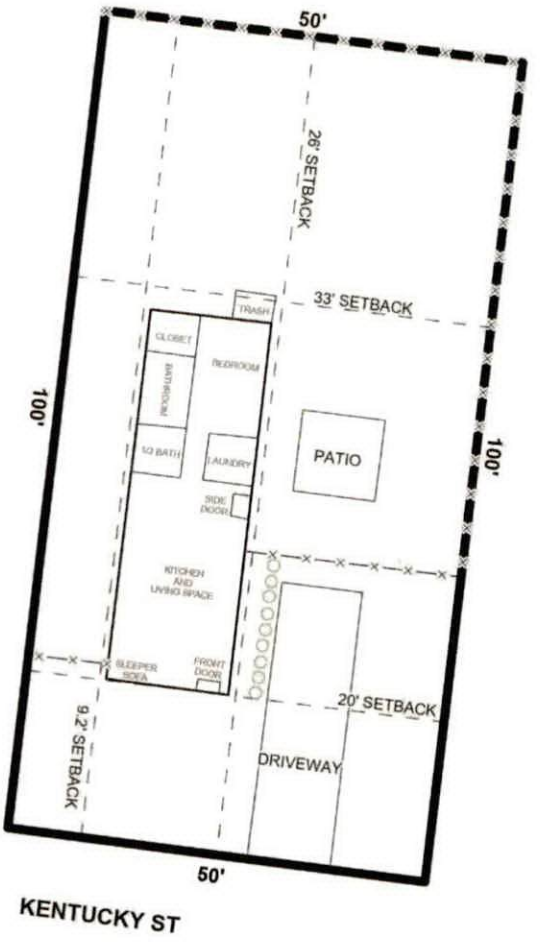
REQUEST Conditional Use Permit

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

N

NTS

SITE PLAN



The site plan illustrates existing buildings, setbacks, and drives.

APPLICATION NUMBER 12 DATE February 19, 2026	N
APPLICANT Joan Hendrix	
REQUEST Conditional Use Permit	
	NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		○								○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	■	U	○	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	■	S	■	S	S	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)												■	■	■	■				■									○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

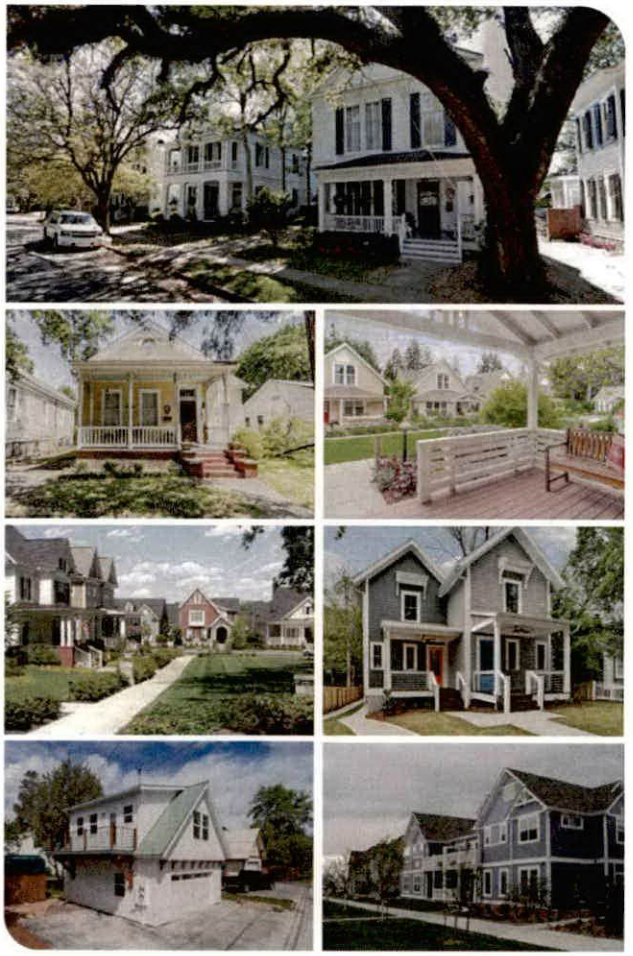
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl

RESOLUTION

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

Adopted:

_____

City Clerk

Notice of Public Hearing for the Proposed DENIAL
of a Conditional Use Permit for Property
Located at 904 Kentucky Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **May 19, 2026**, a public hearing will be held on the **23rd** day of **June, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed denial of a Conditional Use Permit for property located at 904 Kentucky Street to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

Lisa C. Lambert
City Clerk

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

WHEREAS, a Conditional Use Permit application was filed on January 20, 2026, to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District, located at 904 Kentucky Street and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on February 19, 2026, and recommended denial of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

NOTICE OF HEARING
OF PROPOSED AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 23rd day of June, 2026, 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 Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 27th day of May, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **904 Kentucky Street.**

The proposed amendment will approve a Conditional Use Permit. The owner of said property has applied for a Conditional Use Permit to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District.** If approved, the Conditional Use Permit will allow a **Short-Term Rental in an R-1, Single-Family Residential Urban District,** subject to the following proposed conditions: 1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and, 2. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

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

WHEREAS, a Conditional Use Permit application was filed on **January 20, 2026**, to allow a Short-Term Rental in an **R-1, Single-Family Residential Urban District**, located at **904 Kentucky Street** and described as follows:

THE SOUTH 100 FEET OF LOT 8 IN SQUARE NUMBER 3, IN THE EASTON DIVISION OF THE CHOCTAW POINT TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF KENTUCKY STREET, A DISTANCE OF 167.5 FEET WEST OF THE NORTHWEST CORNER OF BROAD STREET AND KENTUCKY STREET; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF KENTUCKY STREET 50 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SQUARE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 100 FEET TO A POINT; THENCE RUNNING EASTWARDLY AND PARALLEL WITH KENTUCKY STREET 50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE RUNNING SOUTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on **February 19, 2026**, and recommended **denial** of the Conditional Use Permit due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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

1. Is consistent with all applicable requirements of this Chapter, including:
   (a) Any applicable development standards; and
   (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and

4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke, or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

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

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

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

Adopted:

_____

Lisa Lambert, City Clerk

Joan Hendrix
904 Kentucky Street
Council District 3
C.J. Small

THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

February 26, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **February 19, 2026**, considered the request of **Joan Hendrix** for a Conditional Use Permit approval to **allow a Short-Term Rental in an R-1, Single-Family Residential Urban District**, for the property located at **904 Kentucky Street**.

After discussion it was decided to recommend **denial** of the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Joan Hendrix
[redacted]

Re: 904 Kentucky Street
ZON-STR-003616-2026
Joan Hendrix
District 3
Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning

City of Mobile • Planning &Zoning

Planning Commission Application

Conditional Use Permit Application for Short Term Rental

All the necessary information as required by the Unified Development Code, including the site plan, must be submitted in digital format no later than noon Central Time on the deadline filing date.

Fees

Conditional Use Permit $500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

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1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Owner (If different from Applicant)
Name:	Joan Hendrix	
Firm:	N/A	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description. As well as photos of the front, back, and both sides of the property and an aerial view of the site.

904 Kentucky Street Mobile, AL. 36605 — Property Address

754 — Property Area (acres or square feet)

2910370007068XXX — Parcel Number(s) or Key Number(s)

R-1 Single-Family Residential District — Present Zoning or Transect District

N/A — Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation as shown on page 5.

4. LABELS FOR NOTIFICATION 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", use 8 ½" x 11" sheets of labels). 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).

[redacted]

5. 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.

Owner Signature — Date: 01-16-26

Applicant or Agent Signature (if applicable) — Date: 01-16-26

I, the undersigned, constituting the owner of the hereinafter described real property do hereby execute and file with the City of Mobile this written application requesting that my property as described be issued a Conditional Use Permit for a Short-Term Rental in the City of Mobile, Alabama.

Furthermore, I certify that said property shall comply with the site and design criteria of Article 5, Section 64-5-6.E.11.(g) suitable for consideration of a Conditional Use Permit for Short-Term Rentals, to wit:

(1) There shall be no on-site employees.
(2) The establishment shall not serve meals.
(3) Guest rooms shall not contain cooking facilities.
(4) A valid City of Mobile business license must be obtained for each discrete Short-Term Rental location and the business license number must be stated on any advertisement or listing for each Short-Term Rental. Provided, however, that Short-Term Rentals containing multiple units within a single structure that can be rented separately shall only be required to obtain a single license for each structure.
(5) No signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. is permitted.
(6) The name and telephone number of a local responsible party shall be conspicuously posted within each Short-Term Rental. The local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of each Short-Term Rental period to address problems or complaints associated with the Short-Term Rental.
(7) Each Short-Term Rental must meet applicable building and fire codes and be equipped with the following safety equipment and features:
   a. Operational smoke and carbon monoxide detectors.
   b. One (1) 2.5 lb. Class A-B-C fire extinguisher per floor.
   c. Prominently displayed and legible 9-1-1 address on building exterior

I further certify that I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 14th day of January 2026

Signature

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Joan Williams Hendrix

_____, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 14 day of January, 2026.

Notary Public

My Commission Expires June 4, 2028.

STATE OF ALABAMA NOTARY PUBLIC
JOE L. MARTIN, JR.
My Commission Expires
June 4, 2028

[redacted]

Conditional Use Permit – Short Term Rentals

Note: The establishment shall not serve meals. Guest rooms shall not contain cooking facilities.

The following information is required to evaluate applications for Conditional Use Permits. Please provide a statement for all items.

Conditional Use Permits for Short Term Rentals will be reviewed for compliance with the approval criteria provided in Approval Criteria of Article 5 (Section 64-5-6.E) as well as with the information requested below.

If a site cannot comply with the site plan requirements, a CUP application will not be processed by the Planning and Zoning Department.

The Following information is required for Conditional Use Permits. Please refer to Section 64-10-6 for a full description of the requirements and verify that the following documentation is provided:

- ☐ Planning Commission Application
- ☑ Conditional Use Permit – Short Term Rentals
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer
- ☑ Mailing Labels
- ☐ Neighborhood Meeting Documentation
- ☑ Site Plan
- ☐ Fees

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1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

   The proposed short-term rental use at 904 Kentucky Street, Mobile, Alabama 36605 is consistent with the City of Mobile's Comprehensive Plan, Map for Mobile, and the Future Land Use Map (FLUM). The property is designated for low-density residential use, which supports single-family homes and residential-scale activities. A short-term rental operated within an existing single-family dwelling does not change the residential occupancy rather than a commercial or intensive use. The proposal supports the Plan's goals of neighborhood preservation, housing flexibility, reinvestment in existing residential structures, and responsible property maintenance while remaining compatible with surrounding residential uses.

2. Future Land Use Map (FLUM) Designation Low-Density Residential Use

3. Is the application compliant with Development Standards of Article 3? ☒ Yes ☐ No
   If no, what are the deficiencies?

   There are no deficiencies identified with respect to Article 3 Development Standards - The dwelling will continue to function as a single-family residence in appearance and use.

4. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

   The proposal is designed to prevent any negative impacts on the development or improvement of adjacent properties. The short-term rental will be owner-managed and operated with established house rules that address noise, parking, trash disposal, and respectful behavior. No changes are proposed that would interfere with neighboring properties, including no encroachments, no increased density, and no activities that would hinder future development or improvement of surrounding residential lots. The continued upkeep and monitoring of the property will positively contribute to neighborhood stability.

5. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

   The proposed short-term rental will not generate emissions, vibration, odor, dust, smoke, gas, or other elements that could be considered noxious or offensive. The use is residential in nature and comparable to long-term residential occupancy. Measures to minimize potential impacts include: prohibition of parties and events; enforced quiet hours in accordance with local ordinances; occupancy limits appropriate for the size of the dwelling; and clear guest communication regarding neighborhood expectations. The proposal will not be detrimental to public health, safety, or general welfare.

6. Describe how the short term rental will not alter the surrounding neighborhood or the character of the dwelling.

   The short-term rental will not alter the surrounding neighborhood or the character of the dwelling. The home will retain its single-family residential appearance, with no exterior modifications, no commercial signage, and no chang in architectural character. The property will continue to blend seamlessly with neighboring residences and function as a quiet residential home. Guest turnover will be managed responsibly to avoid disruption, and the use will remain consistent with the established residential character of the area.

7. Will there be any on-site employees? ☐ Yes ☒ No

[redacted]

SITE PLAN AND BUILDING INFORMATION

The following are required to evaluate the conditional use application. In order for an application to be considered complete, the following information is required on the site plan.

☑ Provide a building plan for the site illustrating all accessory structures, outdoor spaces and the floor plans of each.

☑ How many guest rooms are provided? 1

☑ Does the site comply with the Refuse (Garbage) Collection area requirements of Article 5, 64-5-6.E.11.(g)(7). of the Unified Development Code below:

- ☐ The refuse (garbage) collection area must be illustrated on the site plan. Provide a photo of the refuse (garbage) location and it's screening.
- ☐ Is the refuse (garbage) collection area closer than twenty (20) feet from any property line? ☐ Yes ☒ No
- ☐ Is the refuse (garbage) collection area closer than 100 feet from any dwelling on an adjacent lot? ☐ Yes ☒ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approve the Conditional Use Permit application.

☐ Does the site comply with the requirements of 64-5-6.E.11.(g)(8) of the Unified Development Code below:

- ☐ Are there a minimum of two (2) off-street parking spaces for the principal occupants of the residence (if any) ☒ Yes ☐ No
- ☐ Is there a minimum of one (1) additional parking space per guest room; parking spaces shall not be located in any required front or side yard setback area and shall be screened from the view of adjacent properties by natural or artificial means; with access, maneuvering and surfacing in compliance with both 64-3-12? ☒ Yes ☐ No

NOTE: IF THE SITE CANNOT COMPLY WITH THIS REQUIREMENT, PER 64-5-6.E., the City Council cannot approval the Condition Use Permit application.

[redacted]

NEIGHBORHOOD MEETING DOCUMENTATION

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to Section 64-5-4 of the UDC for full requirements.

Please verify the following documentation is provided:

- ☑ Dated Photograph(s) of the posted sign(s)
- ☑ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or references at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?
   Provided following meeting
   Provided following meeting

2. What information was presented at the meeting?
   Provided following meeting

3. What concerns were raised during the meeting?
   Provided following meeting

4. Were any modifications made or considered in response to the concerns raised at the meeting?
   Provided following meeting

SCALE
ONE BLOCK
= 2 FT
LEFT PROPERTY LINE 100FT
FRONT SETBACK 20'
FRONT FENCE
SOFA SLEEPER
FRONT DOOR
4X5
PORCH
DRIVEWAY
10'X35'
10'
GRASS AREA
TREE
GRASS AREA
LIVING SPACE
24 X 15.5
KITCHEN
POWERED/PAVERS
ENTRY GATE & FENCE
LEFT SETBACK 9.2'
WALL
6X6
UP
STAIRS
5X6
CLOSET
8.5X6
BATH
6X6.5
LAUNDRY
STORAGE
1/2 BATH
6X6
CLOSET
14X9.5
BEDROOM
TRASH AREA
10 X 10
PATIO
REAR SETBACK 33'
RIGHT SETBACK 26'
REAR FENCE
LOT 50'X100'
50'
100FT
RIGHT PROPERTY LINE - 100FT
SIDE FENCE

Property Description

The property located at **904 Kentucky Street, Mobile, Alabama 36605**, is a well-maintained **1-bedroom, 1.5-bath single-family residence** situated on a 50' × 100' lot in a quiet residential area. The home includes adequate off-street parking for two vehicles, a designated garbage storage area located behind the house within the setback, and clearly defined outdoor spaces. The property meets the City of Mobile's site and design criteria under Article 5, Section 64-5-6.E.11.(g), making it suitable for consideration as a legal short-term rental.

Justification for Conditional Use Permit – Short-Term Rental

The request for a Conditional Use Permit for a short-term rental at 904 Kentucky Street is appropriate and justified based on regulatory compliance, neighborhood compatibility, and the positive contribution the property will make to the community.

1. Compliance With Zoning and Site/Design Standards

- The property fully complies with **Article 5, Section 64-5-6.E.11.(g)** requirements for short-term rental consideration.
- A **designated garbage storage location** is situated behind the home in the setback, more than adequate to meet City expectations and ensure orderly waste management.
- The property offers **two off-street parking spaces**, preventing any impact on street parking availability.
- All required documents, notifications, and criteria for the permit application have been properly completed.

2. Minimal Impact on Neighborhood Character

- With only **one bedroom**, the home naturally limits occupancy, ensuring low traffic and minimal noise.
- Typical guests are **single travelers, couples, or professionals**, which reduces the potential for disturbances or overcrowding.
- The property has established strict **house rules**, including quiet hours, no-parties, and clear parking requirements.
- Because the home is owner-managed, any concerns from neighbors can be addressed immediately and responsibly.

3. Contribution to Neighborhood Quality and Beautification

- Continued upkeep and **beautification** of the property support neighborhood appearance and overall stability.
- Maintaining the home as a short-term rental encourages consistent care, cleanliness, and attention to detail.

- The property's presentation creates a positive impression for the neighborhood and contributes to community pride.

4. Community and Economic Benefits

- The short-term rental will support the **local economy**, including restaurants, small businesses, and tourism services in Mobile.
- It provides a safe, attractive lodging option in an area that has limited visitor accommodations.
- The owner will comply with all applicable licensing requirements, including lodging tax collection and reporting.

5. Commitment to Responsible Operation

The owner certifies that the property will be run in full accordance with City of Mobile ordinances and the requirements of the Conditional Use Permit, including:

- Adherence to occupancy limits
- Compliance with noise, parking, and waste regulations
- Maintaining the property's appearance and cleanliness
- Providing emergency contact information and clearly posted rules for all guests

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

[redacted]

Received, thank you,

We have completed our review of the above-referenced Conditional Use Permit application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, **the following items must be addressed before the application can be considered complete for Planning Commission review**:

1. **Neighborhood Meeting Documentation:**
   Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, February 4, 2026**.

If the application fees are paid **by noon on Thursday, January 22, 2026**, the case will be scheduled for the **February 19, 2026, Planning Commission** agenda. However, please note that if the Neighborhood Meeting documentation is not received by the stated deadline, the application will be held until all outstanding requirements are satisfied.

IMPORTANT
The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
[redacted]

BUILDMOBILE

[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
Mr. Anderson, thank you for the email. Please see the revised pictures attached.

If anything else is required, please let me know. Thanks for your assistance!

Joan

Outlook

Re: Joan Hendrix (ZON-STR-003616-2026)

[redacted]

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile
[redacted]

BUILDMOBILE

[redacted]

Sent: Tuesday, January 20, 2026 10:45 AM

[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Outlook

Joan Hendrix (ZON-STR-003616-2026)

[redacted]

Good Morning,

Staff has completed its initial review of the Conditional Use Permit application referenced above. Please note that the original application was submitted under an incorrect Plan Case type. That request has been voided, and a new case—**ZON-STR-003616-2026**—has been created for the Short-Term Rental application.

Before the application can be deemed complete and scheduled for Planning Commission consideration, the following items must be addressed:

1. Neighborhood Meeting Documentation Deficiencies

- The text on the posted sign advertising the Neighborhood Meeting does not meet the minimum size requirements. Pursuant to Article 5, Section 64-5-4.C.1.(a) of the Unified Development Code, letters and numbers must be a minimum of four (4) inches in height for uppercase characters and three (3) inches for lowercase characters. While the text on the upper portion of the sign may meet this standard, the text on the lower portion is not legible from the public right-of-way and therefore does not comply.
- A sign-in sheet documenting meeting attendance was not provided.
- A written summary or minutes of the meeting were not provided.
- The signed Neighborhood Meeting cover sheet was not provided.

2. New Neighborhood Meeting Required

Because the posted sign did not constitute adequate advertising, a new Neighborhood Meeting is required. The following items must be submitted as part of the Short-Term Rental application:

- Dated photographs of the posted sign, which must include, at a minimum, 4-inch-tall uppercase letters and 3-inch-tall lowercase letters.
- The address list of surrounding property owners who were notified.
- A copy of the notice advertising the Neighborhood Meeting.
- A sign-in sheet documenting meeting attendance.
- A written summary or minutes of the meeting.

- Copies of any site plans, building elevations, or other documents provided or referenced during the meeting.
- A signed Neighborhood Meeting cover sheet, as provided in the Neighborhood Meeting packet.

3. Legal Description

Please provide a copy of the property deed containing the full legal description. The abbreviated legal description submitted with the application is not sufficient.

Please note that it is too late to advertise and conduct a qualifying Neighborhood Meeting for the February 19, 2026, Planning Commission meeting. For the application to be eligible for consideration at the March 19, 2026, Planning Commission meeting, the following deadlines apply:

- **February 11, 2026:** Notices advertising the Neighborhood Meeting must be postmarked.
- **February 16, 2026:** Compliant signage must be placed on the property.
- **February 26, 2026:** Neighborhood Meeting must be conducted.

Once the required Neighborhood Meeting has been completed and the deed containing the full legal description has been submitted, the application may be processed for placement on a Planning Commission agenda.

The application (as revised under Case No. ZON-STR-003616-2026) remains valid for six (6) months from January 20, 2026. If the requested information is not submitted by **July 20, 2026**, the application will expire, and a new application will be required through the online portal.

Please feel free to contact me if you have any questions regarding these requirements.

Regards,

Logan Anderson
Principal Planner I
Build Mobile
[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: January 28, 2026

The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):

Conditional Use Permit

Neighborhood Meeting Date: January 27, 2026

Neighborhood Meeting Time: 5:30 p.m. - 6:30 p.m.

Neighborhood Meeting Location: United Methodist Inner City Mission

913 South Broad Street, Mobile, AL. 36603

The following documents are enclosed (place a checkmark where applicable):

- [x] Dated photograph(s) of the posted sign(s)
- [x] The verified address list of surrounding property owners to whom notification was provided
- [x] A copy of the notice advertising the Neighborhood Meeting
- [x] A sign-in sheet documenting meeting attendance
- [x] A written summary or minutes of the meeting
- [x] Copies of any site plans, building elevations or other documents provided of referenced at the meeting
- [ ] Additional documents (Describe: _____)

Applicant's Name: Joan Hendrix

(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Joan Hendrix Date: 01/28/2026

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

PLANNING AND ZONING
14 JAN 2026 AM10:13

Notice of Neighborhood Meeting

[Date of Notice – January 13, 2026]

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that **Joan Hendrix** will be submitting to the Mobile City Planning Commission:

> Application (Conditional Use Permit) approval to allow use of the property located at 904 Kentucky Street, Mobile, AL. 36605 as a Short-Term-Rental.

The Neighborhood Meeting will be held at the following time, date, and location:

Date: January 27, 2026

Time: 5:30 p.m.– 6:30 p.m.

Location: United Methodist Inner City Mission – 913 S. Broad Street- Mobile, AL. 36603

You are receiving this notice because your property is located within 300 feet of **904 Kentucky Street**, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), ask questions, and present your views.

Sincerely,

Joan Hendrix

[redacted]

Neighborhood Meeting

Date: January 27, 2026

Time: 5:30pm - 6:30pm

Location of Neighborhood Meeting: 913 South Broad St. Mobile, AL. 36603

Project Location: 904 Kentucky St. Mobile, AL. 36605

Project/Application (e.g. Rezoning from R-1 to B-1): ZON-STR-003616-2026 Short Term Rental Application

Applicant's Signature Attesting to the Accuracy of This Sheet:

X Joan Hendrix Date 01-27-26

Please Sign In:

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: January 27, 2026

Meeting Time: 5:30p-6:30p

Meeting Location: Inner City Mission
913 South Broad St. Mobile, AL. 36603

Below is a summary of the proposed project presented at the Neighborhood Meeting:
The application advertised is for a proposed Short-term rental use. The property is located at 904 Kentucky Street, Mobile, AL. 36605. The home is an existing single-family residence. No exterior changes or new construction are proposed. The rental will provide temporary lodging for visitors. Occupancy will comply with City of Mobile requirements. Parking will be provided on site and/or on the public street as allowed. Noise, trash, and property upkeep will be actively managed. Approval is requested as a Conditional Use under City Regulations.

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):
A site plan for the property was prepared. The Plan shows the existing layout of the lot. Copies were made available at the neighborhood meeting for review and distribution.

Please attach copies of the distributed information to this summary. No attendees

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred): No attendees

The applicant arrived at 5:20pm. The meeting was scheduled for 5:30pm - 6:30pm. No members of the public attended. The applicant remained for the full hour.

Neighborhood Meeting Summary
Date: January 27, 2026 **Meeting Location:** 913 South Broad Mobile, 36603
Applicant: Joan Hendrix **Application:** ZON-STR-003616-2026

(Meeting summary, continued)

N/A

If meeting minutes were recorded, please provide a copy of the written minutes with this summary. N/A - There were no attendees

The Neighborhood Meeting ended at the following time: Applicant remained until 6:30p.m.

Applicant's signature attesting to the accuracy of this summary:

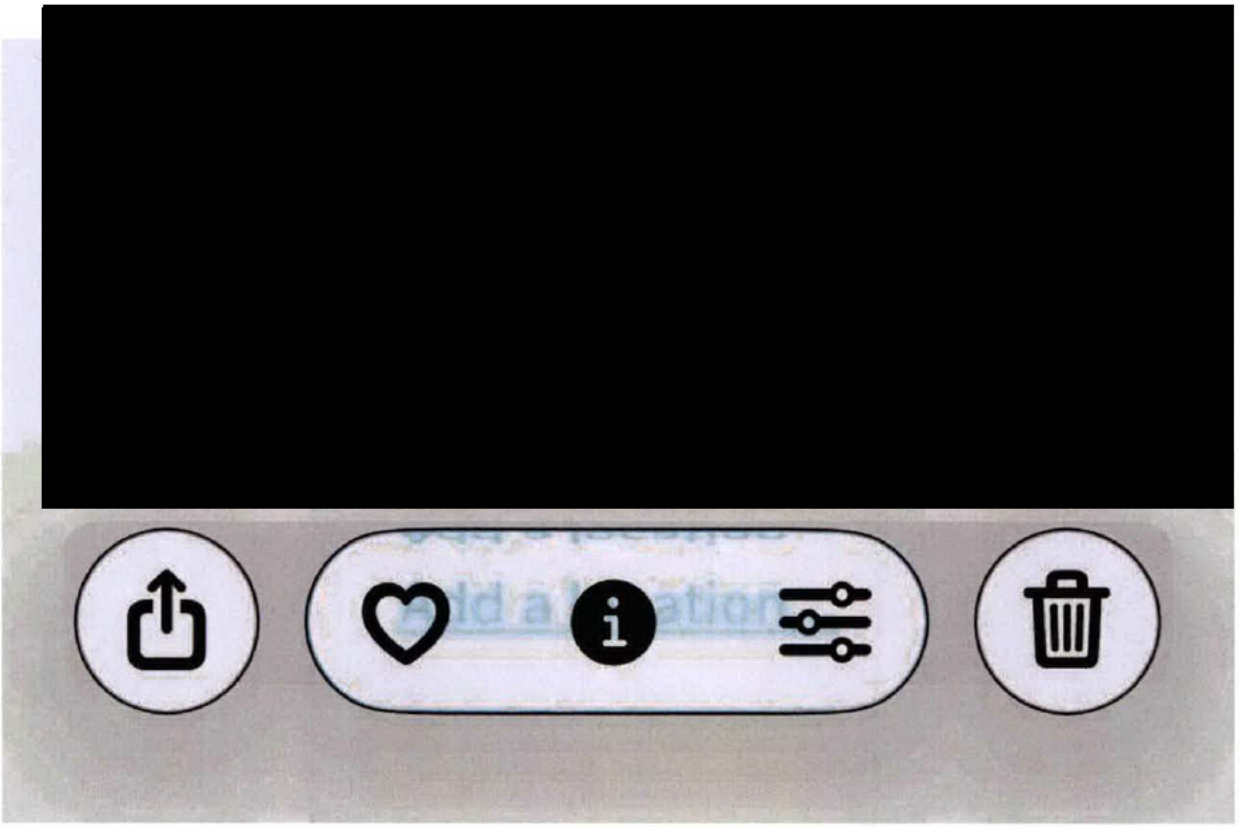
X Joan Hendrix **Date:** 01-28-2026

Add a Caption

Wednesday • Jan 21, 2026 •
9:55 AM

Adjust

[redacted]



NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Conditional Use

Sent from my iPhone

[redacted]

Ms. Hendrix,

After consulting with our Deputy Director, your application may continue to be processed for the February 19, 2026, Planning Commission meeting **provided the sign is revised to comply with the ordinance letter-size requirements and proof of the revision is submitted to our office no later than 4:30 p.m. on Thursday, January 22.**

The ordinance requires the following:

- All uppercase letters must be a minimum of four (4) inches in height.
- All lowercase letters must be a minimum of three (3) inches in height.

Once the sign has been revised and reinstalled on the property, please submit additional time-stamped photographs showing the updated sign in place.

Per department leadership, if the sign is not brought into compliance and we do not receive documentation of the revision and updated photographs by **Thursday, January 22**, the application will not be eligible for placement on the February 19, 2026, Planning Commission agenda.

Please let me know if you have any questions.

Regards,
Logan Anderson
Principal Planner I
Build Mobile

[redacted]

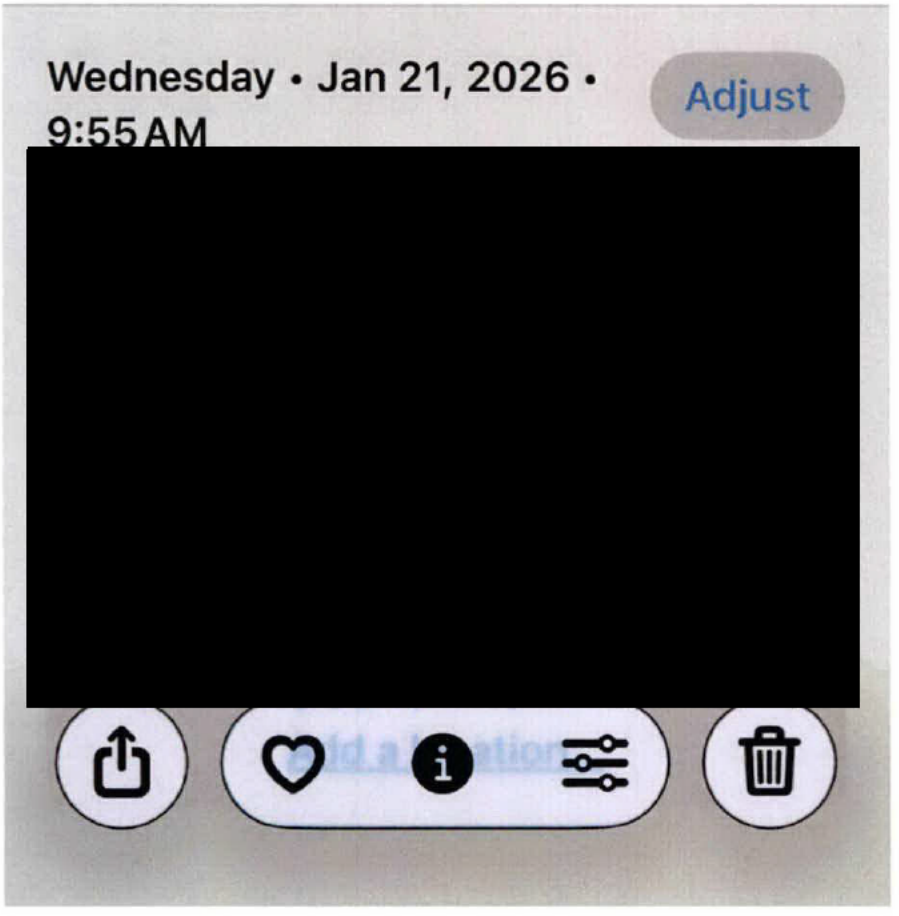
[redacted]

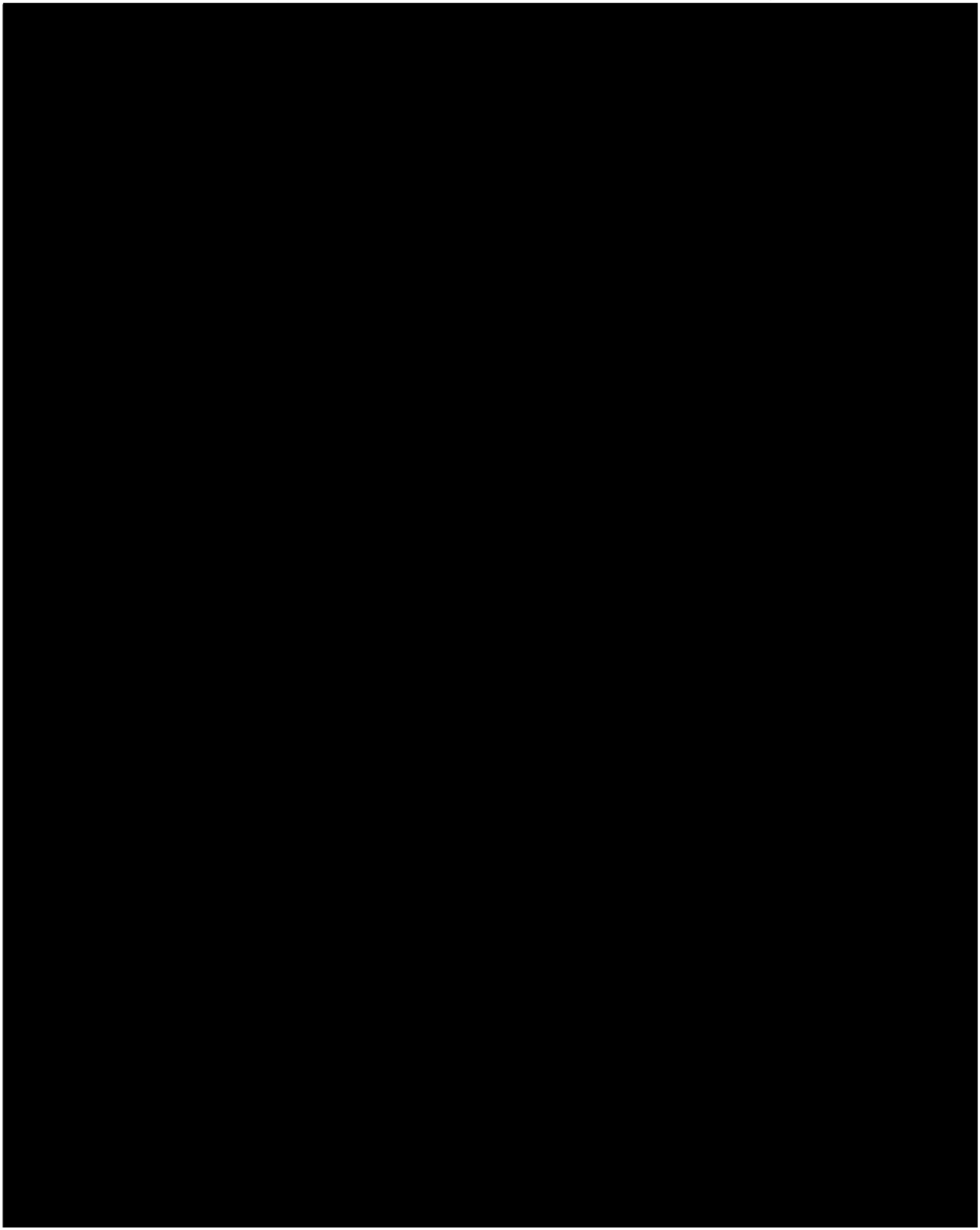
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

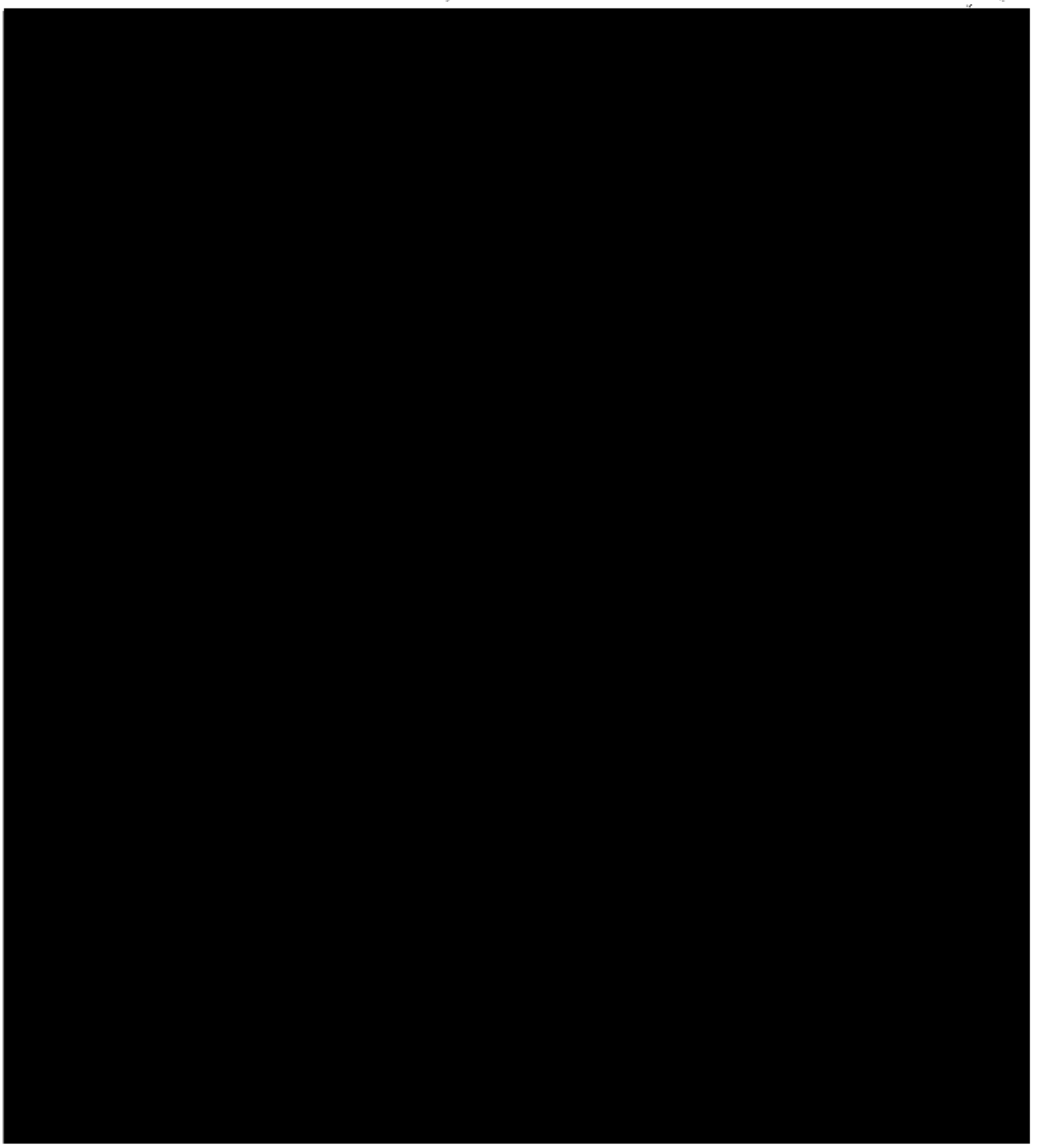
Mr. Anderson

> Within the packet provided to me, the sample illustration appears to indicate that only the top two headers on the sign are required to have 3-inch or 4-inch letters and/or numbers. Additionally, it is unclear how all of the required information could fit as 3 or 4 inch letters, even when using the largest size available from Office Depot - which happens to be the largest yard sign offered. For these reasons, I truly understood the specified letter size requirement to apply only to the top two headers.

Add a Caption

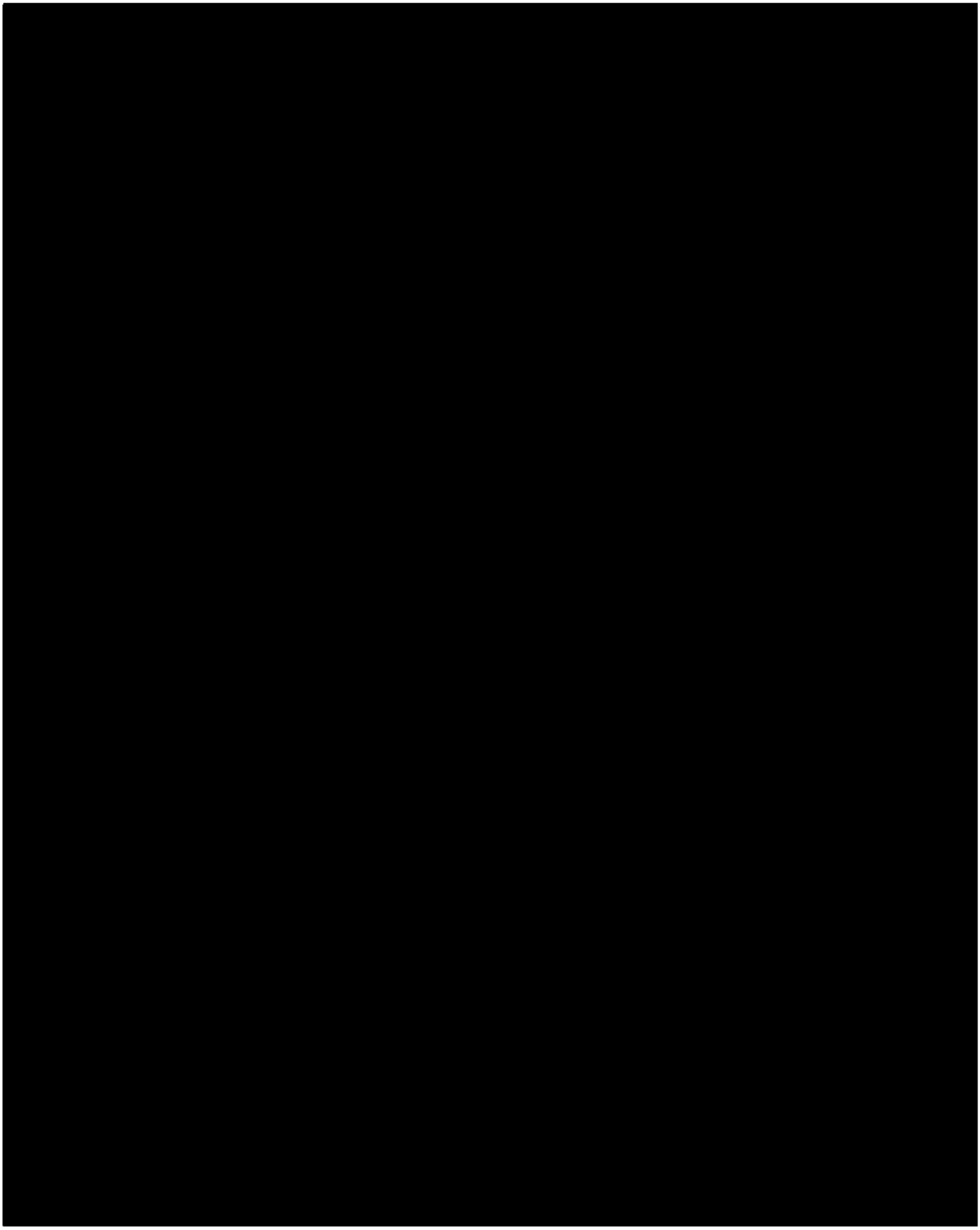






Return Address Label

[redacted]



PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

Planning Commission
February 19, 2026

Agenda Item # 12

ZON-STR-003616-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
904 Kentucky Street

Applicant/Agent:
Joan Hendrix

Property Owner:
Joan Hendrix

Current Zoning:
R-1, Single-Family Residential Urban District

Future Land Use:
Mixed Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

Commission Considerations:

1. Denial.

Report Contents: **Page**

Context Map 2
Review Criteria 3
Planning Comments 4
Commission Considerations 5
Exhibits 7

SHORT-TERM RENTAL CONDITIONAL USE PERMIT CRITERIA

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

General CUP Review Criteria (UDC Article 5, Section 6-E):

The City Council shall not approve an Application for Conditional Use Permit unless the following are satisfied:

1. **Code Compliance:**
    a. Meets all **development standards** and **use regulations** under the UDC.
2. **Neighborhood Compatibility:**
    a. Compatible with the **character** of the surrounding neighborhood.
3. **Development Impact:**
    a. Does **not impede** orderly development/improvement of nearby residents.
4. **Health, Safety, Welfare:**
    a. Does **not adversely affect** health, safety, or welfare of nearby residents.
    b. Considerations:
        i. Building type/height
        ii. Landscaping/screening
        iii. Lighting
        iv. Hours of operation
        v. Other mitigatable impacts
5. **Traffic & Access:**
    a. Safe ingress/egress; no traffic hazards or congestion.
6. **Stormwater Impact:**
    a. Minimizes impact on stormwater infrastructure.
7. **Utility Access:**
    a. Adequate water and sanitary sewer service.
8. **Emissions/Disturbance:**
    a. Not offensive due to emissions, noise, vibration, odor, etc.
9. **Public Welfare:**
    a. Will **not endanger public health, safety, or general welfare.**
10. **Community Benefit:**
    a. Serves a **need**, offers a **public benefit**, or fulfills a **public purpose**.
11. **Use-Specific Considerations:**
    a. Short-Term-Rental-specific criteria (see below) must be met.
    b. Reasonable conditions may be imposed by the Planning Commission or City Council.

Criteria Specific to Short-Term Rentals (STR):

1. **Employees:** No on-site employees allowed.
2. **Rooms:** Maximum of eight (8) guest rooms per STR.
3. **Meals:** No meal service permitted.
4. **Cooking Facilities:** Guest rooms must **not** have cooking facilities.
5. **Business License:** Valid license required; the license number must appear on all STR advertisements or listings.

6. **Residential Character:** Must **not alter** the residential nature or dwelling's character.
7. **Refuse Area:**
    a. Must be **screened from view.**
    b. Must be no closer than 20 feet from any property line.
    c. Must be no closer than 100 feet from any dwelling on an adjacent lot.
8. **Parking:**
    a. At least **two (2) off-street spaces for primary residents** (if applicable).
    b. At least **one (1) space per guest room.**
    c. Parking must not be in **required front/side yard setbacks** and must be **screened** from view of adjacent properties.
9. **Signage:** No "Vacancy," "Rent," etc. signs allowed.
10. **Local Contact:**
    a. Name and phone number posted inside the STR.
    b. Must respond to complaints **24 hours a day, seven (7) days a week** during rental periods.
11. **Safety Equipment:**
    a. Operational smoke and carbon monoxide detectors.
    b. One (1) 2.5-pound Class A-B-C fire extinguisher per floor.
    c. Prominently displayed and legible 9-1-1 address on building exterior.
12. **Structures:** No rentals permitted in **accessory structures, outdoor spaces,** or **Recreational Vehicles**.

PLANNING COMMENTS

The applicant is requesting a Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District. The applicant's narrative justifying the request can be viewed using the link on Page 1 of this report.

In reviewing the request, staff has determined that the site **does/does not** meet the following site and design criteria of Article 5, Section 6-E. of the UDC:

The site **does** meet the criteria		That there are no more than eight (8) guest rooms.
The site **does** meet the criteria		That the operation will not alter the residential nature of the neighborhood.
The site **does** meet the criteria		That the operation does not alter the character of the dwelling as a residence.
The site **does** meet the criteria		That the refuse (garbage) area is screened from view.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 20 feet from any property line.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 100 feet from any other dwelling.
The site **does** meet the criteria		That the minimum number of parking spaces are provided.
The site **does** meet the criteria		That the operation does not occupy any accessory structure, accessory dwelling unit, outdoor space, or recreational vehicle on the site.

The applicant **has/has not** certified the following in their application:

Has certified		That there shall be no on-site employees.
Has certified		That the establishment shall not serve meals.
Has certified		That the guest rooms shall not contain cooking facilities.
Has certified		That a valid City of Mobile business license shall be obtained for the site, and the business license number shall be provided on any advertisement or listing for the Short-Term Rental.
Has certified		That no signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. shall be placed on the site.
Has certified		That the name and telephone number of a local responsible party shall be conspicuously posted within the Short-Term Rental.
Has certified		That the local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of the Short-Term Rental period to address guests' problems or complaints.
Has certified		That the Short-Term Rental shall be equipped with smoke and carbon monoxide detectors.
Has certified		That one (1) 2.5 lb. Class A-B-C fire extinguisher shall be provided on each floor of the dwelling.
Has certified		That the address of the dwelling shall be prominently displayed and legible on the building.

Approval of the request should be contingent upon full compatibility with the requisite criteria for approval of a Conditional Use Permit for a Short-Term Rental. **All criteria in the above tables should be certified and the site must meet all criteria for the Conditional Use Permit to be approved.** If the criteria are not certified and the site does not meet all applicable criteria, then the Conditional Use Permit cannot be approved.

It should be noted that, if approved, the Conditional Use Permit, including all restrictions and conditions concerning the use of the property, shall be recorded in the Office of the Judge of Probate. A copy of the recorded document shall be provided to the Planning and Zoning Department.

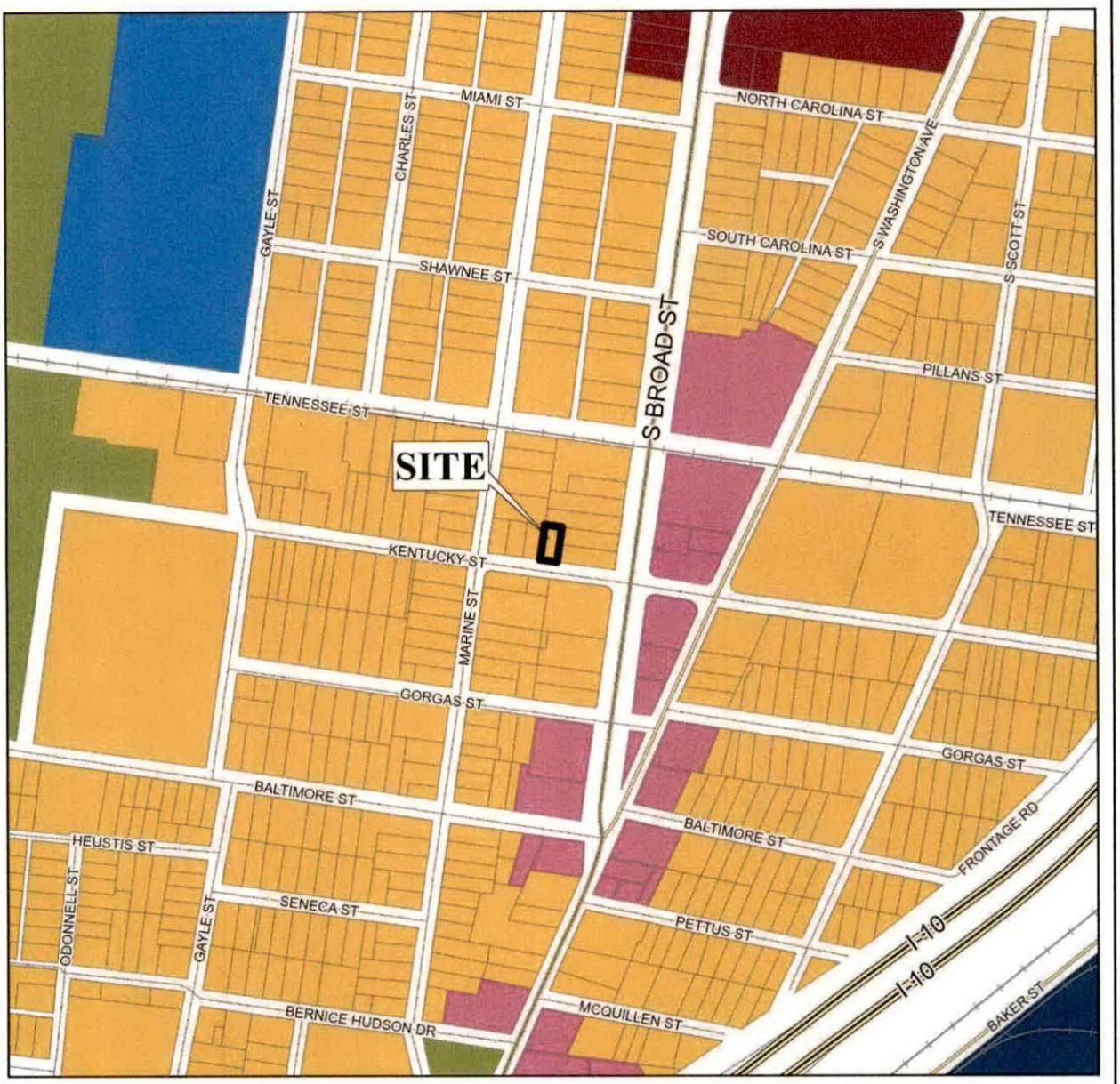
SHORT-TERM RENTAL CONDITIONAL USE PERMIT CONSIDERATIONS

Pursuant to Article 5, Section 64-5-6.E.1.(b) of the Unified Development Code, a use may be approved only if it complies with all applicable use regulations. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7), which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot. Accordingly, the request should not be approved.

LOCATOR ZONING MAP

APPLICATION NUMBER 12 DATE February 19, 2026	N
APPLICANT Joan Hendrix	
REQUEST Conditional Use Permit	NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

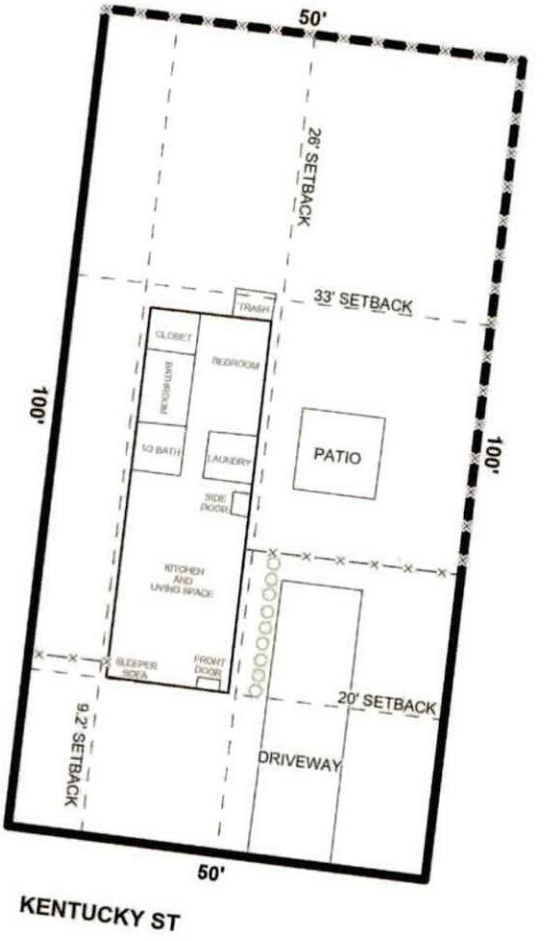
REQUEST Conditional Use Permit

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

N

NTS

SITE PLAN



The site plan illustrates existing buildings, setbacks, and drives.

APPLICATION NUMBER 12 DATE February 19, 2026 APPLICANT Joan Hendrix REQUEST Conditional Use Permit	N NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

O Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		O								O															O
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
DOWNTOWN (DT)						■					■												■	■	■	■	■	O	O
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	■	U	◎	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	O	■	O	O	O										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	■	S	■	S	S	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	O																		O
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									O	O
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎	◎
INSTITUTIONAL LAND USE (INS)										■	■		O	O					O										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					O								■	■	■		O											

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

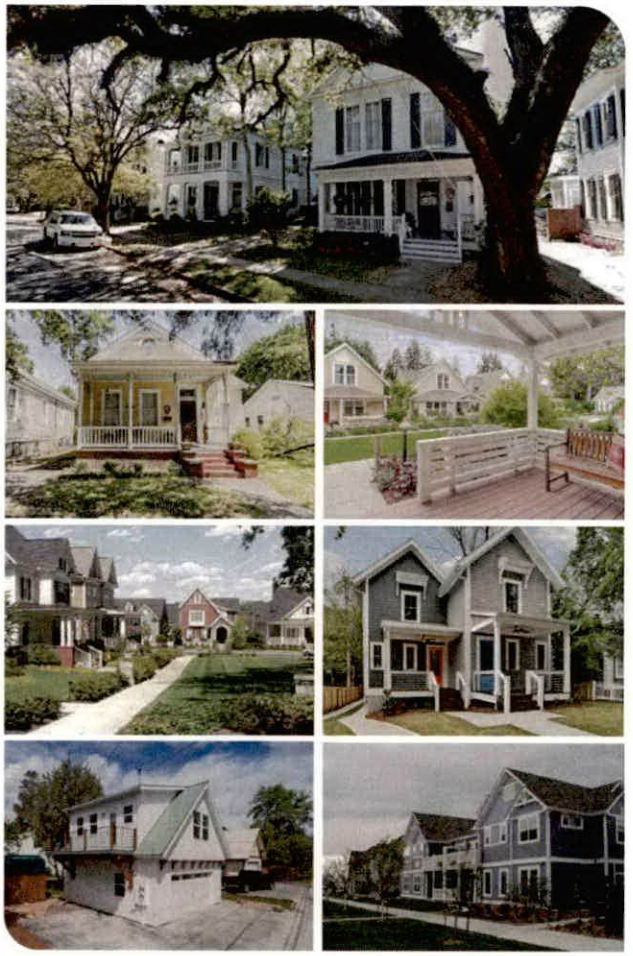
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl

R E S O L U T I O N

Sponsored by: *Councilmember Samantha Ingram, District 2*

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the sum of $**390.00** be transferred from the District 2 General Fund, Discretionary Account DSC-02, from General Fund Account 10041020-42080 to the **City of Mobile Parks & Recreation Department, James Seal Community Center** and will be used **to assit with the Back-to-School Giveaway.**

Adopted:

_____
City Clerk

RESOLUTION

Sponsored by: Councilmember Gina Gregory, District 7

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:	Lounge Retail Liquor License and Specialty Retailer of Consumable Hemp Products License
Submitted by:	Shabangh Brothers, LLC
Location:	Vapors Smoke Shop 5546 Old Shell Road Suite E Mobile, AL 36608

Adopted:

_____

City Clerk

COUNCIL MEMBERS
C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
SAMANTHA INGRAM
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
BEAU FLEMING
DISTRICT 5
JOSH WOODS
DISTRICT 6
CITY CLERK

OFFICE OF THE CITY COUNCIL

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
06/11/2026	NEW APPLICATION	2026 - 5796	97348	7	June 23, 2026

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board
PO Box 1151 Montgomery AL 36101

Gentleman,
The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)
011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)

700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

Legal Business Name
SHABANGH BROTHERS LLC

Trade Name (DBA)
VAPORS SMOKE SHOP

Location Address
5546 OLD SHELL RD SUITE E

City, State, Zip Code
MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

[redacted]

COUNCIL MEMBERS
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PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
SAMANTHA INGRAM
DISTRICT 2
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Location Address
5546 OLD SHELL RD SUITE E

City, State, Zip Code
MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

[redacted]

BUILD MOBILE
PLANNING AND ZONING DEPARTMENT

MEMORANDUM

To: **Lana Pafenbach-Gauthier**

From: **Logan Anderson**
Principal Planner II L. Logan Anderson

Date: **June 18, 2026**

Re: **Application # 5796 / 5546 O**

MPD

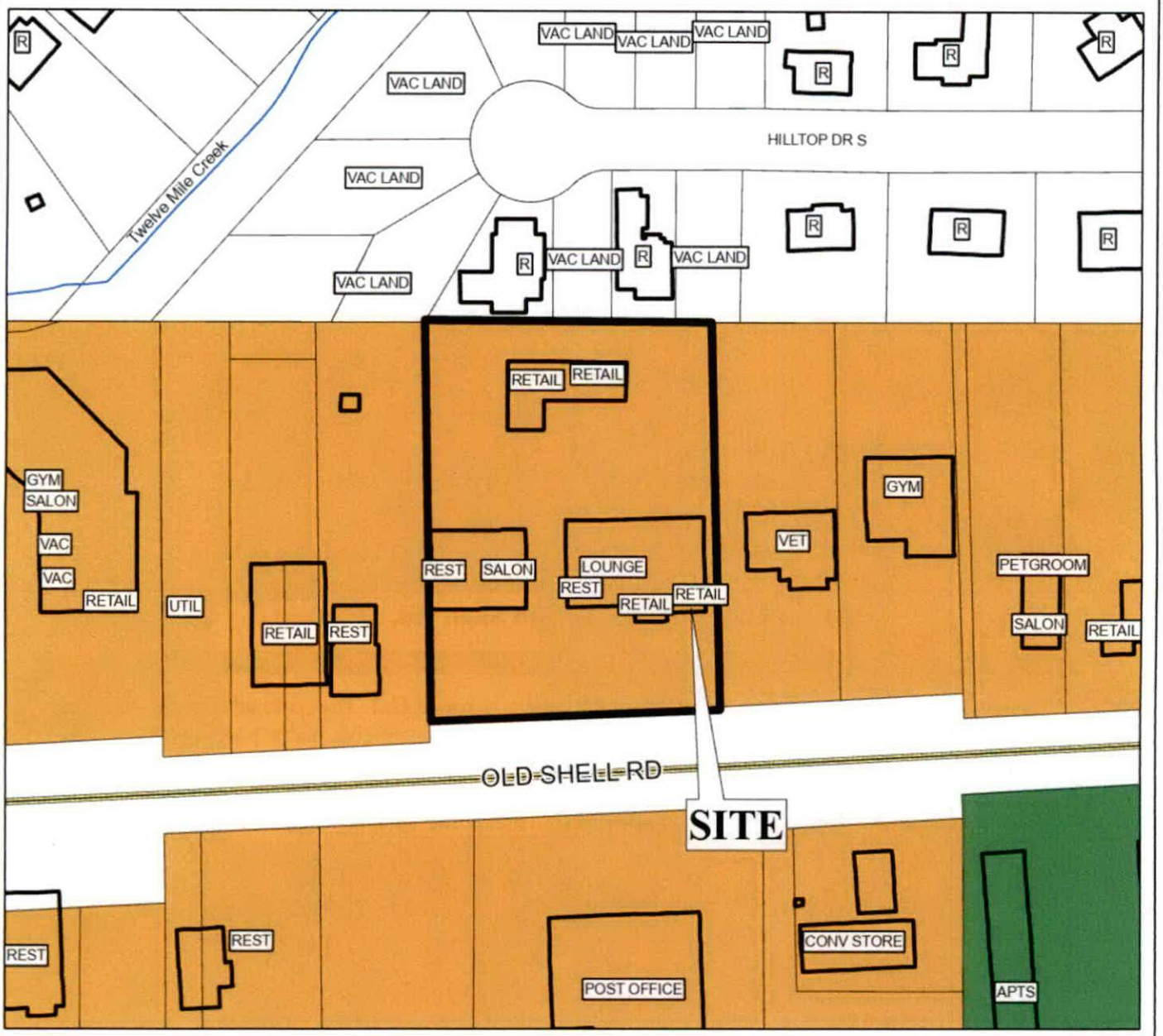
Regarding the above referenced application, the [illegible]ise that a lounge with retail liquor sales and special retail [illegible]ducts is a permitted use in this zoning district.

Based on information available to staff, the sit[illegible]nts of the Unified Development Code.

The property is located within Council District #7, represented by Councilmember Gina Gregory.

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

MOBILE CITY COUNCIL
VICINITY MAP - EXISTING ZONING



APPLICATION NUMBER 5796 DATE 6/23/2026

APPLICANT SHABANGH BROTHERS LLC

LOCATION 5546 OLD SHELL RD STE E

REQUEST ALCOHOLIC BEVERAGE LICENSE

N W E S

NTS

LANDUSE SURVEY CONDUCTED 2010

R-A R-3 B-1 B-2 B-5 ML I-2 OPEN T-3 T-5.2
R-1 R-B T-B B-3 CW MH PD SD T-4 T-6
R-2 H-B LB-2 B-4 MM I-1 MUN SD-WH T-5.1

City of Mobile ABC Licensing & Compliance Application

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
06/11/2026	NEW APPLICATION	2026 - 5796	97348	7	June 23, 2026

License Type Applied for with Alabama ABC Board	2nd License Type Applied for with Alabama ABC Board
011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)	700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

Business Information

Legal Business Name	Trade Name (DBA)
SHABANGH BROTHERS LLC	VAPORS SMOKE SHOP

Business Structure Type	Incorporation Date	SOS Entity ID	State	County
LLC - LIMITED LIABILITY COMPANY	04/26/2026	278-398	AL	MOBILE

Federal Tax ID (FEIN)	Alabama State Sales Tax ID	Business Phone Number	If Hemp, Product Type
46-2657231	R008518399		ALL PRODUCT TYPE(S)

Physical Address (Street Address, Suite #)	City	State	Zip Code
5546 OLD SHELL RD SUITE E	MOBILE	AL	36608

Mailing Address (Street Address, Suite #, PO Box)	City	State	Zip Code
5546 OLD SHELL RD SUITE E	MOBILE	AL	36608

Primary Business Activity at the Location Explain (other)	If Location Transfer, Previous Street Address and Zip Code
LIQUOR/PACKAGE STORE	N/A

Contact Person Information

Name	Title	POA	Phone	Email
JAMES BECK	POA	YES		

If Transfer of ABC License, Previous Licensee Information

Legal Business Name	Trade Name (DBA)
N/A	

ABC License Type	License Number	Any ABC Pending Actions

Land/Building Information

Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED

Property Owner Name and/or Contact Person Name	Property Owner Phone Number	Property Owner Email
SIMITA PROPERTIES LLC		

Property Owner Mailing Address (Street Address, Suite #, PO Box)	City	State	Zip Code

Bldg Square Footage	Bldg Seating Capacity	Restroom Facilities	Patio Area	Structure Type	License Covers
1,800	0	YES	NO	SHOPPING CENTER	PARTIAL - ATTACHED

Do the premises have a fully equipped/operational kitchen?	NO
Is the business used to habitually and principally provide food to the public?	NO
Is the business equipped with services and facilities for on premises consumption?	NO
Will the business be operated primarily as a package store?	YES

City of Mobile ABC Licensing & Compliance Application

Owner(s), Partner(s) or Officer(s) Information — **Copy of Driver's License Must Be Provided for each Person**

Full Name (Last, First, Middle)	Title	Driver's License (State, Number)
SHABANGH, HUSAM MOHAMMAD	MEMBER	

Home Address (Street Address, Apt/Unit #)	City	State	Zip Code

Date of Birth	Place of Birth (City, State, Nation)	Social Security Number	Mobile/Phone Number

Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?

	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition
NO				

Do you have any existing State of Alabama ABC license(s) with any entity in your name?

	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)
YES	SHABANGH BROTHERS LLC	VAPORS SMOKE SHOP	5546 OLD SHELL RD SUITE E MOBILE, AL 36608

Full Name (Last, First, Middle)	Title	Driver's License (State, Number)
SHABANGH, ISSUM	MEMBER	

Home Address (Street Address, Apt/Unit #)	City	State	Zip Code

Date of Birth	Place of Birth (City, State, Nation)	Social Security Number	Mobile/Phone Number

Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?

	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition
NO				

	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)
YES	SHABANGH BROTHERS LLC	VAPORS SMOKE SHOP	5546 OLD SHELL RD SUITE E MOBILE, AL 36608

Power of Attorney (POA) Information — **Copy of Driver's License Must Be Provided for each Person**

Full Name (Last, First, Middle)	Title	Date of Birth	Driver's License (State, Number)
KECK JAMES	POA		

Home Address (Street Address, Apt/Unit #)	City	State	Zip Code	Phone Number

Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO

Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO

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

Applicant/POA Initials HSA POA

City of Mobile ABC Licensing & Compliance Application

Owner(s), Partner(s) or Officer(s) Information — **Copy of Driver's License Must Be Provided for each Person**

Full Name (Last, First, Middle)	Title	Driver's License (State, Number)	
KASAM, MOHAMMAD HAKAM	MEMBER		
Home Address (Street Address, Apt/Unit #)	**City**	**State**	**Zip Code**
Date of Birth	**Place of Birth (City, State, Nation)**	**Social Security Number**	**Mobile/Phone Number**

Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?

	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition
NO				

Do you have any existing State of Alabama ABC license(s) with any entity in your name?

	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)
NO			

Full Name (Last, First, Middle)	Title	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)	**City**	**State**	**Zip Code**
Date of Birth	**Place of Birth (City, State, Nation)**	**Social Security Number**	**Mobile/Phone Number**

Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?

	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition

Do you have any existing State of Alabama ABC license(s) with any entity in your name?

	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)

Additional State of Alabama ABC License(s) not yet listed on Application

Person Name	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)

City of Mobile ABC Licensing & Compliance Application

CERTIFICATION and SIGNATURE

JAK POA

The undersigned agree, if a license is used as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.

JAK POA

The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.

JAK POA

The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.

JAK POA

The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

JAK POA

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

JAK POA

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

JAK POA

Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name	Date of Application Signature
JAMES A. KECK	6-11-26
Owner/Applicant/POA Signature	**Title of Person Signing this Application**
James A. Keck	POA

Sworn to and subscribed before me this 11th day of June 20 26

Notary Person Printed Name	Notary Person Signature	My Notary Commission Expires
Tara Lynn Harris		February 11, 2030

City of Mobile ABC Licensing & Compliance Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
06/11/2026	NEW APPLICATION	2026 - 5796	97348	7	June 23, 2026

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage and/or consumable hemp product(s) license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)

700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

Legal Business Name

SHABANGH BROTHERS LLC

Trade Name (DBA)

VAPORS SMOKE SHOP

Location Address

5546 OLD SHELL RD SUITE E

City, State, Zip Code

MOBILE AL 36608

Contact Person Information				
Name	Title	POA	Phone	Email
JAMES BECK	POA	YES		

Has any outstanding license and tax issues been addressed and corrected with this business? YES

What is/was the start date of this business? 06/23/2026

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

Tara Lynn Harris

Revenue Department Representative

PUBLIC NOTICE!

An application has been submitted to the Mobile City Council for an ABC Compliance License. This license would authorize the sale of alcoholic beverages and/or consumable hemp products at the location listed below.

License Type(s)

011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)

700 - SPECIALTY RETAILER OF CONSUMABLE HEMI

Legal Business Name

SHABANGH BROTHERS LLC

Trade Name (DBA)

VAPORS SMOKE SHOP

Location Address

5546 OLD SHELL RD SUITE E

Zip Code

36608

Application Number

2026 - 5796

Notice Post Date @ Location

06/11/2026

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

June 23, 2026

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office

Applicant/POA Signature

Tara Lynn Harris

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

City of Mobile Alcoholic Beverage License Application
Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

a) In every case where application is made for any type of alcohol beverage license, in addition to other adverting requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

SHABANGH BROTHERS LLC

dba VAPORS SMOKE SHOP

has made application to the City Council of the City of Mobile for a

011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE) and 700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

for the premises located at

5546 OLD SHELL RD SUITE E , Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on June 23, 2026 for application number 2026 - 5796

b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.

c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.

Jaime A Kaef
Applicant/POA Signature

Tara Lynn Harris
Revenue Department Representative

PUBLIC NOTICE!

An application has been submitted to the Mobile City Council for an ABC Compliance License. This license would authorize the sale of alcoholic beverages and/or consumable hemp products at the location listed below.

License Type(s)

011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)

700 - SPECIALTY RETAILER OF CONSUMABLE HEMI

Legal Business Name

SHABANGH BROTHERS LLC

Trade Name (DBA)

VAPORS SMOKE SHOP

Location Address

5546 OLD SHELL RD SUITE E

Zip Code

36608

Application Number

2026 - 5796

Notice Post Date @ Location

06/11/2026

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

June 23, 2026

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office

Joann A Keck

Applicant/POA Signature

Tara Lynn Harris

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260403162301235

Type License: 011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)
700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

State: $300.00 $1,000.00 **County:** $300.00 $0.00

Trade Name: VAPORS SMOKE SHOP

Filing Fee: $100.00

Applicant: SHABANEH BROTHERS LLC

Transfer Fee:

Location Address: 5546 OLD SHELL RD STE E MOBILE, AL 36608

Mailing Address: 5546 OLD SHELL RD STE E MOBILE, AL 36608

County: MOBILE **Tobacco sales:** YES **Tobacco Vending Machines:**

Product Type: 03 **Type Ownership:** LLC

Book, Page, or Document info: 278-398

Do you sell Draft Beer?: N/A

Date Incorporated: 04/26/2013 **State incorporated:** AL **County Incorporated:** MOBILE

Date of Authority: 04/26/2013

Federal Tax ID: 46-2657231 **Alabama State Sales Tax ID:** R008518399

Name:	Title:	Date and Place of Birth:	Residence Address:
MOHAMMAD HAKAM NIDALKASEM	MEMBER		
ISSUM	MEMBER		
HUSAM MOHAMMAD SHABANEH	MEMBER		

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

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

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260403162301235

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: MOHAMMED KASEM
Business Phone:
Fax:

Home Phone:
Cell Phone:
E-mail

PREVIOUS LICENSE INFORMATION:
Trade Name:
Applicant:

Previous Vendor Number:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260403162301235

If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: SMITA PROPERTIES LLC 228-547-0432

What is lessors primary business? REAL ESTATE

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO

Is the business used to habitually and principally provide food to the public? NO

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? YES

Building Dimensions Square Footage: 1800

Display Square Footage: 1200

Building seating capacity: 0

Does Licensed premises include a patio area? NO

License Structure: SHOPPING CENTER

License covers: OTHER

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY/TOWN LIMITS

Police protection: CITY

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260403162301235

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)?

Name:	Violation & Date:	Arresting Agency:	Disposition:
MOHAMMAD KASEM	08-21-2014 POSSESSION OF MARIJUANA	MOBILE CO SHERIFF	12 MONTHS PROBATION

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260403162301235

Initial each — **Signature page**

Initial each	
HS	In reference to law violations, I attest to the truthfulness of the responses given within the application.
HS	In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.
HS	In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.
X	In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.
X	In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
X	In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.
AS	In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.
HS	The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions 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 regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that 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 or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.
HS	I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): HUSAM SHABANEH

Signature of Applicant:

Notary Name (print): Natalie Bryan

Notary Signature: Natalie Bryan

Commission expires: 2-13-2030

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260403162301235

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club
Does the club charge and collect dues from elected members? N/A
Number of paid up members:
Are meetings regularly held? N/A
How often?
Is business conducted through officers regularly elected? N/A
Are members admitted by written application, investigation, and ballot? N/A
Has Agent verified membership applications for each member listed? N/A
Has at least 10% of members listed been confirmed and highlighted? N/A Agent's Initials:
For what purpose is the club organized?
Does the property used, as well as the advantages, belong to all the members? N/A
Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership? N/A

Special Retail
Is it for 30 days or less? N/A
More than 30 days? N/A

Franchisee or Concessionaire of above? N/A
Other valid responsible organization: N/A
Explanation:

Special Events / Special Retail (7 days or less)
Starting Date: Ending Date:
Special terms and conditions for special event/special retail:

Other Explanations
Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: SMOKE SHOPS
License Covers: STE E

2013023340 Book-7015 Page-1906
Total Number of Pages: 4

State of Alabama-Mobile County
I certify this instrument was filed on:
April 19, 2013 @ 2:12:14 PM

RECORDING FEE	$50.00
S.R. FEE	$2.00
RECORDING FEES	$1.00
TOTAL AMOUNT	$53.00

2013023340
Don Davis, Judge of Probate

(For County Probate Office Use Only)

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a limited liability company (LLC) under Section 10A-1-3.05 and 10A-5-2.02 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** 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 issued. 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 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 (see attached). 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 or laser printed.

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):

   Shabaneh Brothers LLC

2. **A copy of the Name Reservation certificate from the Office of the Secretary of State must be attached [proves name reservation under 10A-1-4.02(f)].**

(For SOS Office Use Only)

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

Issam Shabaneh

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

3. Street (**No PO Boxes**) address of principal office of the limited liability company (LLC):

   _____

   Mailing address of principal office (if different from street address):_____

   _____

4. The name of the Registered Agent: Issam Shabaneh _____

   Street (**No PO Boxes**) address of Registered Agent (if different from principal office address):

   _____

   Mailing address of Registered Agent (if different from street address):_____

   _____

5. Purpose for which the limited liability company formed: Sell tobacco products _____

   _____; the purpose includes the transaction of any lawful business for which limited liability companies may be organized in Alabama under Title 10A, Chapter 5 of the Code of Alabama.

6. Period of duration shall be perpetual unless stated otherwise by an attached exhibit.

7. The name(s) of the Organizer(s): Issam Shabaneh. _____

   Street (**No PO Boxes**) address of Organizer(s) _____

   _____Mailing address of Organizer(s) – (if different from street address):_____

   Attach a listing if more Organizers need to be added.

8. If the limited liability company is to be managed by one or more managers, give the number of managers _____ and the names and mailing addresses of the manager or managers who are to serve as managers until their successors are elected and begin serving:

   Manager's Name:_____

   Mailing address of Manager:_____

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

Manager's Name: Issam Shabaneh

Mailing address of Manager [redacted]

Attach listing if more Managers need to be added.

9. The right, if given, of the member or members to admit additional members, and the terms and conditions of the admission are attached.

10. The circumstances, if any, under which the cessation of membership of one or more members will result in dissolution of the limited liability company are attached.

11. The filing of the limited liability company is effective immediately on the date filed by the judge of probate or at the later date specified in this filing (no more than 90 days after date of signing). 10A-1-4.12

The undersigned specify ____/___/____ as the effective date (must be later than the date filed in the office of the county judge of probate, but not more than 90 days after the date of signing).

☐ Attached are any other provisions that are not inconsistent with law relating to organization, ownership, governance, business, or affairs of the limited liability company.

04/19/2013
Date (MM/DD/YYYY)

Issam
Signature as required by T0A-5-2.04

Issam Shabaneh
Typed Name of Above Signature

Typed Title (Member, Organizer or Attorney-in-fact)

Additional members may sign (attach listing if necessary).

__/__/____
Date (MM/DD/YYYY)

Signature as required by 10A-5-2.04

Typed Name of Above Signature

Typed Title (Member)

Beth Chapman
Secretary of State

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

STATE OF ALABAMA

I, Beth Chapman, 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:

Shabaneh Brothers LLC

This domestic limited liability company is proposed to be formed in Alabama and is for the exclusive use of Issam Shabaneh, 6427 Cherry Ridge Ct W, mobile, AL 36695 for a period of one hundred twenty days beginning April 18, 2013 and expiring August 17, 2013.

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.

April 18, 2013

Date

Beth Chapman

625-515

Beth Chapman **Secretary of State**

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 04-30-2013

Employer Identification Number:
46-2657231

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

SHABANEH BROTHERS LLC
ISSAM [illegible]

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER.

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-2657231. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is SHAB. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

2026

SALES TAX LICENSE

State of Alabama

Alabama Department of Revenue

ISSUED TO:

SHABANEH BROTHERS LLC
DBA VAPORS SMOKE SHOP

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R008518399	01/1/2026	12/31/2026

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/40 CODE OF ALABAMA 1975, AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE
THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE. THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF BUSINESS.

STATE OF ALABAMA

Jennifer Byrd

Deputy Commissioner

NAICS CODE: 459991

THIS LICENSE APPLIES TO THE FOLLOWING LOCATION(S):

5546 OLD SHELL RD STE E MOBILE AL 36608-3086

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/24/2026

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: NADER KASEM
Legacy Rock Insurance 501 Hargrove Rd E Suite F Tuscaloosa AL 35401	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRE

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Shabanch Brothers LLC 5546 OLD SHELL RD MOBILE AL 36608	INSURER A: Founders Insurance Company	14249
	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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	$
	OTHER:						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Liquor Liability			2026018076	2/20/2026	2/20/2027		$100,000

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

CERTIFICATE HOLDER

Alabama ABC Board Division A
5660 US highway 90
Theodore AL 36582

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

Nader kasem

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KAY IVEY
GOVERNOR

ALABAMA LAW ENFORCEMENT AGENCY

301 SOUTH RIPLEY STREET | P.O. BOX 1511 | MONTGOMERY, AL 36102
334.676.6000 | WWW.ALEA.GOV

HAL TAYLOR
SECRETARY

2/2/2026

Dear Mr. Kasem,

Attached is a copy of your Alabama Criminal History Record Information (CHRI), provided in response to your written request to the ALEA Criminal Justice Information Services Division. This CHRI includes identifying information regarding any arrests and/or dispositions related to your Alabama criminal history.

Please note the following:

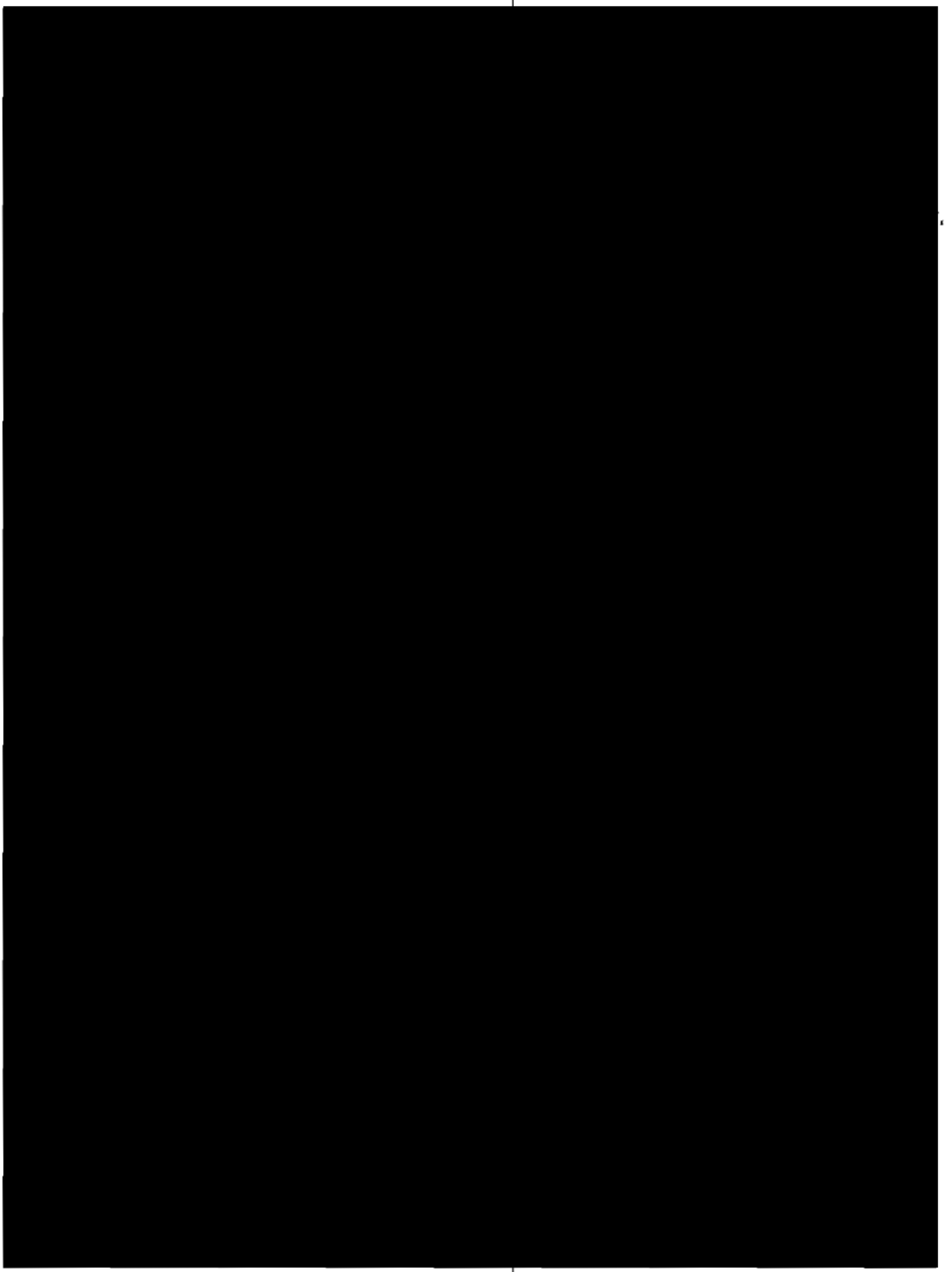
- Requests for records associated with these charges, or for clarification of a specific charge or disposition, should be directed to the arresting agency or the court that submitted the information.
- Because updates (additions or deletions) to an individual's criminal history record may occur at any time, you should request a new copy of your CHRI through the same procedure if needed at a later date.

Should you have any questions or require further assistance, please do not hesitate to contact the CJIS Division.

Sincerely,

Nakesha Vane

Nakesha Vane, Records Check Supervisor
Criminal Justice Information Services Division
(334) 676-6000



ALABAMA LAW ENFORCEMENT AGENCY

[redacted]

KAY IVEY
GOVERNOR

HAL TAYLOR
SECRETARY

2/2/2026

Dear Mr. Shabaneh,

The Alabama Law Enforcement Agency (ALEA) Criminal Justice Information Services Division has received and processed your request for Alabama Criminal History Record Information (CHRI).

Based on the information you provided and a fingerprint-based check of Alabama state criminal records, no state criminal history was found. Please note that updates to your criminal history may occur at any time. If you require an updated state CHRI in the future, you should request a new version.

Please contact the Criminal Justice Information Services Division if you have any questions.

Sincerely,

NaKesha Vane

Nakesha Vane, Record Check Supervisor

[redacted]

STATE OF ALABAMA

COUNTY OF MOBILE

COMMERCIAL LEASE

THIS LEASE is made this 26th day of June, 2024 by and between Smita Properties, LLC, (hereinafter referred to as "LESSOR"), having its principal office located at 4640 W. Beach Blvd. Apt. CI, Gulfport, Mississippi 39501, and Shabanch Brothers, LLC, DBA Vapor Smoke Shop (hereinafter referred to as "LESSEE").

WITNESSETH that the LESSOR does hereby demise and let unto the LESSEE the following described real property in Mobile County, Alabama, to-wit, together with improvements thereon ("Premises"):

1. DESCRIPTION

5546 Old Shell Rd. Suite E, Mobile, AL 36608, containing approximately 1,800 sq. ft.

2. TERM

For continuous use and occupancy by the LESSEE as a tobacco & related accessories shop and as a package store and for no other different use or purpose, for and during the term of 5 years, effective 1st day of August 2024, and ending on the last day of July 2029.

IN CONSIDERATION WHEREOF, the LESSEE promises and agrees to pay the LESSOR as fixed minimum rent for the Premises for the period beginning August 1, 2024 through August 1, 2027 (3 years), the sum of Two Thousand Four Hundred and Seventy-Five Dollars ($2,475.00) monthly and then rent will increase 3.5% per annum for the remain term of the lease.

Rent due payable to Smita Properties, LLC at 4640 W. Beach Blvd. Apt. CI, Gulfport, Mississippi 39501 on the 1st day of each month. Rental amounts are set based on prorated current operating expenses. Rental amounts are subject to adjustments based on the prorated future costs of operating expenses. Operating expenses include the cost of property tax, property insurance, CAM charges, and other costs involved in operative commercial real estate. A monthly CAM charge of $300 will also be assessed, to be included in addition to the monthly rent, with the monthly rent plus operating expense summating to Two Thousand Seven Hundred and Seventy-Five Dollars ($2,775.00) for the initial three years of the term.

LESSE shall have the exclusive option to renew this lease for an additional 5 years with a 3% increase in rent per annum during the option period, provided LESSEE notifies LESSOR of such intent 6 months in advance of this lease expiration.

THIS LEASE IS MADE UPON THE FOLLOWING TERMS, CONDITIONS, AND COVENANTS:

3. SECURITY

LESSEE has deposited with LESSOR the sum of One Thousand and Five Hundred Dollars ($1,500.00) as security for the faithful performance and observance by LESSEE of the terms, provisions, and conditions of this lease. It is agreed that in the event LESSEE defaults in respect of any of the terms, provisions, and conditions of this lease, including, but not limited to, the payment of rent and additional rent, LESSOR may use, apply, or retain the whole or any part of the security so deposited to the extent required for the payment thereof or for payment of any other sums which LESSOR may be required to expend by reason of LESSEE's default, including, but not limited to, any damages or deficiency in the re-letting of the Premises, whether such damages or deficiency accrued before or after summary proceeding or other reentry by LESSOR. In the event that LESSEE shall fully and faithfully comply with all the terms, provisions, covenants, and conditions of this lease, the security shall be returned to LESSEE without interest, after the expiration of the lease and delivery of entire possession of the Premises to Lessor.

4. LATE CHARGE

In addition to all other payments provided for in this lease, LESSEE shall be assessed with and shall pay a late fee charge for each rental installment which is delinquent for five (5) days or more of 5% of the monthly due installments, equaling of One Hundred and Twenty-Four Dollars ($124.00).

5. POSSESSION

The LESSOR covenants that the LESSEE on playing the fixed minimum rent, and additional rent reserved, if any ("rent"), and performing all the covenants and agreements herein contained shall peaceably and quietly have, hold, and enjoy the Premises. However, the LESSOR shall not be liable for the failure or inability of the LESSEE to obtain possession of the Premises provided the LESSOR shall exercise due diligence to place the LESSEE in possession.

6. AGENCY AND COMMISSIONS

There will be no commission payments by either LESSOR or LESSEE to any third-party Agent.

7. ALTERATIONS

LESSEE will make no alterations in or to the Premises and will not paint any part of the improvements thereon without the written consent of the LESSOR, except as otherwise herein provided, and in no event shall LESSEE paint sprinkler heads, if sprinkler system exists on the Premises.

8. ADDITIONAL LESSEE'S DUTIES

LESSEE will replace all plate and other glass, if and when broken, and will replace all keys lose or broken, keep the roof, gutters, and downspouts clean, and will pay all bills for sewer, light, and gas used on the Premises, and will keep the interior of the Premises, together with all electrical, plumbing (above or below the ground), elevators, heating, air conditioning, sprinkler systems, and other mechanical installations, and/or systems therein, and interior ceilings, in good order and condition, and will promptly repair all damage suffered as a result of freezing, stoppage, or from LESSEE's neglect. Should LESSEE fail to do or undertake the replacement, maintenance, and repair of the items and things herein required of LESSEE, the LESSOR may do and undertake the same, after two days' written notice, and the LESSEE will pay the LESSOR the costs and expenses thereof, together with interest hereon at the highest legal rate, not to exceed 15% per annum, upon demand, and any sum thus due form LESSEE to LESSOR by virtue hereof shall be secured as additional rent under the terms of this lease.

LESSEE shall maintain the premises including any adjacent parking lots and yard areas in a clean and neat condition, keeping all windows and plate glass clean, storing all trash, garbage, and rubbish in closed containers or dumpsters providing for prompt and regular removal of same, and LESSEE shall not otherwise dispose of or burn any trash, garbage, or rubbish on or about the Premises.

9. LESSOR RELEASED

LESSOR shall not be liable for any losses or damage caused by, or growing out of, any breakage, leakage, getting out of order or defective conditions of elevators, heating, air conditioning, other mechanical installations, and/or systems, electric wiring, pipes, or plumbing, or any of them, nor shall LESSOR be liable for any damage to any property on the Premises caused by, or growing out of, fire, rain, lightning, wind, high water, over-flow water, freezing, or other causes.

10. ORDINANCES AND NUISANCES

LESSEE will comply at all times and in all respects with all laws and ordinances relating to nuisances, fire, health, safety, and sanitation in so far as the Premises and the streets/highways bounding the same are concerned, and the LESSEE will not be any act, or omission, render the LESSOR liable for any violation thereof, consist of first floor space, adjacent upon the street, or alley, the LESSEE will keep the sidewalk and curb in front thereof or adjacent thereto clean, and save harmless the LESSOR from all damages or claims for damages for failure to do so. LESSEE shall not conduct or permit any activity on the Premises which will result in the emission of loud noises or offensive odors so as to disturb adjacent tenants or property owners.

11. OVERLOADING

LESSEE will not overload the building, or its floors, roof, walls, or elevators, and shall be liable for all damages to the Premises or other consequences of overloading and LESSEE assumes the further responsibility to determine the extent to which the Premises may be used without violating this provision.

12. DEFAULT

Upon the happening of any one or more of the events as expressed below in (a) to (h) inclusive (which said events shall separately and severally constitute a default hereunder at Lessor's option), the LESSOR shall have the right at the option of the LESSOR to: (1) annul and terminate this lease, and thereupon re-enter and take possession of the Premises; or (2) re-enter and re-let the Premises from time to time, as agent of the LESSEE, and such re-entry and/or re-letting shall not discharge the LESSEE from any liability or obligations hereunder, except that net rents collected as a result of such re-letting shall be a credit on the LESSEE's liability for rents under the terms of this lease. Nothing herein, however, shall be construed to require the LESSOR to re-enter and re-let in such event, nor shall anything herein be construed to postpone the right of the LESSOR to sue for rents, whether matured by acceleration or otherwise, but on the contrary the LESSOR is hereby given the right to demand, collect, and/or sue therefor at any time after default:

(a) In the event LESSEE removes, attempts to remove, or permits to be removed from the Premises, except in the usual course of trade, the goods, furniture, effects, or other property of the LESSEE brought thereon.

(b) In the event an execution or other legal process is levied upon the goods, furniture, effects, or other property of the LESSEE brought on the Premises, or upon the interest of the LESSEE in this lease.

(c) In the event a petition in bankruptcy or a petition under the Bankruptcy Act, or any amendment thereto, is filed by or against the LESSEE or the LESSEE is adjudged a bankrupt.

(d) In the event as assignment for the benefit of creditors is made by the LESSEE.

(e) In the event of the appointment of a Receiver of LESSEE's property.

(f) In the event the LESSEE, before the expiration of said term, without the written consent of the LESSOR, vacates the Premises or abandons the possession thereof, or uses the same for purposes other than the purposes for which are same are hereby let, or ceases to use the Premises for the purposes herein specified.

(g) In the event that LESSEE shall cause or allow a mechanics' and materialmens' lien to accrue against the premises.

(h) In the event the LESSEE violates any of the other terms, conditions, or covenants on the part of the LESSEE herein contained.

13. ACCELERATION

Upon default, breach of condition, or upon the termination of this lease or re-entry upon the Premises for any one or more of the causes set forth above, or upon any termination of this lease or re-entry of the Premises, the rents hereunder for the entire rental period and other indebtedness, if any,

payable under the provisions hereof shall be and become immediately due and payable and without regard to whether or not possession of the Premises shall have been surrendered to or taken by the LESSOR.

14. IMPROVEMENT

All improvement and additions to the Premises shall adhere to the Premises, and become the property of the LESSOR, with the exception of such additions as are usually classes as furniture and trade fixtures. Said furniture and trade fixtures are to remain the property of the LESSEE, and may be removed by the LESSEE upon the expiration of this lease, provided all terms, conditions, and covenants hereof have been complied with by the LESSEE and said LESSEE restores the Premises to its original conditions, natural wear and tear expected.

15. FIRE/WIND AND OTHER CASUALTIES

If the Premises shall be damaged or destroyed by fire, flood, windstorm, riot, insurrection, or other cause, without fault of the LESSEE, then, and in that event, the LESSOR shall have the option within sixty (60) days from time such damage shall have occurred to elect whether LESSOR shall or shall not repair and restore said building to its original shape and condition, and the LESSEE shall be notified of such election in writing. Should LESSOR elect to make such repairs or restorations, same shall be completed as soon after such election is made as is practicable, and from time such damage occurs until the repairs are completed, an equitable abatement of rents shall be allowed.

Should LESSOR fail to elect to repair or restore the Premises, LESSEE may at LESSEE's election, within thirty (30) days from the expiration of said sixty (60) day period, either terminate this lease or elect to repair or restore the Premises at LESSEE's own expense, provided that notification of such election shall be given to LESSOR in writing; and provided that if LESSEE elects to repair or restore the Premises, such repairs or restoration shall be commenced immediately and promptly completed with the exercise of all reasonable diligence. An equitable abatement of rent shall be allowed from the time such damage occurs until the repairs or restoration are completed.

16. NOTICES

Except under those circumstances where it is requisite that notice be given to the LESSEE at the Premises, any notice, demand, communication, or election to exercise any option hereunder, whether intended for the LESSOR or for the LESSEE, shall be in writing, and may be served or delivered in person, or by prepaid U.S. registered or Certified mail, to the address of the party intended as the recipient thereof as such address is herein states, or to such other address as the parties hereto may at any time, and from time to time, designate in writing.

[redacted]

The LESSEE shall not display or erect, or cause to be painted on or affixed to, the Premises, any lettering, signs, advertisements, awnings, or other projections thereon, without he written consent of the LESSOR first sought and obtained, which consent shall not be unreasonably withheld. The LESSEE's request thereof shall be in writing and shall contain such information as to the proposed lettering and/or signs as the LESSOR may be reasonably require.

18. SURRENDER

At the expiration of the tenancy herein created, LESSEE shall surrender the Premises in the same condition of cleanliness, repair and sightlines as the Premises were in as of the commencement of these lease unless meanwhile repaired or improved, in which event, from the time of such repairs or improvements as to that portion so repaired or improved, reasonable wear and tear and damage by unavoidable casualty excepted, and shall surrender all keys to the Premises to LESSOR at the place then fixed for payment of rent and shall inform LESSOR of all combination locks, safes, and vaults, if any, in the Premises. LESSEE's obligation to observe or preform this covenant shall survive the expiration or other termination of the term of this lease.

19. ATTORNEY'S FEE

In the event of employment of an attorney for the collection of any amount due hereunder, or for the institution of any suit for the possession of the Premises, or for advice or service incident to the breach of any other condition of this lease by the LESSEE, or on account of bankruptcy proceeding by or against LESSEE, or legal process being issued against the furniture and effects of this LESSEE, located upon the Premises, or the leasehold interest of the LESSEE, the LESSEE agrees to pay and shall be taxed with a reasonable attorney's fee, which fee shall be a part of the debt evidence and secured by this lease.

20. WAIVER OF EXEMPTIONS

In order to further secure the prompt payment of said rents, and when the same mature, and faithful performance by the LESSEE of all and singular the terms, conditions, and covenants on the part of the LESSEE herein contained, and all damages and cost that the LESSOR may sustain by reason of the violation of said terms, conditions, and covenants, or any of the them, the LESSEE does hereby waive any and all right to claim personal property as exempt from levy and sale under the Constitution and Laws of the State of Alabama or any other State.

21. EASEMENTS

No representation on the part of the LESSOR is herein contained concerning the existence or not of any rights of-way, party wall agreements, zoning ordinances, easements, prescriptions, or covenants running with the land affecting the Premises, and to the extent only as such may be determined by a physical inspection of the property and/or as such may be of record in the Probate Court of the County in which the Premises are located, the LESSEE takes possession hereunder charged with notice thereof, and is bound to recognize all such rights-of-way, party wall agreements, easements, prescriptions, and covenants running with the land, and zoning ordinances, and to indemnify and hold the LESSOR harmless for any violations or breaches thereof by said LESSEE. LESSOR reserves the right to change the location of improvements, parking spaces, parking entrances, and access to the Premises.

22. INDEMNITY

The LESSEE will indemnify and save harmless the LESSOR from all fines, suits, claims, demands, and actions of any kind or nature, by reason of any breach, violation, or non-performance of any condition hereof on the part of the LESSEE. The LESSEE will indemnify, protect, and save harmless the LESSOR herein, from any loss, cost, damage, or expense caused by injuries to persons or property, while in, on, or about the Premises; any and all property of said LESSEE which may be located or stored in the Premises shall be at the sole risk of said LESSEE.

23. LIABILITY INSURANCE

LESSEE shall maintain at LESSEE's expense public liability insurance covering the Premises and operations of LESSEE having limits of liability of not less than $1,000,000 bodily injury per occurrence plus $1,000,000 property damage per occurrence, or a Combined Single Limit of liability not less than $1,000,000 per occurrence. Such policy shall name LESSOR as additional insureds and shall require that LESSOR be given thirty (30) days advance notice in event of cancellation or material change, and shall furnish to LESSOR a Certificate of Insurance as evidence of compliance with this requirement.

24. STEAM BOILER

LESSEE is strictly prohibited from installing and operating a steam boiler on the Premises without written permission of LESSOR, and such permission will be granted only after LESSEE provides satisfactory proof of specific boiler explosion insurance with limits adequate to cover damage to the Premises.

25. LESSOR'S RIGHTS CUMULATIVE

The failure of the LESSOR to insist, in any one or more instances, upon a strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver, or a relinquishment for the future, of such covenant or option, but the same shall continue and remain in full force and effect. The receipt by the Lessor rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach, and no waiver by the LESSOR of any provision hereof shall be deemed to have been made unless expressed in writing, and signed by the LESSOR.

26. SEVERABILITY

If any term, covenant, or condition of this lease or the application thereof to any person or circumstances shall to any extent, be invalid or unenforceable, the reminder of this lease, or the application of such term, covenant, or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant, and condition of this lease shall be valid and be enforced to the fullest extent permitted by law.

27. HOLDING OVER

Any holding over after the expiration of the term hereof, without the consent of the LESSOR, shall be construed to be a tenancy from month-to-month, subject to all the terms and conditions hereof except that the monthly rental during any such period of holding over shall be in an amount equal to Two Hundred percent (200%) of the monthly rental as specified herein; but nothing in this section shall be construed as consent by LESSOR to any holding over or as a waiver of any rights of LESSOR otherwise provided for herein. If the LESSEE continues to remain in the Premises after the expiration of the said term or after a forfeiture incurred, the LESSOR, at any time, whether rent has been accepted by the LESSOR or not, reserves the unqualified right, or option to notify the LESSEE in writing of this election to terminate the lease or any extension thereof, said termination to be effect at the end of the calendar month in which said notice is given, unless less than ten (10) days remain in said month, in which event the effective date of termination shall be the last day of the calendar month following the date on which notice is given.

28. CONDITION

Nothing herein contained shall be construed as a warranty that the Premises are in good condition or are fit or suitable for the use or purpose for which are let. However, LESSOR warrants that mechanical and electrical systems shall be delivered to LESSEE in good working order. LESSOR shall remove burglar bar from the rear door, and shall power wash front of the building if not replaced and repainted. Additionally, in the event the City of Mobile requires a dumpster enclosure for LESSEE's dumpster, LESSOR agrees to install such.

29. MAINTENANCE AND REPAIRS

LESSOR shall maintain and keep in good repair the roof and exterior walls of the buildings located on the Premises, exclusive of glass and doors. However, LESSOR shall not be obligated to make any other repairs or do any other work on or about the Premises or to any equipment thereon, and all other repairs and maintenance shall be performed by the LESSEE.

30. INSPECTION

LESSOR reserves the right to visit and inspect the Premises at all reasonable times, and to show the Premises to prospective tenants and purchasers, and to display "For Sale" signs on the Premises during the last six (6) months of this lease.

31. EMINENT DOMAIN

If the whole of the Premises shall be taken by Federal, State, County, City, public utility, or other authority for public use or under any statute, or by right of eminent domain, then when possession shall be taken thereunder of the Premises, the term hereby granted and all rights of the LESSEE hereunder shall immediately cease and terminate, and the LESSEE shall not be entitled to any part of any award that may be made for such taking, nor to any damages therefor except that the rent shall be adjusted as of the date of such termination of the lease. If but a part of the Premises be taken by right of eminent domain, this lease shall continue in full force and effect, as to the property remaining, and provided such property remaining is capable of continued use and enjoyment by the LESSEE for the uses and purposes for hereunder, and the LESSEE shall not be entitled to any award that may be made for such taking; nor shall such taking constitute a termination of this lease, or a constructive eviction of the LESSEE. The rent payable hereunder shall be adjusted as of the time of such taking to equitably reflect the change in the size of the remaining property.

32. CONDEMNATION

In the event the improvements on the Premises are condemned by any Public Authority except under conditions described in the paragraph immediately following, it is agreed and understood that upon notice of such order of condemnation that the LESSOR has the option or election (a) terminate this lease as herein provided, or (b) make the required repairs. If the LESSOR elects to terminate this lease, she will give notice thereof in writing to the LESSEE within thirty (30) days of the date of the receipt of the order of condemnation from the Public Authority, and the LESSEE shall then have thirty (30) days from the receipt of the LESSOR's notice to exercise his election, to (a) surrender possession of the Premises or (b) continue in possession and make the required repairs at the LESSEE's expense. If the repairs are made by either the LESSOR or LESSEE as herein provided for, during the actual period of such repairs; it is agreed that there shall be a proportionate abatement of rent. PROVIDED, HOWEVER, that nothing herein contained shall be construed as prohibiting, limiting, diminishing, or altering the LESSOR's right to contest, deny, protest, or in any other way attack, question, or defend the matters involved in such condemnation both as to the facts and the authority of the Public Authority, and in that event the options or elections hereinabove provided for shall be exercisable in the manner above provided, only after the matters in contest have been judicially determined. The LESSOR shall give notice to the LESSEE of her election to contest the order of condemnation within thirty (30) days after receipt of same.

33. SAFETY

If any Public Authority requires structural or other repairs or changes to the Premises here demised, all of any of which are required by virtue of the LESSEE's use of the Premises, then such changes, repairs, or additions, shall be promptly made after notice thereof, solely at the LESSEE's expense, and upon the LESSEE failing or refusing to do so, the LESSOR may (a) consider this lease in default, or (b) make such repairs, changes, or additions, at the LESSEE's cost and expense and such sums so expended together with interest thereon at the highest legal rate, not to exceed 15% per annum, shall be payable on demand and be secured as additional rent hereunder.

34. LESSOR TO PAY TAXES AND ASSESSMENT

LESSOR shall pay, before the same become delinquent, all ad valorem taxes, user fees and other charges, including, without limitations, storm water drainage, paving or other assessments, which may be levied and assessed against or with respect to the Premises by any state, county, city, or other governmental agency or taxing authority, and whether levied against the land, building, or improvements of the Premises. All taxes and charges levied or assessed against, upon or with respect to the Premises for the first and last years of this lease shall be pro-rated between the parties as of the date of this lease and the date of termination, respectively. In the event the assessments against the Premises cannot be separated from the assessment applicable to other property of the LESSOR, LESSEE shall pay a pro rate share determined by applying the tax a fraction, the numerator of which shall be the number of square feet of space in the Premises and the denominator of which shall be the total square footage of property included in the tax assessment of the Revenue Commissioner. The taxes and charges required herein to be paid by LESSEE shall be considered as additional rent.

35. LESSEE TO REIMBURSE LESSOR

LESSOR agrees to pay the cost of all premiums for insurance coverage with all endorsements for any lease year with respect to the Premises. In the event premiums payable by LESSOR include the common areas, buildings or stores other than the Premises then premiums shall be apportioned among the Premises.

36. ADJOINING PROPERTY

LESSOR does not warrant any rights to light, view, or air over adjoining property and any diminution or shutting off of light, view or air by any structure which may exist or be erected adjacent to the Premises shall in no wise affect this lease, or impose any liability on LESSOR.

37. SUCCESSORS IN INTEREST

Every provision hereof applicable to the LESSOR and every provision hereof applicable to the LESSEE shall also bind, apply to, and run in favor of "their respective successors in interest, heirs, or personal representatives" as fully as if said quoted words were inserted after the word "LESSOR" and "LESSEE" wherever they appear herein, except that this provision shall not permit the assignment of this lease, or subleasing of the Premises except on the conditions here imposed.

38. MORTGAGE

This lease shall at all times be subject and subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Premises, and to all advances made or hereafter to be made upon the security thereof. The LESSEE binds and obligates itself to execute and deliver such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages at any time same may or shall be desired by any mortgagee or proposed mortgagee or by the LESSOR. It is further agreed and understood, however, that whether this lease is subordinate to any such mortgage, or not, the LESSEE's absolute right to quiet enjoyment of the Premises shall be maintained so long as LESSEE shall pay all rentals and perform all duties required of LESSEE hereunder.

39. "LESSEE" DEFINED

The word "LESSEE" includes the plural as well as the singular and if there be more than one LESSEE, a breach of condition or default by any one shall at the LESSOR's option, bind all of the LESSEES equally under the terms of this lease. The term LESSEE also includes natural persons, partnerships, and corporations, other entities, or any combination thereof.

40. ABITRATION

Wheresoever herein provision has been made for the abatement of rent or the equitable adjustment thereof as in case of damage by fire or other causes, eminent domain, or condemnation, it is agreed and understood that in the event the LESSOR and the LESSEE should fail to agree as to the amount of such adjustment or the duration of time that such adjustment shall apply, that the matter in dispute at the election of either party shall be arbitrated. In order to provide for arbitration, it is further agreed that the LESSOR shall appoint one (1) arbitrator and the LESSEE shall appoint another, and the two (2) arbitrators so appointed shall selected a third, and the opinion of the majority of said arbitrators shall in all things be final and binding upon the parties hereto. Any costs incurred in securing arbitration shall be borne equally by and between LESSOR and LESSEE.

41. RIDERS

All riders attached thereto are by reference made a part hereof and any terms of conditions of such rider, in conflict or inconsistent with the printed lease, shall supersede and control.

42. CAPTIONS

The captions of this lease are for convenience only and are not a part of this lease and do not in any way limit or amplify the terms and provisions of the lease.

IN WITNESS WHEREOF, the LESSOR and the LESSE have execute THESE PRESENTS in duplicate by affixing hereunto their respective hands and seals on the day and date first above set forth.

LESSOR: x

Smita Shah for Smita Properties, LLC

DATE:

LESSEE: x

Issam Shabaneh and Shabaneh Brothers, LLC

Vapor Smoke Shop

DATE:

CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

LEASE PROPERTY OWNERSHIP & SIGN AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located inside the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

REQUIRED - contact the Map & Plat Room located at Mobile County Revenue 251.574.8535] or this should be included on your deed and/or lease paperwork

Metes and Bounds: LOT 1 OLDE SHELL PLAZA MBK 87/58 #SEC 22 T4S R2W #MP28 05 22 2 001
Key #: 2337377

Ownership Type	Company Name

The above described property is ☐ Owned ☒ Leased to/by SHABANEH BROTHERS LLC

Who has applied for an *ALABAMA ALCOHOLIC BEVERAGE LICENSE* at the above described location.

I hereby agree to allow the applicant to post a NOTICE sign at the location notifying the general public than an application for sale of alcohol is being considered for this location.

The applicant agrees that the NOTICE sign will be posted and will NOT be removed/discarded and will be required to remain posted until this application is approved by the City of Mobile City Council.

Sworn to and subscribed before me this 28th day of April 2026

Notary Printed Name	Notary Signature	My (Notary) Commission Expires
Natalie Bryan	Natalie Bryan	2-13-2030

Notary Stamp

Owner of Property (Print Name)	Applicant Name (Print Name)
SMITA PROPERTIES LLC	SHABANEH BROTHERS LLC
Owner of Property (Signature)	Applicant Name (Signature)
Smita Shah	
Street Address	Street Address
4640 W BEACH BLVD APT C	5546 OLD SHELL RD STE E
City, State, Zip	City, State, Zip
GULFPORT, MS 39501	MOBILE, AL 36608
Date Agreement Signed	Date Agreement Signed
04/22/2026	

Revision Date 10.23.2023

CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure	Application Type	Transfer - License?	Description/Type
☐ Sole Proprietorship ☒ Limited Liability Company (LLC) ☐ Corporation	☒ New Business ☐ New Owner ☐ Location Change	☒ No ☐ Yes Relocation Date	☐ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☒ Package Store ☐ Restaurant ☐ Other

License Type Applied for with AL ABC Board (*MUST* match with ABC Board) - check ALL that apply

☐ 010 - Lounge Retail Liquor (Class I) ☒ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor
☐ 040 - Retail Beer (On/Off Premises) ☐ 050 - Retail Beer (Off Premises Only) ☐ 060 Retail Table Wine (On/Off Premises)
☐ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine
☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub

Legal Business Name	Trade Name (DBA)
SHABANEH BROTHERS LLC	VAPORS SMOKE SHOP

Company Physical Address (Street Address, Suite #)	City	State	Zip Code
5546 OLD SHELL RD STE E	MOBILE	AL	36608

Business Contact Person Information

Name	Title	Phone	Email
MOHAMMAD KASEM	MEMBE		

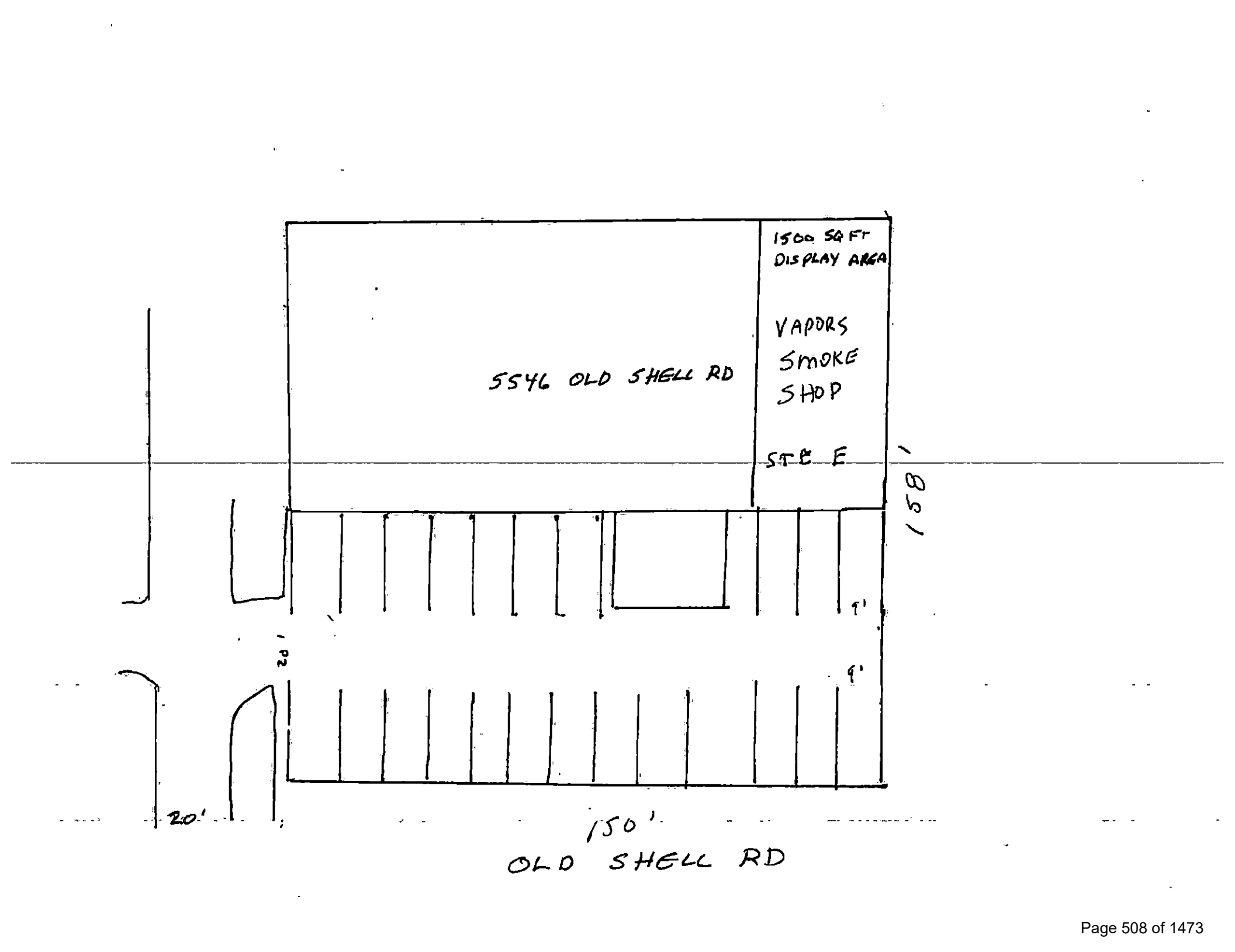
URBAN DEVELOPMENT DEPARTMENT USE ONLY

Building Sq Footage	Parking Provided	Parking Required	Compliance	Zoning	Approved
1800	5+	5	Yes	B-2	Yes

Comments

Print Name	Signature	Date
D. Logan Anderson	D. Logan Anderson	06/09/2026

Revision Date 10.23.2023


1500 SQ FT
DISPLAY AREA
VAPORS
SMOKE
SHOP
5546 OLD SHELL RD
STE E
158'
9'
9'
20'
20'
150'
OLD SHELL RD

City of Mobile DEPARTMENT OF REVENUE

Power of Attorney and Declaration of Representative

NOTE: If you have questions concerning the completion of this form, please refer to the instructions for Federal Form 2848 (revised March 2012). This form is very similar to the federal form.

CAUTION: A separate Form should be completed for each taxpayer.

PART I – POWER OF ATTORNEY

1 TAXPAYER INFORMATION

TAXPAYER NAME AND ADDRESS (Please Type or Print)

SHABANEH BROTHERS LLC
5546 OLD SHELL RD STE E
MOBILE, AL 36608

SOCIAL SECURITY NUMBER

EMPLOYER IDENTIFICATION NUMBER
46-2657231

DAYTIME TELEPHONE NUMBER

Hereby appoint(s) the following representative(s) as attorney(s)-in-fact:

2 REPRESENTATIVE(S) (Please Type or Print) Must sign and date this form on page 2, part II. By designating a representative in Part I, Section 2, the taxpayer authorizes the Department to discuss or share information specifically listed in Part I, Section 3 with the authorized representative. All official correspondence from the Department will be sent to the taxpayer. It will be the taxpayer's responsibility to distribute document(s) to their representative.

NAME AND ADDRESS	TELEPHONE NUMBER / FAX NUMBER
JAMES A KECK 5920 GRELOT RD STE D-1 MOBILE, AL 36609	TELEPHONE NUMBER FAX NUMBER
NAME AND ADDRESS	TELEPHONE NUMBER ( ) FAX NUMBER ( )
NAME AND ADDRESS	TELEPHONE NUMBER ( ) FAX NUMBER ( )

To represent the taxpayer before the Mobile Department of Revenue for the following tax matters:

3 TAX MATTERS

TYPE OF TAX (Individual, Corporate, Sales, etc.)	TAX FORM NUMBER (12, 13, 3, 7, 14, etc.)	YEAR(S) or PERIOD(S)
HEMP APPLICATION AND		
PACKAGE STORE APPLICATION		

4 ACTS AUTHORIZED

Unless otherwise provided below, the representatives generally are authorized to receive and inspect confidential tax information and to perform any and all acts that I can perform with respect to the tax matters described on line 3, for example, the authority to sign any agreements, consents, or other documents. The representative(s), however, is (are) not authorized to receive or negotiate any amounts paid to the client in connection with this representation (including refunds by either electronic means or paper checks). Additionally, unless the appropriate box(es) below are checked, the representative(s) is (are) not authorized to execute a request for disclosure of tax returns or return information to a third party, substitute another representative or add additional representatives, or sign certain tax returns.

☐ Disclosure to third parties; ☐ Substitute or add representative(s); ☐ Sign a return; _____

EXCEPTIONS

List any specific deletions to the acts otherwise authorized in this power of attorney: _____

5 RETENTION / REVOCATION OF PRIOR POWER(S) OF ATTORNEY

The filing of this power of attorney automatically revokes all earlier power(s) of attorney on file with the Mobile Department of Revenue for the *same* tax matters and years or periods covered by this document. If you **do not** want to revoke a prior power of attorney, check here..... ▶ ☐

YOU MUST ATTACH A COPY OF ANY POWER OF ATTORNEY YOU WANT TO REMAIN IN EFFECT.

6 SIGNATURE OF TAXPAYER

If a tax matter concerns a year in which a joint return was filed, the husband and wife must each file a separate power of attorney even if the same representative(s) is (are) being appointed. If signed by a corporate officer, partner, guardian, tax matters partner, executor, receiver, administrator, or trustee on behalf of the taxpayer, I certify that I have the authority to execute this form on behalf of the taxpayer.

▶ **If this power of attorney is not signed and dated, it will be returned to the taxpayer.**

SIGNATURE	DATE	TITLE (If Applicable)
	6-3-2026	MEMBER

Husam Shubaneh
PRINT NAME

PART II – DECLARATION OF REPRESENTATIVE

Under penalties of perjury, I declare that:

- I am not currently under suspension or disbarment from practice before the Internal Revenue Service;
- I am aware of regulations contained in Treasury Department Circular No. 230 (31 CFR, Part 10), as amended, concerning the practice of attorneys, certified public accountants, enrolled agents, enrolled actuaries, and others;
- I am authorized to represent the taxpayer identified in Part I for the tax matter(s) specified there; and
- I am one of the following:
  - a. Attorney – a member in good standing of the bar of the highest court of the jurisdiction shown below.
  - b. Certified Public Accountant – duly qualified to practice as a certified public accountant in the jurisdiction shown below.
  - c. Enrolled Agent – enrolled as an agent under the requirements of Treasury Department Circular No. 230.
  - d. Officer – a bona fide officer of the taxpayer's organization.
  - e. Full-Time Employee – a full-time employee of the taxpayer.
  - f. Family Member – a member of the taxpayer's immediate family (i.e., spouse, parent, child, brother, or sister).
  - g. Enrolled Actuary – enrolled as an actuary by the Joint Board for the Enrollment of Actuaries under 29 U.S.C. 1242 (the authority to practice before the Service is limited by section 10.3(d)(1) of Treasury Department Circular No. 230).
  - h. Unenrolled Return Preparer – an unenrolled return preparer under section 10.7(c)(1)(viii) of Treasury Department Circular No. 230.
  - i. Registered Tax Return Preparer – registered as a tax return preparer under the requirements of section 10.4 of Circular 230. Your authority to practice before the Internal Revenue Service is limited. You must have been eligible to sign the return under examination and have signed the return. **See Notice 2011-6 and Special rules for registered tax return preparers and unenrolled and return preparers in the instructions.**
  - j. Student Attorney or CPA – receives permission to practice before the IRS by virtue of his/her status as a law, business, or accounting student working in LITC or STCP under section 10.7(d) of Circular 230. See instructions for Part II for additional information and requirements.
  - k. Enrolled Retirement Plan Agent – enrolled as a retirement plan agent under the requirements of Circular 230 (the authority to practice before the Internal Revenue Service is limited by section 10.3(e)).

▶ **If this declaration of representative is not signed and dated, the power of attorney will be returned.**

Note: For designations d-f, enter your title, position, or relationship to the taxpayer in the "jurisdiction" column.

DESIGNATION – INSERT ABOVE LETTER (a-k)	JURISDICTION (State) or ENROLLMENT CARD NO.	SIGNATURE	DATE
b	3553	James A Tucker	06/03/2026

MOBILE
ALABAMA

MUNICIPAL ENFORCEMENT DEPARTMENT

MEMORANDUM

TO: Lana Pafenbach, City Clerk's Office

FROM: Gary Jackson, Deputy Director

DATE: **June 15, 2026**

SUBJECT: **Repeat Weed Lien Invoices G-101**

Attached, please find invoices for completed Repeat Weed Lien Group Number(s) **101.** Please place these on the City Council's Agenda for **June 23, 2026.**

If you have any questions, please do not hesitate to contact Shelia Dean at 208-1528. Your cooperation and assistance in this matter is greatly appreciated.

sd

Copy to: Marchetta Taite

	REPEAT WEED LIEN							
	CONTRACT NUMBER						5813	
	GROUP 101						Res. No.	
4/7/2026	1st REPEAT WEED LIEN LETTERS SENT						11-058	
6/23/2026	REPEAT WEED LIEN LOTS TO BE ASSESSED FOR COST							
	CONTRACT NUMBER							
			Old SRO	New	Initial	Times	Amount	CBD
Item No.	Address	Dis	Case #	Case #		cut withi	Assessed	CBO
1	4106 Yorkshire Lane	5		115315	7/2/2024	1	$ 450.00	
2	56 S Lafayette St	2	31791	115316	12/5/2023	1	$ 471.16	
3	1011 Donald St	1		115317	9/30/2025	1	$ 275.00	
4	1002 Alba St	3		115318	5/20/2025	1	$ 275.00	
5	717 Dr Thomas Ave N	2		115319	8/15/2023	2	$ 725.00	
6	721 Dr Thomas Ave N	2		115320	10/10/2023	2	$ 728.00	
7	0 Dr Thomas Ave N	2		115321	2/25/2025	1	$ 275.00	
	Par. No. (29 02 44 0 017 103.XXX)							
8	901 Dr Thomas Ave N	2		115322	2/25/2025	1	$ 713.00	
9	0 Dr Thomas Ave S	2		115323	2/25/2025	1	$ -	CBD
	Par. No. (29 02 44 0 017 073.XXX)							
10	725 Chin St	2		115324	2/20/2024	1	$ 488.00	
11	623 Chin St	2		115325	8/2/2023	1	$ 730.00	
12	500 Chin St	2		115326	9/10/2024	1	$ 275.00	
13	1944 Bay Bridge CTF	2		115327	9/10/2024	1	$ 275.00	
14	1158 Newman Lane	2		115328	5/20/2025	1	$ 282.00	
15	851 Edwards St	2		115329	12/19/2023	2	$ 50.00	CBO
16	0 Richardson St	2		115330	10/10/2023	2	$ 480.00	
	Par. No. (22 08 44 0 019 194.001)							
17	331 Smith St	1		115331	2/25/2025	1	$ 275.00	
18	0 Laurel Dr	2		115332	2/25/2025	1	$ 415.00	
	Par. No. (29 02 44 0 030 267.XXX)							
19	282 Laurel Dr	2		115333	2/25/2025	1	$ 345.00	
20	904 Cherry St	2		115334	2/25/2025	1	$ -	CBD
	Total						$ 7,527.16	

District total for this group		Numbers of lots cut	
1	2	1	2
2	16	2	13
3	1	3	1
4	0	4	0
5	1	5	1
6	0	6	0
7	0	7	0
	20		17

*CBO Cut By Owner

*N/A Taken out by Inspector

*ADD Added in from other Groups

6-17-26

Marchitta Davis 6-17-26

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **ALABAMA DEPT. OF REVENUE**

ATTN: SHELLY TICE

PROPERTY TAX DIVISION

Address: **P. O. BOX 327210**

City, State, Zip: **MONTGOMERY, AL 36132-7210**

Repeat Group Number: **101** Item # **1**

Lot Description: **LOT 27 BLK S A RESUB OF LOT 20 BLK S LOT 3 BLK U LOT 9 BLK P LOT 14 BLK O OF RESUBD OF BERSHIRE HILLS PART D MBK 10 PG 26 #SEC 38 T4S R2W #MP28 08 38 4 001 (28 08 38 4 001 097.XXX) 4106 YORKSHIRE LN**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	9,180	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	25	$	7.00	$	**175.00**
		Total Project Cost:			$	**450.00**

Shelia Dean
SECRETARY

Marchetta Yeate
INSPECTOR

Jay
SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **SPENCER MICHAEL R**

C/O RACHEL JABLONSKI

Address: **14042 STATE HIGHWAY 181**

City, State, Zip: **FAIRHOPE, AL 36532-5741**

Repeat Group Number: **101** Item # **2**

Lot Description: **PCL A OF MCCAFFERTY S/D MBK 47/13 #SEC 45 T4S R1W #MP29 10 45 0 001 (29 10 45 0 001 121.001) 56 LAFAYETTE ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft		0	$	125.0000	$	-
standard rate<10,000 sqft		11,693	$	0.0125	$	**146.16**
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	25	$	7.00	$	**175.00**
		Total Project Cost:			$	**471.16**

SECRETARY

INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **P & G PROPERTIES LLC**

C/O P & G PROPERTIES LLC

Address: **2204 RUE DE LE FLORE ST**

City, State, Zip: **MOBILE, AL 36617-2413**

Repeat Group Number: **101** Item # **3**

Lot Description: **BEG AT NW COR LOT 9 ADAMS ADD TO TOULMINVILLE MBK 3 PG 343 TH SLY ALG W/L LOTS 8 & 9 SD SUB 100 FT M/L TO SW COR LOT 8 & TH WLY 16.8 FT ALG S/L LOT 15 TH NLY 100 FT PAR TO WLY LOTS 8 & 9 TO PT ON N/L LOT 14 TH ELY 16.8 FT TO BEG SD PPTY BEING E 16.8 FT LOTS 14 & 15 SD ADAMS ADD TO TOULMINVILLE ALSO LOTS 8, 9 & 10 ADAMS ADD TO TOULMINVILLE #SEC 44 T4S R1W #MP29 02 44 0 014 (29 02 44 0 014 536.XXX) 1011 DONALD ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	9,041	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**275.00**

Sheila Dean
SECRETARY

Marchetta Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **ROSS LAWRENCE, WAYMON JR,**

EVA WALKER

Address: **3577 DAUPHIN ISLAND PKWY APT 45**

City, State, Zip: **MOBILE, AL 36605-3832**

Repeat Group Number: **101** Item # **4**

Lot Description: **S 1/2 LOT 27 COWAN SUB DBK 77 P 357 #SEC 34 T4S R1W #MP29 11 34 1 001 (29 11 34 1 001 044.XXX) 1002 ALBA ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	2,645	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**275.00**

Sheila Dean
SECRETARY

Marinette Dacto
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT
Lot Cleaning Invoice
June 15, 2026

Lot Owner: **SMITH NETTIE G 1/3,**
LUTHER L SMITH 1/3 INT &
CORINE GAMBE 1/3
C/O TOMMY C HARRIS
Address: **717 DR THOMAS AVENUE**
City, State, Zip: **MOBILE, AL 36610**
Repeat Group Number: **101** Item # **5**

Lot Description: **LOT 9 BLK 2 HAPPY HILL SUB MBK 4 P 431 #SEC 44 T4S R1W #MP29 02 44 0 017 (29 02 44 0 017 119.XXX) 717 DR THOMAS AVE N**

Nuisance Date: 4/7/2026
Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	1,948	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	2	$	100.00	$	**200.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	50	$	7.00	$	**350.00**
		Total Project Cost:			$	**725.00**

Sheila Dean
SECRETARY
Marchetta Jaute
INSPECTOR
SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **ADAMS JOHN W**

Address: **478 BARLOW ST**

City, State, Zip: **MOBILE, AL 36617-3103**

Repeat Group Number: **101** Item # **6**

Lot Description: **LOT 11 BLK 2 HAPPY HILL SUB MBK 4 P 431 GRT SEC 44 T4S FR1W #SEC 44 T4S R1W #MP29 02 44 0 017 (29 02 44 0 017 117.XXX) 721 DR THOMAS AVE N**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	2,760	1	$	125.0000	$	125.00
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	50.00
Administrative Penalty-Additional Cuts	Each	2	$	100.00	$	200.00
Per Spare Tire		1	$	3.00	$	3.00
Debris Removal	Cubic Yard	50	$	7.00	$	350.00
		Total Project Cost:			$	728.00

Shoni a Dear
SECRETARY

Marchetta Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **HOWARD PEARLIE**

Address: **2309 RUSHING DR**

City, State, Zip: **MOBILE, AL 36617-2564**

Repeat Group Number: **101** Item # **7**

Lot Description: **LOT 27 BLK 2 HAPPY HILL SUB MBK 4/431-432 #SEC 44 T4S R1W #MP29 02 44 0 017 (29 02 44 0 017 103.XXX) 0 DR THOMAS AVE N**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	2,760	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**275.00**

Shelia Dean
SECRETARY

Marchette Daute
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **WHITE ROBERT LEE & CAROLYN**

ATTN JAMES COLEMAN

Address: **2187 MEADOWVIEW LOOP W**

City, State, Zip: **SEMMES, AL 36575-3325**

Repeat Group Number: **101** Item # **8**

Lot Description: **LOT 30 BLK 2 HAPPY HILL SUB MBK 4 P 431 #SEC 44 T4S R1W #MP29 02 44 0 017 (29 02 44 0 017 100.XXX) 901 DR THOMAS AVE N**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	3,120	1	$	125.0000	$	125.00
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	50.00
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	100.00
Per Spare Tire		6	$	3.00	$	18.00
Debris Removal	Cubic Yard	60	$	7.00	$	420.00
		Total Project Cost:			$	713.00

SECRETARY

INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **RANDOLPH ALFRED L SR & ANNIE J**

Address: **715 CHIN ST**

City, State, Zip: **MOBILE, AL 36610-4108**

Repeat Group Number: **101** Item # **10**

Lot Description: **LOTS 31 & 30 BOTH IN BLK 4 EXC STRIP OF LAND 5 FT IN WIDTH ACR N/END OF EA LOT LYING PAR & CONTIGUOUS TO MAIN ST SD EXC BEING RESERV FOR PUB RD OF W HIGHLANDS SUB DBK 156 NS P 478-481 #SEC 44 T4S R1W #MP29 02 44 0 004 (29 02 44 0 004 299.XXX) 725 CHIN ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	7,786	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		1	$	3.00	$	**3.00**
Debris Removal	Cubic Yard	30	$	7.00	$	**210.00**
		Total Project Cost:			$	**488.00**

Sheila Deen
SECRETARY

Margaretta Tate
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **KNIGHT WILLIE FRANK & MAMMIE T**

Address: **2338 LAUREL ST**

City, State, Zip: **SEMMES, AL 36575-3323**

Repeat Group Number: **101** Item # **11**

Lot Description: **LOT 13 BLK 4 W HIGHLANDS DBK 156 P 478 LESS & EXC FOR RD R/W #SEC 44 T4S R1W #MP29 02 44 0 003 (29 02 44 0 003 203.XXX) 623 CHIN ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	4,830	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	65	$	7.00	$	**455.00**
		Total Project Cost:			$	**730.00**

Sheila Dear
SECRETARY

Marchetta Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **TOWNER LEMORA**

C/O RICHARD TOWNER

Address: **13123 ARCTURUS AVE**

City, State, Zip: **GARDENA, CA 90249-1619**

Repeat Group Number: **101** Item # **12**

Lot Description: **LOT 7 BLK 1 EAST HIGHLANDS S/D DBK 156 P 594 #SEC 44 T4S R1W #MP29 02 44 0 003 (29 02 44 0 003 078.XXX) 500 CHIN ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	3,260	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**275.00**

SECRETARY

INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **ROBINSON MARGURITE C, BETTY**

ATTN: FRED GREEN

Address: **197 LAKESTONE PKWY**

City, State, Zip: **WOODSTOCK, GA 30188-5425**

Repeat Group Number: **101** Item # **13**

Lot Description: **LOTS 12 & 13 A BLK 2 EAST HIGHLANDS DBK 156 P 594 #SEC 44 T4S R1W #MP29 02 44 0 003 (29 02 44 0 003 160.XXX) 1944 BAY BRIDGE CTF**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	7,745	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**275.00**

Sheila Dean
SECRETARY

INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **GOWDY JOHNNY & LOUVENIA**

Address: **2428 WYNNDIKE CIR**

City, State, Zip: **JACKSON, MS 39209**

Repeat Group Number: **101** Item # **14**

Lot Description: **LOT 67 BATTOTTI PLACE DBK 93 P 428 #SEC 44 T3S R1W #MP22 08 44 0 019 (22 08 44 0 019 104.XXX) 1158 NEWMAN ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	5,265	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	1	$	7.00	$	**7.00**
		Total Project Cost:			$	**282.00**

Sheila Pecw
SECRETARY

Margherita Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **WINBUSH REBECCA & WILLIAM**

C/O NICOLE LEEPER

Address: **3035 SANDY CIR**

City, State, Zip: **RIVERDALE, GA 30296-1661**

Repeat Group Number: **101** Item # **15**

Lot Description: **LOTS 7, 8, 9 & 10 BLK A GRIMES & WINBUSH SUB MBK 11 P 192 LESS & EXC FOR RD ROW #SEC 44 T3S R1W #MP22 08 44 0 019 (22 08 44 0 019 295.XXX) 851 EDWARDS ST**

Nuisance Date: 4/7/2026

Date lot was cut: N/A Contractor: N/A

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft		0	$	125.0000	$	-
standard rate<10,000 sqft	15,949	0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	0	$	100.00	$	-
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**50.00**

Sheila Dean
SECRETARY

Marchetta Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **FRALIN JIMMIE JR & EARNESTINE**

Address: **2407 RICHARDSON ST**

City, State, Zip: **CHICKASAW, AL 36610-3330**

Repeat Group Number: **101** Item # **16**

Lot Description: **BEGINNING AT THE SOUTHWEST CORNER OF RICHARDSON ST & EDWARDS AVE THEN RUN SOUTHERLY ALONG THE WEST ROW OF RICHARDSON ST 38 FT, THEN RUN WESTERLY 80 FT(S), THEN RUN NORTHERLY 38 FT TO THE SOUTH ROW OF EDWARDS AVE, THEN RUN EASTERLY ALONG SAID ROW 85 FT(S) TO THE POB (22 08 44 0 019 194.001) O RICHARDSON ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	3,296	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	2	$	100.00	$	**200.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	15	$	7.00	$	**105.00**
		Total Project Cost:			$	**480.00**

Shelia Pearson
SECRETARY

Markeeth Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **LEONARD GEORGE JR AS TRUSTEE**

OF THE ROBERT JR & CLEO WEEKS

Address: **1126 90TH ST**

City, State, Zip: **LOS ANGELES, CA 90002-1710**

Repeat Group Number: **101** Item # **17**

Lot Description: **BEGINNING AT THE SOUTHWEST CORNER OF RICHARDSON ST & EDWARDS AVE THEN LOT 33 OF PPTY FORMERLY OF THOMAS H SMITH LOC IN W 1/2 OF NW 1/4 OF SEC 18 T4S R1W DBK 156 N S PGS 404-7 SD LOT BEING SITUATED ON W/S OF JASPER ST S OF MOFFAT RD #SEC 18 T4S R1W #MP29 08 18 2 001 (29 08 18 2 001 064.XXX) 331 SMITH ST**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	6,188	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	0	$	7.00	$	-
		Total Project Cost:			$	**275.00**

Sheli a Dean

SECRETARY

Marchette Davis

INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT

Lot Cleaning Invoice

June 15, 2026

Lot Owner: **KINGSIZE ENTERPRISES INC**

Address: **615 HOSANNA RD**

City, State, Zip: **GRIFFIN, GA 30223-5864**

Repeat Group Number: **101** Item # **18**

Lot Description: **LOTS 52 & 53 BLK 4 HARTWELL PLACE MBK 3/315 #SEC 44 T4S R1W #MP29 02 44 0 030 (29 02 44 0 030 267.XXX) O LAUREL DR**

Nuisance Date: 4/7/2026

Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	6,017	1	$	125.0000	$	**125.00**
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	**50.00**
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	**100.00**
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	20	$	7.00	$	**140.00**
		Total Project Cost:			$	**415.00**

Sheila Dean
SECRETARY

Marchetta Davis
INSPECTOR

SUPERVISOR

MUNICIPAL ENFORECEMENT
Lot Cleaning Invoice
June 15, 2026

Lot Owner: **JONES ROBERTA**
C/O MARGARET STALLWORTH
Address: **195 PINE ST**
City, State, Zip: **CANTONMENT, FL 32533-1250**
Repeat Group Number: **101** Item # **19**

Lot Description: **LOTS 24 & 25 BLK 5 HARTWELL PL MBK 3 PG 315 #SEC 44 T4S R1W #MP29 02 44 0 030 (29 02 44 0 030 311.XXX) 282 LAUREL DR**

Nuisance Date: 4/7/2026
Date lot was cut: 6/8/2026 Contractor: Isaac Sampson

ITEM	UNIT	QUANTITY/SQ FT		PRICE/UNIT		COST
base rate>10,000 sqft	5,114	1	$	125.0000	$	125.00
standard rate<10,000 sqft		0	$	0.0125	$	-
Administration Fee		1	$	50.00	$	50.00
Administrative Penalty-Additional Cuts	Each	1	$	100.00	$	100.00
Per Spare Tire		0	$	3.00	$	-
Debris Removal	Cubic Yard	10	$	7.00	$	70.00
		Total Project Cost:			$	345.00

Sheila Dean
SECRETARY
INSPECTOR
SUPERVISOR

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

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

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

Section 1. The amount set opposite each described parcel of real property contained in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part hereof as though set forth in full and known as **Repeat Weed Lien Group 101** shall constitute special assessments against such respective parcels of land; and each such parcel of land is hereby assessed with the amount set opposite its description; and the assessment hereby, made and confirmed shall constitute a lien on and against each such respective parcel of land for the amount of each respective assessment so made; and the report made to this body of the costs of removing the noxious or dangerous weeds on or in front of the respective parcels of land is hereby in all respects confirmed.

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

Adopted:

_____

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: Councilmember Cory Penn

WHEREAS, *Councilmember Penn wishes to appropriate* ***$250.00*** *to* ***Ozanam Charitable Foundation****,* from the *District 1 Discretionary Fund (10041020 42080)*; and

WHEREAS, *to* ***Ozanam Charitable Foundation****,* is an Alabama non-profit corporation which provides a service to the community; and

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

WHEREAS, the Mobile City Council determines that this appropriation to ***Ozanam Charitable Foundation****,* will be used to *assist with the upcoming Jazz Extravaganza.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation *of* ***$250.00*** *to* ***Ozanam Charitable Foundation,*** for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

_____
City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember Samantha Ingram*

WHEREAS, *Councilmember Penn wishes to appropriate* ***$1,000.00 each, for a total of $10,000.00*** *to* ***Williamson High School****,* ***Murphy High School, Mobile County Training School, W. H. Lienkauf Elementary School, George Hall Elementary School, Florence Howard Elementary School, Dunbar Magnet School, Council Tradition Elementary School, Calloway-Smith Middle School, and Baron Academy for Advanced World Studies School*** *from District* ***2*** *Discretionary Funds (10041020 42080)*; and

WHEREAS, ***Williamson High School****,* ***Murphy High School, Mobile County Training School, W. H. Lienkauf Elementary School, George Hall Elementary School, Florence Howard Elementary School, Dunbar Magnet School, Council Tradition Elementary School, Calloway-Smith Middle School, and Baron Academy for Advanced World Studies School****,* is public school in Mobile, Alabama, which the Council may support pursuant to Code of Alabama § 16-13-36; and

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

WHEREAS, the Mobile City Council determines that this appropriation to ***Williamson High School****,* ***Murphy High School, Mobile County Training School, W. H. Lienkauf Elementary School, George Hall Elementary School, Florence Howard Elementary School, Dunbar Magnet School, Council Tradition Elementary School, Calloway-Smith Middle School, and Baron Academy for Advanced World Studies School****, will be used* ***to assist with the Back-to-School Giveaway****,* which will serve a public purpose benefiting the City of Mobile and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of* ***$1,000.00 each, for a total of $10,000.00*** *to* ***Williamson High School****,* ***Murphy High School, Mobile County Training School, W. H. Lienkauf Elementary School, George Hall Elementary School, Florence Howard Elementary School, Dunbar Magnet School, Council Tradition Elementary School, Calloway-Smith Middle School, and Baron Academy for Advanced World Studies School*** *for the purposes described hereinabove and pursuant to the language on request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

_____
City Clerk

CAPITAL CONTRACT SUMMARY SHEET

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the sum of **Thirty-Nine Thousand, Two Hundred Eighty-Three Dollars and 88/100s ($39,283.88)** is hereby reallocated from:

- **Capital Project #F959-002**
  CRUISE TERMINAL DISEMBARK RAMP
  (Capital Improvement Fund (2000))

to:

- **Capital Project #C0259**
  CRUISE TERMINAL-EQUIPMENT & MISC
  (Capital Improvement Fund (2000))

Said funds shall be used for replacement of Cruise Terminal elevator Central Processing Unit (CPU).

ADOPTED:

_____

City Clerk

CAPITAL CONTRACT SUMMARY SHEET

C#5816

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
Gary Jackson, Deputy Director of Mun Enforcement

Sponsored by:
Beau Fleming, Councilmember, District 5

Purpose and Scope of Project:
Nuisance Abatement Securing of Structures at 4021 Seabreeze Road N. - (MES-026-26)

Amount of Contract:
$313,346.00

Funding Source

ATTACHMENTS:
1. CONTRACT - 4021 SEABREEZE ROAD N. - SECURING OF STRUCTURES
2. CAPITAL CONTRACT SUMMARTY SHEET

REVIEWERS:
Felicia Glover
Gary Jackson
David Daughenbaugh
Brenda Rhodes
Cherlina Monteiro
James Barber

RESOLUTION

2026

Sponsored by: Mayor Spiro N. Cheriogotis

Councilmember: Beau Fleming

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: Gaines Utility Construction Company LLC

Project Name: Berkshire Apartments – Securing of Structures
4021 Seabreeze Road N.

Project Numbers: MES-026-26

Amount: $313,346.00

Adopted:

_____

City Clerk

AGREEMENT BETWEEN CITY OF MOBILE AND CONTRACTOR FOR A STIPULATED SUM (HEREINAFTER "AGREEMENT")

This Agreement made and entered into this_____.

BETWEEN the Owner: **CITY OF MOBILE**
205 Government Street
P O Box 1827
Mobile, Alabama 36633

And the Contractor: **GAINES UTILITY CONSTRUCTION COMPANY LLC**
712 Lakeside Drive
Mobile, AL 36693

City Business License No.: 109044

For the following Project: **Berkshire Apartments – Securing of Structures**

4021 Seabreeze Road N.
Mobile, Alabama 36609
PROJECT NUMBER: MES-026-26

AGREEMENT BETWEEN CITY OF MOBILE AND CONTRACTOR

THIS AGREEMENT is made and entered into as of the date of execution by both parties, by and between City of Mobile, a political subdivision of the State of Alabama, hereinafter referred to as the "City" and **GAINES UTILITY CONSTRUCTION COMPANY LLC.**, hereinafter referred to as "Contractor."

This Agreement, including its Exhibits, Scope of Services, and Quote Form, attached hereto, all incorporated herein, represents the entire agreement between Contractor and City with respect to the subject matter hereof and supersedes all prior agreements, negotiations, or understandings between the parties in any way relating to the subject matter of this Agreement. Contractor and City acknowledge having read and understood this Agreement and hereby agree to be bound by its terms and conditions.

WHEREAS, the City issued **RFQ**, bid package identified on **May 6, 2026**; and,

WHEREAS, the City evaluated the proposals received and found the Contractor qualified to perform the necessary services; and

WHEREAS, the Contractor has reviewed the services required pursuant to the Agreement and is qualified, willing and able to provide and perform all such services in accordance with its terms.

NOW, THEREFORE, the City and the Contractor, in consideration of the mutual covenants contained herein, agree as follows:

I. CONTRACTOR'S SERVICE

1.1 The Contractor agrees to diligently provide all materials, services and labor for the performance of **Berkshire Apartments – Securing of Structures,** in accordance with the Scope of Services and Quote Form made part of this Contract as Exhibit A, attached hereto and incorporated herein. All work and labor shall be done in accordance with the plans and specifications on file with the City and are incorporated herein by reference.
PROJECT LOCATION: 4021 SEABREEZE ROAD N. located in Mobile, Alabama,
Total Contract sum amount is: Three Hundred Thirteen Thousand Three Hundred Forty-Six Dollars and No Cents
($313,346.00).

II. TERM

2.1 The Work shall commence with permitting through Build-Mobile within three (3) business days of the date of a written Notice to Proceed. The Contractor shall deliver All Work, proof of Advertisement, Substantial Completion of the Work, Close-out documents and Invoices for completed Work within one hundred and twenty (120) calendar days from the date of the written Notice to Proceed.

III. COMPENSATION AND PAYMENT

3.1 The City shall pay the Contractor for the services rendered hereunder and completed in accordance with the terms and conditions of this Contract an amount not to exceed **$313,346.00** for the entire Project in accordance with Exhibit A Scope of Services and Quote Form attached hereto and incorporated herein OR, upon the completion and acceptance thereof by the City or its duly authorized agent. The contract price includes a contingency amount for unanticipated work within the scope of the agreement and may only be authorized at the discretion of the City's Deputy Director of Municipal Enforcement.

3.2 Notwithstanding the preceding, Contractor shall perform no work under this Contract until receipt of a notice to proceed. Contractor acknowledges and agrees that no minimum amount of work is guaranteed under this Contract and City may elect to issue no notice to proceed. If a notice is issued, the City reserves the right to amend, reduce or cancel the notice in its sole discretion.

3.3 The City's performance and obligation to pay under this Contract is contingent upon an appropriation by the City Council or by grant award. In the event funds are not appropriated or approved for any fiscal year, this agreement shall terminate upon notice to Contractor. The City shall promptly notify the Contractor if the necessary appropriation is not made.

IV. METHOD OF PAYMENT

4.1 The City shall pay the Contractor through payment issued by City upon receipt of the Contractor's invoice and written approval of same by the City's Deputy Director of Municipal Enforcement indicating that services have been rendered in conformity with this Contract.

4.2 The Contractor shall submit invoices for payment to the City for those specific services provided pursuant to Exhibit A, Scope of Services and Quote Form, attached hereto and incorporated herein.

4.3 The Contractor's invoices shall be in a form satisfactory to the Deputy Director of Municipal Enforcement who shall initiate disbursements. The Contractor is responsible for providing all necessary documentation that may be required by the City.

4.4 Contractor shall provide two (2) notarized original signature copies of invoices to the Municipal Enforcement Department upon successful completion of service, along with the submission of all required Close-Out Documents for review and approval. Contractor invoices shall be provided on AIA Document G702 and AIA Document G703.

V. ADDITIONAL SERVICES

5.1 No changes to this Contract or the performance contemplated hereunder shall be made unless the same are in writing and signed by both the Contractor and the City's authorized agent.

5.2 Any additional work or compensation be authorized only by written amendment or change order approved by the City. The additional compensation shall be agreed upon before commencement

of any additional services or changes and shall be incorporated into this Contract by written amendment. The City shall not pay for any additional service or work performed before a written amendment to this Contract is executed by the City and the Contractor. Notwithstanding the preceding, in the event additional services are required as a result of error, omission or negligence of the Contractor, the Contractor shall not be entitled to additional compensation.

VI. CITY REPRESENTATIVE

The City of Mobile Representative, authorized to act on the Owner's behalf with respect to the Project is Director of Municipal Enforcement or the Director's designated representative.

VII. CONTRACTORS REPRESENTATIVE IN CHARGE

Individual: Jermaine Gaines
Firm name: Gaines Utility Construction Company LLC
Address: 712 Lakeside Drive, Mobile, AL 36693
Phone: 251-586-7501

VIII. GENERAL REQUIREMENTS

8.1 The Work shall commence immediately upon execution by the City and the Contractor and shall continue through completion of the Project, in accordance with Exhibit A. Scope of Services attached hereto and incorporated herein.

8.2 The Owner and the Contractor, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Agreement, with respect to all covenants of this Agreement. Contractor shall not assign, sublet or transfer his interest in this Agreement without written consent of the Owner, which consent will be granted or withheld at the Owners sole discretion.

8.3 This Agreement, including the Request for Quotes documents, is the final expression of the agreement between the parties and represents the complete and exclusive statements of the terms agreed upon, and shall supersede all prior negotiations, understandings, representations or Agreements, either written or oral. The Owner and Contractor may amend this Agreement only by written instrument signed by both parties.

8.4 All covenants, agreements, and stipulations of this Agreement (except warranties) shall remain in full force until completion of the Project or for a period of two years from the date of this Agreement, whichever occurs first. By mutual agreement, the Owner and the Contractor may extend the Agreement time.

8.5 A time charge equal to two hundred fifty dollars **($250.00)** per calendar day will be made against the Contractor for the entire period that any part of the Work remains uncompleted or any close out requirements are not acceptably submitted for more than **fifteen (15) calendar days** after the

time specified for the Substantial Completion of the Work, the amount of which shall be deducted by the Owner, and shall be retained by the Owner out of monies otherwise due the Contractor in the final payment, not as a penalty, but as liquidated damages sustained.

8.6 All notices of cancellation, requests, demands or other communications to Owner shall be in writing and duly delivered to the following address for City:

Deputy Director
Municipal Enforcement Department
Western Admin Complex
4851 Museum Drive
Mobile, AL 36608

Copy to: City Attorney
City of Mobile Legal Department
Post Office Box 1827
Mobile, AL 36633-1827

To Contractor: Gaines Utility Construction Company LLC
712 Lakeside Drive
Mobile, AL 36693

8.7 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 be endorsed to 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:

On or before the inception of this Agreement, and annually thereafter for the duration of this Agreement (or longer if stated otherwise), Contractor and/or any subcontractors shall maintain the following insurance policies on a primary and non-contributing basis.

WORKER'S COMPENSATION/EMPLOYER'S LIABILITY:

Regardless of any "minimum requirements" of the State of Alabama, Contractor shall obtain Workers' Compensation insurance covering all workers involved in the Project. Where applicable, U.S. Longshore and Harbor Workers Compensation Act Endorsement and/or Maritime Coverage Endorsement shall be attached to the policy. Contractor shall also obtain Employer's Liability insurance with minimum limits of $1,000,000 each accident, $1,000,000 disease limits, and $1,000,000 each employee.

COMMERCIAL GENERAL LIABILITY:

Contractor shall also obtain Commercial General Liability coverage with the following minimums:

- $1,000,000 each occurrence (combined single limit for bodily injury and property damage)
- $1,000,000 Products/Completed Operations aggregate
- $1,000,000 Personal and Advertising Injury per person/organization
- $1,000,000 general aggregate per project

AUTOMOBILE LIABILITY:

Contractor shall also obtain a minimum of $1,000,000 combined single limit coverage per accident, including owned, hired and non-owned automobiles. *(If Contractor does not own an automobile, but one is used in the execution of the contract, then only "hired and non-owned coverage" is required. If a vehicle is not used in the execution of the contract, then automobile coverage is not required.)*

COMMERCIAL UMBRELLA LIABILITY:

Contractor shall also obtain Umbrella Liability over and above the limits of liability required in the Employers Liability, General Liability, Automobile Liability, and Professional Error and Omissions *(if required)* policies. The Umbrella coverage form will be at least as broad as the underlying policies. The Additional Insureds requirements of underlying policies shall also be met by the Umbrella. The Umbrella limits shall be sufficient so that the sum of the underlying and Umbrella limits shall be at least $1,000,000 per line of coverage.

CERTIFICATES OF INSURANCE

Contractor and/or any Subcontractor shall provide City of Mobile with valid certificates of insurance within two (2) days from the date of issuance of contract forms for execution verifying said insurance requirements have been met. Attached to each certificate of insurance, shall be a copy of the Additional Insured Endorsement that is part of the Contractor/Subcontractor's Commercial General Liability Policy. Policies must be issued by companies with an A.M. Best rating of A-VII or better. All deductibles or Self- Insured Retentions for each policy shall not exceed $10,000 unless otherwise indicated by City of Mobile. The Description section of the Certificate shall contain reference to the Project name. The Contractor shall ensure that each Subcontractor complies with the terms of this Section.

ADDITIONAL INSUREDS

These liability policies shall endorse City of Mobile as an **Additional Insured**. Coverage for City of Mobile and their officers, directors and employees as additional insureds shall

be provided by a policy provision or by an endorsement providing coverage at least as broad as Insurance Service Office (ISO) Additional Insured endorsement from CG2010 1185 Form B, or CG2010 1001 in conjunction with CG2037 1001, or an equivalent form that provides Additional

Insured status for Products and Completed Operations. Forms that are limited to "liability arising out of your ongoing operations" or that do not extend to Products and Completed Operations are not acceptable. Should a separate excess and/or umbrella liability policy be used to satisfy the above required limits, said policy will also be endorsed to include the contractor, owner et al. as an additional insured. Additionally, Contractor agrees to continue to procure and maintain liability insurance coverage meeting these requirements for the statutory limitation of claims (or statute of repose, if applicable) after the Project completion.

The policies shall be endorsed to stipulate that the insurance afforded the additional insureds shall apply as primary insurance and that any other insurance or self-insurance maintained by City of Mobile shall be excess only and shall not be called upon to contribute with this insurance. A copy of each endorsement shall be attached to the Certificate of Insurance. The Certificate shall indicate the Certificate Holder as:

City of Mobile
P.O. Box 1827
Mobile, AL 36633

INSURANCE REQUIREMENTS FOR SUB-SUBCONTRACTORS

Contractor shall ensure that its subcontractors of any tier shall procure and maintain insurance that complies with the requirements set forth in this Attachment A, including the additional insured, primary and non-contributory and waiver of subrogation requirements. Copies of the certificate(s) must be provided prior to the sub-subcontractors entering the site.

CANCELLATION

Each policy shall be endorsed to provide that the insurance company agrees that the policy shall not be modified, canceled, changed, allowed to lapse, or expire for any reason without at least thirty (30) days written notice to City of Mobile. Not less than two (2) weeks prior to the expiration, cancellation, or termination of any such policy, the Contractor/Subcontractor shall supply City of Mobile with a new and replacement certificate of insurance and Additional Insured endorsement as proof of renewal of said original policy. Said new and replacement endorsements shall be similarly endorsed in favor of City of Mobile and City of Mobile's parties as set forth above.

WAIVER OF SUBROGATION

Contractor shall waive its right to subrogation on each of the policies herein. If any of the policies do not permit the insured to enter into a pre-loss waiver, or voids coverage because of same, then this Waiver of Subrogation requirement shall not apply and Contractor shall obtain a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent.

Insurance required by this Agreement shall be as broad as necessary to support the indemnification requirement in said contract or as broad as the indemnitor's insurance coverage, whichever is broader.

POLLUTION LEGAL LIABILITY

Contractor agrees to maintain Pollution Legal Liability limits of not less than $1,000,000 Each Occurrence, $1,000,000 Annual Aggregate. Contractor agrees the policy shall include a minimum three- year Discovery (tail) reporting period, and a Retroactive Date that equals or precedes the effective date of the Contract, or the performance of Work hereunder. This coverage may be provided on a Per-Project basis. Pollution Legal Liability coverage shall be without asbestos exclusion.

8.8 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 an 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.

8.9 To the fullest extent permitted by law, Contractor covenants to release, defend, indemnify, hold harmless, protect, and exonerate both the City and its agents, employees, and representatives, from and against any and all liability, claims (direct and indirect), damages, losses, suits, actions, demands, liens, arbitrations, administrative proceedings, awards, judgments, expenses, costs, and attorneys' fees pertaining to personal injury, bodily injury, death, damage to or destruction of property (including any loss of use), economic loss or damage, labor disputes, safety requirements, performance or non-performance of obligations, certifications, property rights of third parties, sickness or disease, which (1) are caused in whole or in part by the Contractor (herein defined to include but not be limited to Contractor's owners, employees, agents, representatives, subcontractors, suppliers, and invitees or other third parties connected with the Contractor as well as the agents or employees of any of them), or (2) arise out of or are related to work undertaken or to be performed by the Contractor, or (3) arise out of or are related to any other act or omission relating to the Contractor, the Contract, the work under the Contract or otherwise undertaken by the Contractor as defined in the parenthetical of (1) above. It is the specific and express intent of the parties to the contract for the foregoing covenants and indemnity obligations to apply to the fullest extent permitted by applicable law, regardless of whether the liability is caused in whole or in part by a party indemnified hereunder, and whether said liability be caused by, or arise out of, any joint, concurrent, or contributory negligence of a party indemnified hereunder. Contractor agrees it is not a design professional within the meaning of § 41-9A-3, Ala. Code (1975).

This section of the Agreement will survive the expiration or termination of the Agreement.

8.10 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 shall be Mobile, Alabama.

8.11 Contractor shall obtain, at its own expense, all necessary licenses, inspections, permits, insurance, authorization and assurances necessary in order to abide by the terms of this Agreement. City permits may be obtained at no cost to the Contractor.

8.12 Contractor, in the performance of its operations and obligations hereunder, shall not be or 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.

IX. BEST MANAGEMENT PRACTICE AND CERTIFICATIONS FOR DEMOLITION OF CONDEMNED STRUCTURES WITH LEAD-BASED PAINT:

9.1 The Contractor shall be responsible for providing, implementing and maintaining "Best Management Practices" (BMP's) for erosion and sediment control in full compliance with all applicable Local, State and Federal Codes and Ordinances throughout the demolition/restoration period.

9.2 A copy of this waste shipment record must be provided to the disposal site owner at the time the material is delivered. A copy of this waste shipment record, signed by the disposal site owner or operator must be included with application and certification for payment.

X. TERMINATION OF CONTRACT

The City retains the right to terminate the contract at its discretion which shall be effective upon giving notice to Contractor. Upon termination, the City shall only pay for those services satisfactorily rendered in the sole discretion of the City. Contractor may terminate the contract upon thirty (30) days written notice. Notice to the City shall be addressed to Deputy Director, Municipal Enforcement Department, Western Administrative Complex, (WAC) 4851 Museum Drive, Mobile, Alabama 36608. The City shall not be liable for payment to the Contractor for lost profit or damages as the result of its termination of the contract.

XI. PROOF OF ADVERTISEMENT OF COMPLETION

(a) Contractor shall provide proof of publication of Notice of Completion in a local newspaper one (1) time, as required in the Title 39, Section 39-1-1, Subsection (g), of the Code of Alabama. Contractor shall also provide, at the same time notice be sent to the newspaper, an electronic or hard copy of notice verbiage on Contractor letterhead to the City of Mobile for public posting for one week. This Notice of Completion shall not begin until the Project has been accepted by the City of Mobile.

(b) Notice of Completion advertisement shall read as follows:

STATE OF ALABAMA

COUNTY OF MOBILE

NOTICE OF COMPLETION

In accordance with Chapter I, Title 39, Code of Alabama, 1975, NOTICE IS HEREBY given that, **GAINES UTILITY CONSTRUCTION COMPANY LLC.**, has completed the contract for Nuisance Abatement-Securing of Structures, Location of Address **4021 SEABREEZE ROAD N. MES-026-26** in Mobile, Alabama. All persons having any claim for labor, material or otherwise in connection with this project should immediately notify the Municipal Enforcement Department, Western Administrative Complex, 4851 Museum Drive, Mobile, Alabama 36608.

(c) Upon completion of the contract, the Contractor shall certify under oath that all bills have been paid in full.

XII. NONDISCRIMINATION

Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to Sections 14-9 and 14-10, Mobile City Code, 1991, and by doing so agrees that it, *inter alia*, will not discriminate on the basis of race, creed, color, national origin or disability, require all subcontractors they engage do the same, and either will have, or will provide the City with written proof demonstrating good faith efforts to procure, at least fifteen (15) percent participation by socially and economically disadvantaged individuals.

XIII. CONTRACT DOCUMENTS

The contract documents consist of this Agreement, Request for Quotes documents, the Contractor's Quote as accepted by the City, other documents listed in this Agreement, and Modifications issued after the execution of this 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 contained herein, other than a Modification, appears below:

1. Your Bid Form dated, May 6, 2026
2. Scope of Work with Scheduling of Buildings
3. Bond Documents
4. Certificate of Insurance forms with endorsement
5. E-Verify Documentation

XIV. DISPUTE RESOLUTION

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.

XV. IMMIGRATION LAW

By signing this Agreement, Contractor affirms, for the duration of the Agreement, that it will not violate Federal or State immigration law or knowingly employ, hire for employment, or continue to

employ an unauthorized alien within the state of Alabama. Furthermore, if found to be in violation of this provision, Contractor shall be deemed in breach of the Agreement and shall be responsible for all damages resulting therefrom. Pursuant to Alabama Code (1975) Section 31-13-9, if Contractor employs one or more employees within the State of Alabama, Contactor shall provide documentation establishing that Contractor is enrolled in the E-Verify program.

XVI. SEVERABILITY CLAUSE

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, but this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein. Upon such determination that any term or other provision is invalid, illegal or unenforceable, the court or other tribunal making such determination is authorized and instructed to modify this Agreement so as to effect the original intent of the parties as closely as possible so that the transactions and agreements contemplated herein are consummated as originally contemplated to the fullest extent possible.

XVII. ASSERTION OF RIGHTS

Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

XVIII. OPPORTUNITY TO CONSULT WITH COUNSEL

CONTRACTOR acknowledges that he, or she, has had an opportunity to consult with and be represented by counsel of CONTRACTOR'S choosing in the review of this Agreement, that he, or she, has been advised by the CITY to do so, that CONTRACTOR is fully aware of the contents of the Agreement and of its legal effect, that the preceding paragraphs recite the sole consideration for this Agreement and that CONTRACTOR enters into this Agreement freely, without duress or coercion, and based on the CONTRACTOR'S own judgment and wishes and not in reliance upon any representation or promise made by the CITY, other than those contained herein. The CONTRACTOR further represents and acknowledges that he, or she, has been provided a reasonable period of time within which to review the terms of this Agreement.

XIX. ANTI-BOYCOTT

By signing this Agreement, Contractor represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade pursuant to Section 41-16-5, Code of Alabama 1975.

XX. AUTHORITY TO EXECUTE AGREEMENT

Contractor's signatory below represents the s/he has all requisite power and authority to execute and deliver this Agreement on behalf of Contractor and to sufficiently legally bind Contractor to perform its obligations hereunder.

XXI. NO THIRD-PARTY BENEFIT

Contractor and the City enter this Agreement for their mutual benefit and not for the benefit of any third parties.

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 Contractor 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.

CONTRACTOR

By: Jermaine Gaines
Jermaine Gaines, Owner
Printed Name and Title
Date: 6-3-2026

State of Alabama }
County of Mobile }

I, the undersigned Notary Public, in and for said county and state, hereby certify that Jermaine Gaines whose name as Owner of the Gaines Utility Construction Company LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I hereunto set my hand and official seal on this 3rd day of June 2026.

Sandra F. Finney
Notary Public
Print Sandra F. Finney
My commission expires: October 17, 2028 (Seal)

SANDRA F. FINNEY
MY COMMISSION EXPIRES
OCTOBER 17, 2028
NOTARY PUBLIC
STATE OF ALABAMA

CITY OF MOBILE

By: _____
Spiro N. Cheriogotis, Mayor
Date: _____

ATTEST:

_____
City Clerk

SECTION 00400

BID FORM

Copies of the following Bid Forms shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

TO: City of Mobile, 205 Government St., P.O. Box 1827, Mobile, AL, 36633

REF: PROJECT NAME: Berkshire Apartments – Securing of Structures

PROJECT LOCATION: 4021 Seabreeze Road N.
Mobile, Alabama 36609

PROJECT NUMBER: MES-026-26

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Municipal Enforcement dated **May 6, 2026**; and all Addendum (a) Number(s) No. 1, dated May 5, 2026, 2026 (CAUTION: before submitting any bid it is the Bidder's responsibility to check with the Municipal Enforcement for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder, hereby

COMPANY NAME: Gaines Utility Construction Company, LLC

ADDRESS: 712 Lakeside Drive, Mobile, Al 36693 **PHONE** 251-586-7501

ALABAMA GENERAL CONTRACTOR LICENSE NO. 58048

CITY OF MOBILE BUSINESS LICENSE NO. 109044

SECRETARY OF STATE OF ALABAMA BUSINESS IDENTITY NO. 000-388-638

SECRETARY OF STATE OF ALABAMA ACCOUNT NO. _____

(Note: Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one) [ ] (A Corporation) [ ] (A Partnership [ ] (An Individual Doing Business)

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below. The initial term of the Contract shall extend for thirty (30) days from the date of the Notice to Proceed.

- **Bid shall include all applicable sales and use taxes.**
- **Bid shall be provided in whole dollar amount with no cents.**

Total Base Bid: $313,346.00
(Fill in here and in Total Bid below)

TOTAL BASE BID: Three Hundred Thirteen Thousand Three Hundred Forty Six Dollars & No Cents
Amount in Words
Dollars, ($ 313,346. .00)
(Amount in Figures)

Unit Price – Exterior Solid Hollow Metal Door: Seven Hundred Sixty Five Dollars & No Cents
Amount in Words
Dollars, ($ 765 .00)
(Amount in Figures)

(Note: Show amount in both words and figures. In case of discrepancy, the amount in words shall govern). **Bids shall be provided in whole dollar amount with no cents.**

By signing this contract, Gaines Utility Construction Company, LLC **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.**

BID SECURITY: The undersigned Bidder agrees that the attached Bid Security, as a Cashier's Check drawn on an Alabama bank or a Bid Bond, made payable to the City of Mobile, in the amount of 5% of the bid amount, but in no event more than $10,000, as the proper measure of liquidated damages which the City will sustain by the failure of the undersigned to execute the Contract. Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

AMERICANS WITH DISABILITIES ACT (ADA): The undersigned Bidder agrees to fully comply with all requirements of the Americans with Disabilities Act of 1990 and the Amendment Act.

NONDISCRIMINATION: A. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to Sections 14-9 and 14-10, Mobile City Code, 1991, and by doing so agrees that it, *inter alia*, will not discriminate on the basis of race, creed, color, national origin or disability, require all subcontractors they engage do the same, and either will have, or will provide the City with written proof demonstrating good faith efforts to procure, at least fifteen (15) percent participation by socially and economically disadvantaged individuals.

SIGNATURE: If the undersigned Bidder is incorporated, the entire legal title of the company followed by "a corporation" should be used. If Bidder is an individual, then that individual's full legal name followed by doing business as (d/b/a) and name of firm, if any, should be used. If Bidder is a partnership, then full name of each partner should be listed followed by "d/b/a" and name of firm, if any.

Ensure that name and exact arrangement thereof is the same on all forms submitted with this Bid. If a word is abbreviated in the official company name, such as "Co.", then use that abbreviation. If not abbreviated in the official name, spell out.

Bidder agrees not to revoke or withdraw this Bid until **THIRTY** (30) calendar days following the time and date for receipt of bids. If notified in writing of the acceptance of this Bid within this time period, Bidder agrees to execute a Contract based on this Bid on the proscribed form within ten (10) calendar days of said notification and to furnish Performance Bond and Materials and Payment Bond as specified.

COMPANY NAME: Gaines Utility Construction Company, LLC
(Printed or Typed)

BY: _____
(Signature of Company Officer)

COMPANY OFFICER: Jermaine Gaines
(Printed or Typed)

TITLE Member / Owner **DATE** _____, 2026
(Printed or Typed)

Sworn to and subscribed before me this 1st day of May, 2026

_____
Notary Public

JAQUITA PEOPLES NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 08-15-2028

Attachments: 1. Bid Security, with Power of Attorney
2. Secretary of State Authorization (Out of state bidders only)

SUPPLIER DIVERSITY SUBCONTRACTING & MAJOR SUPPLIER PLAN FORM SHALL BE SUBMITTED AS A PART OF THIS BID FORM.

END OF BID FORM

EXHIBIT A

SCOPE OF WORK - INDEX

BERKSHIRE APARTMENTS – SECURING OF STRUCTURES
4021 SEABREEZE ROAD N., MOBILE, ALABAMA 36609
(Reference Section 00300 for Schedule of Buildings)
PROJECT NUMBER: MES-026-26

Scope of Work: Provide all labor and material to properly secure the structure at the address indicated above, including installation of polycarbonate panels on all window as indicated, install wood panels on all doors as indicated, replace any or all rotten fascia panel or wood and or patch all holds and or opening on the roof, field verify. Contractor shall clear lot by removal of all vines, bushes, shrubs, trash, garbage, cutting of grass and the removal of fallen tree in rear. Contractor shall provide and maintain Best Management Practices (BMP's) for erosion and sediment control, per the Contract Documents. Contractor shall pressure wash, prep and paint "All" elevations, color shall be "White" or match existing color per Municipal Enforcement Deputy Director, field verify. Contractor shall cut all grass, bushes and tree limbs that are adjacent to structure and remove all debris from property.

END OF SCOPE OF WORK

SECTION 00300

SCHEDULE OF BUILDINGS

(1) BID PACKAGE

NO.	BUILDING NUMBER	BUILDING ADDRESS (Addresses below are ALL UNITS)	PARCEL NUMBER
1	(BUILDING 2)	359 A & B SEABREEZE ROAD E.	R022808384001063.000
	(BUILDING 2)	3980 A & B CRESTHAVEN ROAD	R022808384001063.000
2	(BUILDING 3)	355 A & B SEABREEZE ROAD E.	R022808384001063.000
	(BUILDING 3)	357 A & B SEABREEZE ROAD E.	R022808384001063.000
3	(BUILDING 4)	351 A & B SEABREEZE ROAD E.	R022808384001063.000
	(BUILDING 4)	353 A & B SEABREEZE ROAD E.	R022808384001063.000
4	(BUILDING 5)	4000 A & B SEABREEZE ROAD N.	R022808384001063.000
	(BUILDING 5)	4002 A & B SEABREEZE ROAD N.	R022808384001063.000
5	(BUILDING 6)	322 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 6)	4004 A & B SEABREEZE ROAD N.	R022808384001063.000
6	(BUILDING 7)	318 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 7)	320 A & B SEABREEZE CT.	R022808384001063.000
7	(BUILDING 8)	314 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 8)	316 A & B SEABREEZE CT.	R022808384001063.000
8	(BUILDING 9)	310 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 9)	312 A & B SEABREEZE CT.	R022808384001063.000
9	(BUILDING 10)	306 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 10)	308 A & B SEABREEZE CT.	R022808384001063.000
10	(BUILDING 11)	302 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 11)	304 A & B SEABREEZE CT.	R022808384001063.000
11	(BUILDING 12)	300 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 12)	301 A & B SEABREEZE CT.	R022808384001063.000
12	(BUILDING 13)	303 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 13)	305 A & B SEABREEZE CT.	R022808384001063.000
13	(BUILDING 14)	307 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 14)	309 A & B SEABREEZE CT.	R022808384001063.000
14	(BUILDING 15)	311 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 15)	313 A & B SEABREEZE CT.	R022808384001063.000
15	(BUILDING 16)	315 A & B SEABREEZE CT.	R022808384001063.000
	(BUILDING 16)	317 A & B SEABREEZE CT.	R022808384001063.000

SECTION 00300

SCHEDULE OF BUILDINGS

(1) BID PACKAGE

NO.	BUILDING NUMBER	BUILDING ADDRESS (Addresses below are ALL UNITS)	PARCEL NUMBER
16	(BUILDING 18)	4010 A & B SEABREEZE ROAD N.	R022808384001063.000
	(BUILDING 18)	4012 A & B SEABREEZE ROAD N.	R022808384001063.000
17	(BUILDING 19)	4014 A & B SEABREEZE ROAD N.	R022808384001063.000
	(BUILDING 19)	4016 A & B SEABREEZE ROAD N.	R022808384001063.000
	MAILBOX	SEABREEZE ROAD N.	R022808384001064.000
18	(BUILDING 20)	4015 A & B SEABREEZE ROAD N.	R022808384001064.000
	(BUILDING 20)	4017 A & B SEABREEZE ROAD N.	R022808384001064.000
19	(BUILDING 21)	4011 A & B SEABREEZE ROAD N.	R022808384001064.000
	(BUILDING 21)	4013 A & B SEABREEZE ROAD N.	R022808384001064.000
20	(BUILDING 22)	4007 A & B SEABREEZE ROAD N.	R022808384001064.000
	(BUILDING 22)	4009 A & B SEABREEZE ROAD N.	R022808384001064.000
21	(BUILDING 23)	4003 A & B SEABREEZE ROAD N.	R022808384001064.000
	(BUILDING 23)	4005 A & B SEABREEZE ROAD N.	R022808384001064.000
22	(BUILDING 24)	352 A & B SEABREEZE ROAD E.	R022808384001064.000
	(BUILDING 24)	4001 A & B SEABREEZE ROAD N.	R022808384001064.000
23	(BUILDING 25)	358 A & B SEABREEZE ROAD E.	R022808384001064.000
	(BUILDING 25)	4004 A & B CRESTHAVEN ROAD	R022808384001064.000
24	(BUILDING 26)	402 A & B SEABREEZE ROAD E.	R022808384004020.000
	(BUILDING 26)	4005 A & B CRESTHAVEN ROAD	R022808384004020.000
	OFFICE	4021 SEABREEZE ROAD N.	R022808384001083.000
	SWIMMING POOL	4021 SEABREEZE ROAD N.	R022808384001083.000

NOTES: PLEASE REFERENCE PARCEL NUMBERS FOR SECURING OF STRUCTURES

R022808384001063.000
R022808384001064.000
R022808384004020.000
R022808384001083.000

LABOR AND MATERIAL PAYMENT BOND

Any singular reference to Contractor, Surety, Owner or other Party shall be considered plural where applicable.

KNOW ALL MEN BY THESE PRESENTS: That the Contractor, **Gaines Utility Construction Company LLC**, as Principal, and PHILADELPHIA INDEMNITY INSURANCE COMPANY, as Surety, are held and firmly bound unto the **City of Mobile, P. O. Box 1827, Mobile, Alabama 36633** (hereinafter called the "Obligee") in the penal sum of **Three Hundred Thirteen Thousand Three Hundred Forty-Six Dollars and 00/100 ($313,346.00)** lawful money of the United States, for the payment of which sum well and truly to be made we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has entered into a certain Contract with said Obligee, dated the ____ day of _____, 2026, (hereinafter called the "Contract") to furnish all labor, material, equipment and insurance and perform all work required to complete **Berkshire Apartments – Securing of Structures)**; **MES-026-26**, which, **THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH** that if said Principal and all subcontractors to whom any portion of work provided for in said Contract is sublet and all assignees of said Principal and of such subcontractors shall promptly make payments to all persons supplying him or them with labor, materials or supplies for or in the prosecution of the work provided for in such Contract, or in any amendment or extension of or additions to said Contract, and for the payment of reasonable attorney's fees, incurred by the claimant or claimants in suits on each bond, then the above obligations shall be void; otherwise to remain in full force and effect. **PROVIDED,** however, that this bond is subject to the following conditions and limitations.

(a) Any person, firm or corporation that has furnished labor, materials or supplies for or in the prosecution of the work provided for in said contract shall have a direct right of action against the Principal and Surety on this bond, which right of action shall be asserted in a proceeding instituted in the County in which the work provided for in said Contract is to be performed or in any county in which said Principal and Surety does business. Such right of action shall be asserted in a proceeding instituted in the name of the claimant or claimants for his or their use and benefit against said Principal and Surety or either of them (but not later than one year after the final settlement of said Contract) in which action such claim or claims shall be adjudicated and judgment rendered thereon.

(b) The Principal and Surety hereby designate and appoint Sharif Ismail **Attorney-In-Fact,** as the agent of each of them to receive and accept service of process or other pleading issued or filed in any proceeding instituted on this bond and hereby consent that such service shall be the same as personal service on the Principal and/or Surety. In addition to any other legal mode of service, service of summons, and other process in civil actions brought in Mobile County may be had on the Contractor or the Surety on the bond by leaving a copy of the summons and complaint or other pleading or process with the Mayor of the City of Mobile which shall bind the principal Contractor and Surety to the mode of service above described and that the service shall be the same as personal service on the contractor or surety.

(c) The Surety shall not be liable hereunder for damage or compensation recoverable under any Workmen's Compensation or Employer's Liability Statute.

(d) In no event shall the Surety be liable for a greater sum than the penalty of this bond, or subject to any suit, action or proceeding thereon that is instituted later than two years after the final settlement of said Contract.

(e) This bond is given pursuant to the terms of Alabama Code, Title 39-1-1, et. al., As Amended.

EXECUTED IN FOUR (4) COUNTERPARTS.

SIGNED, SEALED AND DELIVERED this 4th day of June, 2026.

CONTRACTOR AS PRINCIPAL
Company: Gaines Utility Construction Company LLC
(Corporate Seal)

By: _____
(Signature)

Name and Title: Jermaine Gaines, Owner

SURETY
Company: PHILADELPHIA INDEMNITY INSURANCE COMPANY
(Corporate Seal)

By: _____
(Signature)

Name and Title: Sharif Ismail, Attorney-in-Fact

Resident Agent: _____
(Signature)

Name and Title: Sharif Ismail, Attorney-in-Fact
Address: 5793 Widewaters Parkway, Suite 230, Syracuse, NY, 13214
Phone and Fax: 1-800-331-5453; 1-877-824-8668

Owner's Representative: James Roberts, Senior Director
Neiborhood Development
P.O. Box 1827
Mobile, Alabama 36633
251-208-6291

Bond # CE12438200137

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Ralf Rigo and Sharif Ismail of SBXPRSS, INC. DBA BONDSEXPRESS SURETY AND INSURANCE AGENCY** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

Notary Public: Vanessa McKenzie

residing at: Bala Cynwyd, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 4th day of June ,2026 .

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Bond # CE12438200137

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

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This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

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Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

Notary Public: Vanessa McKenzie

residing at: Bala Cynwyd, PA

My commission expires: November 3, 2028

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In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 4th day of June ,2026 .

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Bond Number: CE12438200137

PERFORMANCE BOND

Any singular reference to Contractor, Surety, Owner or other Party shall be considered plural where applicable.

KNOW ALL MEN BY THESE PRESENTS: That the Contractor, **Gaines Utility Construction Company LLC,** hereinafter called the Principal, and PHILADELPHIA INDEMNITY INSURANCE COMPANY, hereinafter called the Surety, are held and firmly bound unto the **City of Mobile, P. O. Box 1827, Mobile, Alabama 36633**, hereinafter called the Owner, in the penal sum of **Three Hundred Thirteen Thousand Three Hundred Forty-Six Dollars and 00/100 ($313,346.00)** for payment of which we bind ourselves, our heirs, executors, administrators, successors, and assigns for the faithful performance of a certain written Contract dated the _____ day of _____, 2026, entered into between the Principal and the City of Mobile to furnish all labor, material, equipment and insurance and perform all Work required to complete **Berkshire Apartments – Securing of Structures**; **MES-026-26,** a copy of which said Contract is incorporated herein by reference and is made a part hereof as if fully copied herein.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall faithfully perform the terms and conditions of the Contract in all respects on its part and shall fully pay all obligations incurred in connection with the performance of such Contract on account of labor and materials used in connection therewith, and all such other obligations of every form, nature and character, and shall save harmless the Owner from all and any liability of every nature, kind and character which may be incurred in connection with the performance or fulfillment of such Contract or other such and liability resulting from negligence or otherwise on the part of such Principal and further save harmless the Owner from all cost and damage which may be suffered by reason of the failure to fully and completely perform said contract and shall fully reimburse and repay the Owner for all expenditures of every kind, character, and description which may be incurred by the Owner in making good any and every default which may exist on the part of the Principal in connection with the performance of said Contract; and further that the Principal shall pay all lawful claims of all persons, firms, partnerships, or corporations for all labor performed and material furnished in connection with the performance of the Contract, and that the failure to do so with such persons, firms, partnerships or corporations shall give them a direct obligation; and provided, however, that no suit, action, or proceedings by reason of any default whatever shall be brought on this bond after two years from the date on which the final payment on the Contract falls due, and provided, further, that if any alterations or additions which may be made under the Contract, or in the work to be done under it, or the giving by the Owner of any extensions of time for the performance of the Contract or any other forbearance being expressly waived. This obligation shall remain in full force and effect until the performance of all covenants, terms and conditions herein stipulated and after such performance, it shall become null and void.

In addition to any other legal mode of service, service of summons, and other process in civil actions brought in Mobile County may be had on the Contractor or the Surety on the bond by leaving a copy of the summons and complaint or other pleading or process with the Mayor of the City of Mobile which shall bind the principal Contractor and Surety to the mode of service above described and that the service shall be the same as personal service on the contractor or surety. This Bond is given pursuant to the terms of Alabama Code, Title 39-1-1, et. al., As Amended.

EXECUTED IN FOUR (4) COUNTERPARTS.

SIGNED, SEALED AND DELIVERED this 4th day of June, 2026.

CONTRACTOR AS PRINCIPAL
Company: Gaines Utility Construction Company LLC
(Corporate Seal)

By: _____
(Signature)
Name and Title: Jermaine Gaines, Owner

SURETY
Company: PHILADELPHIA INDEMNITY INSURANCE COMPANY
(Corporate Seal)

By: _____
(Signature)
Name and Title: Sharif Ismail, Attorney-in-Fact

Resident Agent: _____
(Signature)
Name and Title: Sharif Ismail, Attorney-in-Fact
Address: 5793 Widewaters Parkway, Suite 230
Syracuse, NY, 13214
Phone and Fax: 1-800-331-5453; 1-877-824-8668

Owner's Representative: James Roberts, Senior Director
Neigborhood Development
P.O. Box 1827
Mobile, Alabama 36633
251-208-6291

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/27/2026

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kelly DeFord
Southern Insurance Professionals, Inc 7 Town Center Dr. NW Suite 302 Huntsville AL 35806	PHONE (A/C, No, Ext): (256) 539-7378 FAX (A/C, No): E-MAIL ADDRESS: kelly@southerninspros.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Gaines Utility Construction Company, LLC 712 Lakeside Dr Mobile AL 36693	INSURER A: Cincinnati	
	INSURER B: Progressive	32786
	INSURER C:	
	INSURER D: The Sheffield Fund	
	INSURER E: ACE American 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	CSU 0275854	02/09/2026	02/09/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 1,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	995078333	03/25/2026	03/25/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
DE	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	36663 & HDOG48955940	01/01/2026	12/31/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

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

See Acord 101

CERTIFICATE HOLDER

CITY OF MOBILE
PO Box 1827
Mobile AL 36613

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

Kelly DeFord

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AGENCY CUSTOMER ID: _____

LOC #: _____

ACORD®

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Southern Insurance Professionals, Inc		Gaines Utility Construction Company LLC
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

Request bids for Berkshire apartments - securing of structures 4021 Seabreeze Rd North Mobile, AL 36609
Project Number: MES-026-26

City of Mobile is included as an Additional Insured in respect to General Liability, Auto Liability and Umbrella Liability. All policies except Workers Compensation, shall be primary and non contributory with any other insurance in force or which may be purchased by Additional Insured. Waiver of subrogation applies in favor of City of Mobile with respect to General Liability, Automobile policy, Umbrella Liability, and Workers Compensation and Employer's Liability. 30 day notice of cancellation, non renewal or material change shall apply(except 10 days for non payment).

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Company ID Number: 539447

Client Company ID Number: 2735813

Approved by:

Employer Gaines Utility Construction Company, LLC	
Name (Please Type or Print) Jermaine Gaines	**Title**
Signature Electronically Signed	**Date** 07-17-2025
E-Verify Employer Agent SOURCEPOINTEHR LLC	
Name (Please Type or Print) TERICA RICHARDSON	**Title**
Signature Electronically Signed	**Date** 07-17-2025
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	**Title**
Signature Electronically Signed	**Date** 07-17-2025

Company ID Number: 539447 Client Company ID Number: 2735813

Information Required for the E-Verify Program Information relating to your Company:	
Company Name	Gaines Utility Construction Company, LLC
Company Facility Address	712 Lakeside Drive Mobile, AL 36693
Company Alternate Address	
County or Parish	MOBILE
Employer Identification Number	822550320
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	10 to 19
Number of Sites Verified for	1 site(s)

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

CONTRACT #

PROJECT NAME: Berkshire Apartments - Securing of Structures

CAPITAL PROJECT # C0888 **DATE OF RECEIPT** _____

DEPT. PROJECT # MES-026-26

PROJECT DESCRIPTION Nuisance Abatement Securing of Structures at

4021 Seabreeze Road N.

CONTRACT AMOUNT $ 313,346.00

VENDOR NAME Gaines Utility Construction Company LLC

VENDOR NUMBER 295242

DEPT # 5510 **DEPT NAME** Municipal Enforcement Department

CONTRACT ADMINISTRATOR David Daughenbaugh

Please Select by circling one (Type):

Architectural	Engineering	Testing	Professional Services
Construction (Unit Price)*	Construction**	ROW (Acquisitions)	
Performance-Contributed	Contractual	NonContractual	

RETAINAGE INFORMATION:

SHOULD RETAINAGE BE WITHHELD? Y X N___ ; 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: Tiffany Jackson **Date** 6-11-26

Revised 5/16/2022 Tiffany Hollins

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
James Roberts, Sr Dir-Neighborhood Dev

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
Nspire U! will assist the Office of Small Business Development with Marketing and Event Planning.

Amount of Contract:
$24,500

Funding Source
10043500

ATTACHMENTS:
1. NSpire U! LLC COntract 6-18-26 FINAL

REVIEWERS:
Shakeena Cox
James Roberts
Cherlina Monteiro
Donna Bryars
James Barber

STATE OF ALABAMA)

COUNTY OF MOBILE)

NON-CONSTRUCTION
PROFESSIONAL SERVICES CONTRACT
City of Mobile

This Professional Services Contract (sometimes hereinafter "Agreement"), made and entered into as of the date of execution, by and between **THE CITY OF MOBILE**, a Municipal Corporation of the State of Alabama (hereinafter referred to as the "City") and Nspire U!, LLC, (hereinafter "Contractor"), as follows:

WHEREAS, the Office of Small Business Development for the City requires the technical services to advance the objectives of said office; and

WHEREAS, the specialized nature of the services required does not fall within any current classification of the Mobile County Personnel Board, making it appropriate to secure such services by independent contract; and

WHEREAS, the Contractor is uniquely qualified and has expertise in Marketing and Event Planning; and

WHEREAS, City desires to engage this Contractor, due to the Contractor's high degree of professional skill, competence, and personality especially suited to provide said services upon the following terms and conditions.

NOW THEREFORE, 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

A. The professional services to be performed by the Service Provider under this Agreement ("Services") for City of Mobile are to provide:

See **EXHIBIT A**

B. The Contractor shall perform all professional services under this contract with the professional skill and care ordinarily provided by a competent professional practicing under the same or similar circumstances and as expeditiously as is prudent considering the ordinary professional skill and care of such profession

C. The Contractor shall report to the Senior Director of Neighborhood Development or their designated representative.

II. TERM OF AGREEMENT

A. This Contract shall commence immediately upon execution by both the City and the Contractor. It shall continue for a period of 8 months, subject to renewal and/or funding availability.

III. COMPENSATION

A. The City agrees to pay the Contractor a fee of $24,500
$12,250 payable at signing
$1531.25 payable in monthly installments for 8 consecutive months. The total amount of compensation due to Contractor for services provided under this contract will not exceed $24,500 per year.

IV. METHOD OF PAYMENT

A. Payments shall be made via direct deposit to a banking institution designated by the Contractor.

V. ADDITIONAL SERVICES

A. No changes to this Contract or the performance contemplated hereunder shall be made

unless the same are in writing and signed by both the Contractor and the City's authorized agent.

B. If the City requires the Contractor to perform additional services related to this Contract then the Contractor shall be entitled to additional compensation based on an amended fee schedule to the extent necessary to accommodate such additional work. The additional compensation shall be agreed upon before the commencement of any additional services or changes and shall be incorporated into this Contract by written amendment. The City shall not pay for any additional service or work performed before a written amendment to this Contract is executed by the City and the Contractor. Notwithstanding the preceding, in the event additional services are required as a result of error, omission or negligence of the Contractor, the Contractor shall not be entitled to additional compensation.

C. The attached **Exhibit A** shall be deemed the fee schedule for this Agreement.

VI. LIABILITY OF CONTRACTOR

A. To the fullest extent permitted by law, Contractor covenants to release, defend, indemnify, hold harmless, protect, and exonerate both the City and its agents, employees, and representatives, from and against any and all liability, claims (direct and indirect), damages, losses, suits, actions, demands, liens, arbitrations, administrative proceedings, awards, judgments, expenses, costs, and attorneys' fees pertaining to personal injury, bodily injury, death, damage to or destruction of property (including any loss of use), economic loss or damage, labor disputes, safety requirements, performance or non-performance of obligations, certifications, property rights of third parties, sickness or disease, which (1) are caused in whole or in part by the Contractor (herein defined to include but not be limited to Contractor's owners, employees, agents, representatives, subcontractors, suppliers, and invitees or other third parties connected with the Contractor as well as the agents or employees of any of them), or (2) arise out of or are related to work undertaken or to be performed by the Contractor, or (3) arise out of or are related to any other act or omission relating to the Contractor, the Contract, the work under the Contract or otherwise undertaken by the Contractor as defined in the parenthetical of (1) above. It is the specific and express intent of the parties to the contract for the foregoing covenants and indemnity obligations to apply to the fullest extent permitted by applicable law, regardless of whether the liability is caused in whole or in part by a party indemnified hereunder, and whether said liability be caused by, or arise out of, any joint, concurrent, or contributory negligence of a party indemnified hereunder. Contractor agrees it is not a design professional within the meaning of § 41-9A-3, Ala. Code (1975).

B. This section of the Agreement will survive the expiration or termination of the Agreement.

VII. CONTRACTOR'S INSURANCE.

See **Exhibit B**

VIII. RESPONSIBILITIES OF THE CONTRACTOR

A. The Contractor agrees to respond to communication from the City within three working days unless a shorter response time is specified by the City.

B. The Contractor shall maintain books, records, documents, and other evidence directly pertaining to or connected with the services under this Contract which shall be available and accessible at the Contractor's offices for the purpose of inspection, audit, and copying during normal business hours by the City, or any of its authorized representatives.

C. The Contractor is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor.

IX. FORCE MAJEURE

A. The Contractor specifically agrees that all work performed under the terms and conditions of this Contract shall be completed within the time limits as set forth herein, or as otherwise identified in the City's purchase order or specified by the City's Department Head, subject only to delays caused by force majeure, or as otherwise defined herein. "Force majeure" shall be deemed to be any cause affecting the performance of this Contract arising from or attributable to acts, events, omissions or accidents beyond the reasonable control of the parties.

X. OBLIGATIONS OF CITY

A. City shall designate a Department Head(s) or other person to act as City's representative with respect to this Agreement, as set out herein above. Such person(s) will have the authority to transmit instructions, receive information, and interpret and define the City's policies and decisions regarding the scope of services.

B. City shall furnish to Contractor all applicable information and technical data in City's possession or control reasonably requested by Contractor for the proper performance of the Services.

C. The Contractor shall be issued or permitted to maintain a City of Mobile Employee Identification Number, a City email address, and access keys or proximity cards necessary to perform his/her duties.

D. The City's Designated representative will do all things necessary to properly administer the terms and conditions of this Agreement.

E. The City shall not provide any services to the Contractor in connection with any claim brought on behalf of or against the Contractor.

XI. TERMINATION

A. The City shall have the right at any time upon thirty (30) calendar day's written notice to the Contractor to terminate the services of the Contractor. The City shall pay to the Contractor and the Contractor shall accept as full payment for its services, a sum of money equal to the work completed in any commenced but incomplete services.

B. Any failure of the Contractor to satisfy the requirements of this Contract, as documented by the Department Head, shall be considered a default of the Contract and sufficient reason for termination. 1. For defaults that are curable (as determined by the City), the Contractor shall be notified in writing by the City and shall have an opportunity to cure such default(s) within ten (10) working days after notification. 2. For defaults that are not curable (as determined by the City), notice of the termination date shall be given as deemed appropriate by the City.

C. In the event the City's termination of this Contract for default is in any way deficient, at the option of the City such termination shall be deemed to be a termination for convenience.

D. The parties may mutually agree to terminate this Contract. Such termination shall be evidenced by a notice issued by the City. The City shall pay to the Contractor and the Contractor shall accept as payment for its services, a sum of money equal to the work completed in any commenced but incomplete services.

E. In the event that the Contractor has abandoned performance under this Contract, then the City may terminate this Contract upon three (3) calendar day's written notice to the Contractor indicating its intention to do so. Payment for work performed prior to the Contractor's abandonment shall be as stated above.

XII. DISPUTE RESOLUTION

A. Any dispute, action or proceeding arising out of or related to this Agreement will be exclusively commenced in the state courts of Mobile City, Alabama, or where proper subject matter jurisdiction exists in the United States District Court for the Southern District of Alabama. Each party irrevocably submits and waives any objections to the exclusive personal jurisdiction and venue of such courts, including any objection based on forum non conveniens.

B. Contractor agrees to waive all rights to trial by jury for any litigation undertaken concerning this Agreement.

C. This Agreement and the rights and obligations of the parties shall be governed by the laws of the State of Alabama without regard to its conflict of laws principles.

XIII. NOTICES

A. The Senior Director of Neighborhood Development or their designated representative is authorized to act on the City's behalf with respect to this Agreement.

B. Any notices of default or termination shall be sufficient if sent by parties via United States Certified mail, postage paid, or via nationally recognized delivery service, to the address listed below:

CITY:

City of Mobile
c/o James Roberts
As: Senior Director of
Neighborhood Development
P.O. Box 1827
Mobile, AL 36633-1827

Copy to:
City Attorney
City of Mobile Legal Department
P.O. Box 1827
Mobile, AL 36633-1827

CONTRACTOR:

Nspire! U, LLC
c/o Candace M. Houston
As: Chief Executive Officer
74 Midtown Park W Suite 109
Mobile, AL36606

C. Any change in the City's Department Head or the Contractor's Representative will be promptly communicated by the party making the change.

XIV. DEFAULT/ BREACH.

A. **Default**. Default, for purposes of this contract, shall include, but is not limited to, any of the following: 1) failure to perform the work or provide the services in accordance with the terms of the contract, 2) failure to meet established deadlines or schedules, 3) substandard or non-compliant work or services, 4) failure to comply with applicable laws, regulations, or permits, including state and federal law, local ordinances and any federal grant requirements, 5) failure to communicate adequately with the City regarding progress or issues, 6) unauthorized assignment or transfer of the contract without prior written consent from the City, 7) failure to correct deficiencies after receiving written notice from the City, 8) misrepresentation or falsification of information provided during performance, 9) failure to maintain required insurance coverage , 10) unauthorized use of City property, equipment, or resources, 11) violation of confidentiality or data protection requirements outlined in the contract, 12) failure to provide required reports, documentation, or certifications, 13) failing to comply with written directives from the City to correct specific issues or deficiencies, 14) failure to maintain adequate security measures for sensitive information or physical assets.

XV. EFFECT OF DEFAULT

A. Upon the occurrence of default, City shall have rights which include but are not limited to (i) the right to keep this Contract in effect and sue Contractor for all damages caused by the default and recover the cost thereof; (ii) the right to cure any such default by Contractor and to recover any damages caused thereby; and (iii) the right to terminate this Contract either as to the entire Project or part thereof, in either case by giving Contractor written notice of such termination. In the event of termination of this Agreement by the City because of the Contractor's default or breach, the City may take possession of all material, and may finish the Project by whatever method and means City may select subject to its obligation to reasonably mitigate.

XVI. WITHHOLDING PAYMENT DUE

A. Default by Contractor shall excuse any obligation of City to pay compensation or sums otherwise due Contractor under the agreement. City may withhold any and all sums due if there has been a default or breach by Contractor of any provision of this agreement.

XVII. CURE PLAN

A. If Contractor fails to comply with any material provision of this agreement, the City may issue a written notice requiring Contractor to submit a corrective action plan (CAP) within such time as City directs. If Contractor fails to provide an acceptable CAP or does not cure the breach within the time frame specified, the City may invoke additional sanctions or terminate this Agreement.

XVIII. ANTI-BOYCOTT

A. Contractor agrees it is not currently engaged in and will not engage in the boycott of a person or an entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade within the meaning of Alabama Code 41-16-5.

XIX. NON-DISCRIMINATION

A. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, inter alia, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

XX. COMPLIANCE WITH IMMIGRATION LAW

A. 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.

Pursuant to Alabama Code (1975) Section 31-13-9, if Contractor employs one or more employees within the State of Alabama, Contractor shall provide documentation establishing that Contractor is enrolled in the *E-Verify* program. 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.

XXI. MISCELLANEOUS

A. This Agreement constitutes the sole and complete understanding between the parties and supersedes all agreements between them, whether oral or written with respect to the subject matter. No Amendment, change or addendum to this Agreement is enforceable unless agreed to in writing by both parties and incorporated into this Agreement.

B. The language of this Agreement shall be construed, in all cases, according to its fair meaning and not for or against any party hereto.

C. The parties hereto do not intend nor shall this Agreement be construed to grant any rights, privileges or interest to any third party.

D. Time is of the essence with regard to each and every aspect of the Contractor's performance under this Contract.

E. The rights and remedies of the City provided for under this Agreement are in addition to any other rights and remedies provided by law.

F. If the Contractor is comprised of more than one legal entity, each entity shall be jointly

and severally liable hereunder.

G. The exercise by either party of any rights or remedies provided herein shall not constitute a waiver of any other rights or remedies available under this Agreement or any applicable law.

H. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding on each party.

I. The parties covenant and agree that each is duly authorized to enter into and perform this Agreement and those executing this Agreement have all requisite power and authority to bind the parties.

J. Neither the City's review, approval or acceptance of, nor payment for, the services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

K. Paragraph headings are for the convenience of the parties and for reference purposes only and shall be given no legal effect.

L. All provisions of this Agreement have been subject to full and careful review by and negotiation between Contractor and City. Each such party has availed itself of such legal advice and counsel as it, respectively, has deemed appropriate. The parties hereto agree that neither one of them shall be deemed to be the drafter or author of this Agreement, and in the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this Agreement or any portion hereof against either party as the drafter of this Agreement.

M. This Agreement embodies the entire agreement and understanding between the parties pertaining to the subject matter of this Agreement, and supersedes all prior agreements, understandings, negotiations, representations and discussions, whether verbal or written, of the parties pertaining to that subject matter.

N. The provisions of this Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.

O. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

P. This Agreement may be amended, modified or supplemented only by a writing executed by each of the parties. Any party may in writing waive any provisions of this Agreement to the extent such provision is for the benefit of the waiving party. No action taken pursuant to this Agreement shall be deemed to constitute a waiver by that party of any other party's compliance with provisions of this Agreement. No waiver by any party of a breach of any provision of this Agreement shall be construed as a waiver of any subsequent or different breach, and no forbearance by a party to seek a remedy for

noncompliance or breach by another party shall be construed as a waiver of any right or remedy with respect to such noncompliance or breach.

Q. If the City is required to take legal action to enforce this contract, the contractor agrees to reimburse the City for all reasonable attorney's fees and associated costs incurred.

R. Failure by the City to enforce any provision of this contract shall not be deemed a waiver of its rights to enforce any other provision or the same provision in the future.

S. Nothing in this Agreement shall be construed as a waiver of any governmental, sovereign, or other immunity by the City, its officials, or employees. All defenses and limitations of liability provided by law remain fully applicable.

T. The City and Contractor each bind itself, its successors and assigns, to the other party of this contract, in respect to all covenants of this agreement. The contractor shall not transfer or assign this contract or the license or any of the rights or privileges granted herein without the prior written consent of the City, which such consent shall be granted or denied solely at the City's sole discretion.

U. The Contractor shall submit to and maintain proper background clearance with the City of Mobile Police Department and comply with all pre-employment measures, including participation in the City's Drug-Free Workplace Program.

V. The Contractor shall maintain a valid Alabama Driver's License and report any traffic incidents or violations to his/her supervisor.

W. The Contractor is required to use his or her own vehicle however, the same shall be authorized to use and operate City-owned equipment and vehicles as directed by the Director of Public Safety.

X. The City shall provide the Contractor with appropriate office space and equipment as necessary to perform assigned duties, including the operation and/or use of a City-owned vehicle as required.

Y. 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. No representations, warranties, or stipulations, either oral or written, are not contained herein.

XXII. SIGNATURES

By signing below, the parties acknowledge they have read, understood, and agree to abide by the terms of this Contract, including all incorporated exhibits.

CONTRACTOR

Candace Houston

By: Candace Houston, CEO of
Nspire U!, LLC
Date: 6/17/2026

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned Notary Public, in and for said county and state, hereby certify that Candace Houston whose name as **CEO** of **NspireU!, LLC** ,an Alabama Domestic Limited Liability Company, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I hereunto set my hand and official seal on this the 17th day of June, 2026.

Shakeena D. Cox

Notary Public, Mobile County, Alabama
My Commission Expires:_____

(Seal)

SHAKEENA D. COX
MY COMMISSION EXPIRES
AUGUST 10, 2027
NOTARY PUBLIC
STATE OF ALABAMA

CITY OF MOBILE

_____
Spiro N. Cheriogotis, Mayor
Date: _____

ATTEST:

_____
Assistant City Clerk (Seal)
Date:_____

EXHIBIT A

SERVICES AND FEE SCHEDULE

Nspire U!, LLC and The City of Mobile have agreed to execute the marketing/event management activities identified below. Each Party shall coordinate its respective activities.

Activities of Nspire U!

- Monthly Podcast recording, editing, mastering (9 total) - $3150 ($350 each)
- Monthly Small Business Highlight Video for Social (9)- $2250 ($250 each)
- Coordinating and Managing Money Moves Bootcamps (4)- $10,000 ($2500 each)
  - Social Media Promotions
  - Coordinating with the venue on logistical needs Organizing participant registrations
  - Coordinate speakers, special guests, etc.
- Conduct Small Business Saturday Marketing Workshop $1550
- Coordinate and Manage Small Business Saturday Event $3550
- External Advertising for Small Business Workshop (Cumulus)- $4000

ADDED VALUE:

- Ongoing promotion of the Podcasts via Nspire U On Air Radio, Nspire U Praise Radio, and all Nspire U Social Platforms
- Radio Interview for Small Business Development Program Participants
- Airing of Podcasts on our Contentville Podcast Station
- Airing of Podcasts on Sip 'N Chill Saturday Show on Nspire U on Air
- Advertising of Money Moves Bootcamps on all Nspire U Radio Stations, Social Platforms, and E-Blasts.
- Advertising of Kidpreneur Event on all Nspire U Radio Stations, Social Platforms, and E-Blasts.
- Advertising of Small Business Saturday Event on all Nspire U Radio Stations, Social Platforms, and E-Blasts.

EXHIBIT B: EVIDENCE OF INSURANCE
Professional Service Contracts

For the term of this Agreement, the Contractor shall acquire and maintain in full force and effect professional liability insurance issued by a company licensed and qualified to do business in the State of Alabama, in a minimum amount of $1,000,000, 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 said insurance.

A. For the duration of this Agreement, shall maintain the following minimum amount for each Project, unless waived by the City of Mobile:

1. Professional Liability Insurance:

   Professional Liability Insurance including design with the limits not less than $1,000,000 per claim.

2. Workers' Compensation/Employer's Liability:

   a. Workers' Compensation insurance in the amounts required by all applicable laws, rules or regulations of the state of Alabama.

   b. 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

   c. Borrowed Servant/Alternate Employer endorsement in favor of City of Mobile.

3. Comprehensive General Liability Insurance:

   a. Comprehensive General Liability (occurrence form) including coverage for products/completed operations, independent contractors, blanket contractual liability specifically covering the obligations assumed.

   b. Limit of Liability: $1,000,000 combined single limit of liability each occurrence bodily injury or property damage.

   c. General Aggregate Limit shall apply on a "Per Project" Basis.

4. Automobile Liability Insurance:

   a. 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.

5. Excess/Umbrella Liability Insurance

b. Providing following form coverage for Employer's Liability, Comprehensive General Liability, and Automobile Liability.

c. Limit of Liability: $1,000,000 combined single limit of liability each occurrence for bodily injury and/or property damage.

B. CERTIFICATE OF LIABILITY INSURANCE ENDORSEMENT PAGE

The policy endorsements listed below are required and must be listed in the "Descriptions 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) .

1. Waiver of Subrogation - All policies of insurance shall be endorsed to waive rights of subrogation in favor of City of Mobile, *except professional liability insurance and workers' compensation insurance.*

2. Additional Insured - All policies of insurance shall be endorsed to name the City of Mobile as an Additional Insured, *except professional liability insurance and workers' compensation insurance.*

3. Primary Insurance - All policies of insurance shall be endorsed to provide that all such policies are primary and non-contributing with any other insurance maintained by the City of Mobile *except professional liability insurance and workers' compensation insurance.*

4. 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.

5. Certificates of Insurance - General - Within ten (10) calendar days from the date of issuance of Contract forms for execution, Contractor 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.*** **Contractor shall also be responsible for delivering policy renewal certificates to the City of Mobile.**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/18/2026

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	**CONTACT NAME:** Megan Reed
Portal Insurance	**PHONE (A/C, No, Ext):** 251-264-3232 **FAX (A/C, No):** 251-264-3222
951 Government St	**E-MAIL ADDRESS:** megan@portalinsurance.com
Suite B	**INSURER(S) AFFORDING COVERAGE** / **NAIC #**
Mobile AL 36604-2443	**INSURER A :** Hiscox
INSURED	**INSURER B :** United States Liability Insurance Company (USLI)
NSpire U! LLC	**INSURER C :** HISCOX INS CO INC 10200
74 Midtown Park W	**INSURER D :**
Ste 109	**INSURER E :**
Mobile AL 36606-4100	**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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	P100.763.188.5	12/01/2025	12/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ 5,000 $ 0 $ 2,000,000 $ Included $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS [ ]						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ $ $ $
B	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y		XSL026U74W2	06/17/2026	06/17/2027	EACH OCCURRENCE AGGREGATE [ ]	$ $1,000,000 $ $1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
C	Professional Liability	Y		P100.760.540.5	12/01/2025	12/01/2026	Each Claim$1,000,000/Aggregate$1,000,000	

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

The City of Mobile are added as additional insured by endorsement on the General Liability policy, and umbrella policies as their interests may appear in regard to work/service performed by the name insured, to the insurance certificate. The General Liability policy has been endorsed to provide a Waivor Subrogation in favor of the City of Mobile. The General Liability and umbrella liability policy includes an endorsement providing that 30 days notice of cancellation will be furnished to 30 day notice of cancellation. The General Liability policy includes a blanket Primary & Non-Contributory endorsement that applies to the certificate holder entity when there is a a written contract between the name insured and the certificate holder that requires such provisions.

CERTIFICATE HOLDER

CITY OF MOBILE
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

Megan Reed

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CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Best Price Services LLC for storm drainage vegetation and debris removal - 135 David Langan Drive West to Ziegler Blvd.

Amount of Contract:
$18,500.00

Funding Source
General fund

ATTACHMENTS:
1. 20260616 Best Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 23 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Best Price Services LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Best Price Services LLC for storm drainage vegetation and debris removal - 135 David Langan Drive West to Ziegler Blvd.
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $18,500.00

FUNDING SOURCE:

Budget Item: See Requisitions Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement. Advertised vendor rotation pool.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

_____

_____

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
13848	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – 135 DAVID LANGAN DRIVE WEST TO ZIEGLER BLVD (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$18,500.00	(292420) BEST PRICE SERVICES LLC

Adopted:

_____

City Clerk

Bill To	Requisition 00013848-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 9105paij
	Status: Released Page 1

Vendor
BEST PRICE SERVICES LLC
7057 FOREST GLEN CT

IRVINGTON, AL 36544

Tel#251-458-0510

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605
ASHLEY.ADAMS@CITYOFMOBILE.ORG

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/11/26	292420				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-135 DAVID LANGAN DR W TO ZEIGLER BLVD Additional Description Notes --- DISTRICT 7	1.00 EACH	18500.00000	18500.00
	1 1000.40.20.2070.2096.2070.0000.0000.42155.			18500.00

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Requisition Link

Requisition Total 18500.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.42155.	18500.00	2563757.25
STORMWATER EXP DITCH MAINTENANCE		

Bill To	Requisition 00013848-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Released Page 2

Vendor	Ship To
BEST PRICE SERVICES LLC	PUBLIC WORKS ADMIN.
7057 FOREST GLEN CT	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
IRVINGTON, AL 36544	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#251-458-0510	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/11/26	292420				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	06/15/26	MATTHEW ANDERSON	
Approved	06/15/26	ASHLEY ADAMS	Auto approved by: 910516584
Approved	06/15/26	MATTHEW ANDERSON	
Approved	06/15/26	SHONNDA SMITH	Auto approved by: 910516584
Approved	06/15/26	CHERI BOUCHER	Auto approved by: 910516584
Queued	06/15/26	DONALD ROSE	Auto approved by: 910516584
Queued	06/15/26	SANDRA LEWIS	Auto approved by: 910516584
Queued	06/15/26	STEVEN KRONINGER	Auto approved by: 910516584
Queued	06/15/26	MARYLYN BUSCHELL	Auto approved by: 910516584
Queued	06/15/26	JAMES NEESE	Auto approved by: 910516584
Queued	06/15/26	PATRICIA KENNEDY-JONES	Auto approved by: 910516584
Queued	06/15/26	REBECCA CRUMPLER	Auto approved by: 910516584
Queued	06/15/26	ANNE FOLEY	Auto approved by: 910516584
Queued	06/15/26	JOHN PAINE	Auto approved by: 910516584

Authorized By: _____ Date: _____
Signature

Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonycromwell768@gmail.com	1768532	received	current	297588
Butler Company	James Butler	butler.servicesLLC@yahoo.com	1722021	Received	Current	297507
Gaines Utility	Jermaine Gaines	JERMAINEGAINES@GAINESUTILITY.COM	539447	Received	Current	295242
Godwin Land Solutions	Harris Godwin	GODWINLANDSOLUTIONS@GMAIL.COM	2923693	Received	Current	300080
H F Glaude	Jordan Glaude	H.FGLAUDECONSTRUCTION@GMAIL.COM	2928917	Received	Current	296705
Hughes 360	Ernest Hughes Jr.	HUGHES360SERVICES@GMAIL.COM	952551	Received	Current	297767
JJ Qualtiy Homes, LLC	Jerry Jones	MRJ.JONES251@GMAIL.COM	2925715	Received	Current	298831
Invasive Management	Hunter Lapointe	HUNTER@INVASIVEMANAGEMENT.COM	1421905	Received	Current	294197
Major League Landscape	Brandon Stokes	MAJORLEAGUELAND@YAHOO.COM	2926332	Received	Current	300091
Prime Professional Concrete	Micheal White	HOSEA_8668@YAHOO.COM	2383108	Received	Current	299670
TAG Homes	Thomas Galloway	TAGALLOWAY99@GMAIL.COM		Received	Current	300085
Safe Haven Co. LLC	Jaleen Hosea	HAVENHOSEA34@GMAIL.COM		Received GL onl	Current	300101
Scott Alan Construction	Matthew Stokes	MATTHEW@SCOTTALANCONSTRUCTION.COM	2546741	Received	Current	299758
Secure Land & Tree Southern	Brian Allen	SECURELANDTREE@YAHOO.COM	2924224	Received	Current	300087
Realty	Rashad Kiel	SOUTHERNREALTYMGMGROUP@GMAIL.COM	1650870	Received	Current	296787
Best Price Services LLC	Anthony Richardson	RichardsonAnthony45@gmail.com				

November 12, 2025

Project: 2026 Ditch Cleaning Program

Project Location: Various Locations

City of Mobile Public Works Department

The City of Mobile Public Works Department will hold a meeting with prospective contractors regarding its 2026 Ditch Cleaning Program. Contractors interested in participating in the program must be present on Monday, November 17, 2025, at the Levon C. Manzie Neighborhood Resource Center, 110 North Lafayette Street, at 3:00 p.m. The contractor must be present for the entire pre-meeting on November 17, 2025, to be eligible to participate in the program.

For more information, please contact Mr. Jason Donovan at (251) 208-1104 or by email at Jason.donovan@cityofmobile.org.

CITY OF MOBILE

REQUEST FOR QUOTE

__ - __- 2025

The City of Mobile will receive a Quote Proposal for the following Project:

Project Name: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Location: **[PROJECT LOCATION]**
Mobile, AL

Project Number: **VEG-2026-2070-00**

A Quote Proposal for the above referenced Project will be received until 11:30 a.m. on [__ - __ - 2025] in the Public Services Department, 1900 Hurtel Street, Mobile, AL 36605. Quote Proposals may be submitted in person or mailed to the address indicated below. Quote Proposals will be reviewed by the Engineering Department and Public Services Department following the time established for receipt of the Quote Proposal.

All Quote Proposals should be placed in a sealed envelope with company's name and address in the top left-hand corner. The envelope should be addressed to the following:

City of Mobile
ATTN: Jason Donovan
Public Services Department
1900 Hurtel Street
Mobile, Alabama 36605
2026 Storm Water Drainage Ditch Cleaning - Quote Proposal
Project No.: VEG-2026-2070-00

For questions please contact: Jason Donovan (251) 421-6689 Jason.donovan@cityofmobile.org
Travis Dunn (251) 721-2994 travis.dunn@cityofmobile.org

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ITEM I

DEFINITIONS

The following terms and their definitions shall apply:

AGREEMENT - Whenever the word "AGREEMENT" is used it shall be held to mean the signed documents comprising this written Request for Quote from the Contractor and executed by the City of Mobile, setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Agreement includes the Definitions, Instructions to Contractors, Quote Proposal, Contract Forms and Contract Bonds, Specifications, Supplemental Specifications, Special Provisions, General and Detailed Plans, Construction Details, Articles of Agreement, and any change orders that are required to complete the construction of the work in an acceptable manner, including authorized extensions thereof, and such other documents as by law or references are made a part thereof, all of which constitute one instrument.

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this "AGREEMENT" comprising this written Request for Quote from the Contractor and executed by the City of Mobile and any and all exhibits and attachments, setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity submitting a Quote Proposal and selected to perform any or all construction services.

INSPECTOR - An authorized representative of the CITY, assigned to make inspections of the PROJECT.

PROJECT – 2026 Storm Drainage Ditch Cleaning (Location), City of Mobile Public Services
Project No: VEG-2026-2070-00**.** This is for mowing and removing vegetation from various types of storm drainage ditches (See Exhibit A for locations.)

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard Specifications for Highway Construction, 2018 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile.

MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition

WORK – All of the activities required of the Contractor to perform the requirements of this Agreement in full.

QUOTE – The total cost for the Contractor to perform all work for the referenced Project in the Quote Proposal. The Quote is a stipulated sum provided by the Contractor to provide all work in full.

QUOTE PROPOSAL – The portion of this Agreement located in Item IV, including the total cost Quote for the Project.

PUBLIC SERVICES (PS) REPRESENTATIVE – An authorized representative of the city of mobile public services Dept. Authorized by the public services project manager.

ITEM II

INSTRUCTIONS TO CONTRACTORS

The service, term, location, and lump sum cost of the work are as set out in the Request for Quote.

Examination of Documents and Site: Before submitting a Quote Proposal, the Contractor shall carefully examine this Request for Quote, visit the site of the Work, fully inform themselves as to existing conditions and limitations, and include in the Quote Proposal a sum to cover the cost of all items required to perform the work in full. **The submission of the Quote Proposal will be considered as conclusive evidence that the Contractor has made such examination.**

All work performed under this contract shall be in accordance with the State of Alabama Highway Department Standard Specifications for Highway Construction, 2018 Edition, with all latest additions and modifications by the Engineering Department for the City of Mobile, or as amended herein.

Requests for information (RFI's) shall be submitted in writing to the Public Services Project Manager no later than three (3) business days prior to the Quote Proposal Submittal date. Responses shall be in the form of a written Addendum and issued to all Contractors. Receipt of all addenda shall be acknowledged by all Contractors in the Request for Quote package. **Failure to acknowledge Addenda may result in disqualification of the Quote Proposal.**

All papers attached hereto in the Request for Quote Package shall be returned with the Quote Proposal Sheets attached.

This IS a tax-exempt project. Quote Proposals shall EXCLUDE all applicable sales and use taxes.

A City of Mobile Business License is required. It shall be current at the time of submitting a Quote Proposal and throughout the Agreement period.

The Contractor must be registered with the City of Mobile as a vendor. Registration can be found at:**https://mobileselfservice.tylertech.com/Vendors/Registration/Default.aspx**

The Contractor shall submit to the City of Mobile the following documents with the project Quote Proposal:

1. The ENTIRE Quote Proposal Package

2. Certificate of Insurance along with ALL endorsements in accordance with City of Mobile Insurance Requirements as described in Item V (Example in Exhibit B)

3. Proof of enrollment in the Federal E-Verify program (Exhibit C)

4. A Company W-9 Tax Form and Vendor Information Form (if not currently on file with the City of Mobile)

5. Accounting of Sales Tax Form (Item IX)

After the Quote Package has been approved by the City, a Purchase Order (PO) will be issued to the Contractor. Under no circumstances shall any work be performed prior to the issuance of the PO. **Once the PO is received, the Contractor shall contact the Public Services Project Manager (Jason Donovan) at 251-421-6689 or Jason.donovan@cityofmobile.org as well as Travis Dunn at (251) 721-2994 or travis.dunn@cityofmobile.gov in order to confirm the construction start date in writing.**

ITEM III

PROJECT SCOPE

Contractor shall exercise caution when performing work. Proper equipment shall be utilized as to not damage improved ditch sections (concrete ditch sections, gabion basket ditches, etc.). Contractor shall be responsible for repairing damages caused to ditch sections due to contractor negligence or improper use of equipment, at no cost to the City.

If ditches are overrun by vegetation, with no clearly established channel limits, a PS Representative will define the main flow line. The Contractor shall clear the vegetation within five (5) feet on each side of the flow line.

VEGETATION REMOVAL:
Contractor is responsible for the removal of living and dead vegetation within five (5) horizontal feet beyond the top of the ditch bank (see Typical Profiles on following pages) all work shall be done inside the existing easement. Nothing outside these boundaries is to be cut or removed by the Contractor unless otherwise approved or directed by the PS Representative. If unsure of the area, Contractor shall contact the PS Representative for clarification. Overhanging vegetation above ditches shall be cleared up to at least five feet from the bottom of the ditch. Ditches that are deeper than five feet shall be cleared of overhanging vegetation to the top edge of the ditch. The grass and vegetation shall be mowed to a height of 4" to 6". The contractor is responsible for trimming around concrete head walls and should be able to do so from the top of the ditch. Where work is conducted near a Right of Way, no vegetative debris will remain in the concrete or pavement area of the Right of Way after the work is completed or as directed by the P.S. representative. In the areas where the slope of an earthen ditch bank is greater than 1:1, the vegetation will be trimmed by the contractor up to and even with the top of the bank.

FIELD DOCUMENTATION:
The following documentation will be required to be maintained by the contractor:

1. Photos of the ditches, before and after vegetation removal.
2. Document, report, and photograph all ditch damage (ex. Concrete, Gabion, Washout ...), before and after vegetation removal.

ADDITIONAL REQUIREMENTS:
Prior to the start of construction, Contractors may be required to show in writing how they will accomplish their proposed bid.

ITEM IV

QUOTE PROPOSAL

Scope of Work:
Work to be performed by Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies and equipment necessary to provide comprehensive ditch vegetation removal services as described below.

Removal of living and dead vegetation within the ditch and five (5) horizontal feet beyond the top of the ditch bank at [DITCH LOCATION], as shown in Exhibit A. Enclosed herein, the City has estimated the general location and total linear feet (LF) of ditch segments included in this project. Actual Field Conditions may vary. Contractor will provide unit and extended unit prices on the Quote Proposal Sheets. The total price quote based on the government estimated quantities will be used to set the price for award. Contractor will be required to document materials used when invoicing the city. Contractor will be paid the lump sum total price at the completion of the project, unless otherwise agreed to due to project size and complexity. If there is any work for which no pay item is provided, the cost will be considered incidental to the Project.

Company Name (Print):

Company Address:

City: _____ **State:** _____ **Zip Code:**

Owner Name (Print):

Owner Signature: _____ **Date:**

Please complete and return with your Request for Quote package.
Also, attach Contractor's proof of insurance, and other items as listed in Item II.

Quote Proposal sheet

City of Mobile

Public Services Department

Location: [Approximate ditch location]

Quote Due By: [Date]

Project No: VEG-2026-2070-00

District: #

Description: Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.

Vegetation Removal

DESCRIPTION	QTY	UNIT	UNIT PRICE	UNIT PRICE (WRITTEN IN WORDS)	TOTAL QUOTE
Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.		LF		_____DOLLARS _____CENTS	

Total quote (written in words):

Number of working days to complete: 14

ITEM V

CERTIFICATE OF CONTRACTOR'S INSURANCE

INDEMNIFICATION: CONTRACTOR shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with CONTRACTOR'S performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

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 Agreement, as proof thereof and as, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama, stating the following:

The City of Mobile, its employees, agents, and all other indemnified parties shall be named as additional insureds on a primary and non-contributory basis for General Liability (including ongoing and completed operations), Automobile Liability, and Umbrella Liability, where required by written contract. A waiver of subrogation in favor of these parties shall apply to General Liability, Automobile Liability, Umbrella Liability, and Workers' Compensation, where required by written contract. The Workers' Compensation policy shall include an Alternate Employer Endorsement and shall provide thirty (30) days' prior written notice of cancellation, where required by written contract.

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.

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

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 the 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.

ITEM VI

SPECIAL PROVISIONS

1. Coordinate all work with the Program Manager of the City of Mobile Public Services Department. All Work shall be scheduled to minimize the disturbance and interruption of the flow of traffic and the public.

   If needed (when working in the roadway or performing any activities that will affect traffic), the Contractor shall be required to submit a plan for traffic control to the City Traffic Engineer for approval prior to beginning construction. The Traffic Control Plan must be submitted at least two full working days prior to proceeding. Contractor shall assist motorists using paddles or flagging per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) guidelines. See Exhibit E for additional information.

2. For all work performed under this Agreement, the Contractor shall use only skilled laborers. Laborers shall be properly supervised.

3. The City shall not prohibit the Contractor from performing the work described herein during a normal workday. For this provision a "normal workday" is defined as any business day between the hours of 7:30 a.m. and 5:00 p.m.

4. The Contractor shall ensure that the jobsite is clear and clean of debris at the end of each workday and at the completion of the project.

5. Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary to abide by the terms of this Agreement.

6. Payment for any work incidental to the completion of this contract, for which no item was set up, shall be considered incidental to the project.

ITEM VII

ARTICLES OF AGREEMENT

ENTIRE AGREEMENT:

1. 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.

NO AGENCY RELATIONSHIP CREATED:

2. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the 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.

ASSERTION OF RIGHTS:

3. Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

NON-FUNDING CLAUSE:

4. The City of Mobile will have the right to terminate this Agreement at no additional cost and with no penalty whatsoever by giving thirty (30) days prior written notice documenting the lack of funding. The City will use reasonable efforts to ensure appropriated funds are available.

BREACH OF AGREEMENT:

5. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, the City has the right to terminate the Agreement and pay only for work successfully performed. 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.

TERMINATION:

6. The City or Contractor may terminate the Agreement upon thirty (30) days written notice. The City shall pay only for work executed and proven loss with respect to materials, equipment, tools and reasonable overhead. The City shall not be liable

for payment to the Contractor for lost profit or damages, as the result of its termination of the Agreement.
Notice from the City shall be mailed to the address provided by the Contractor on this form. Notice to the City shall be addressed to ATTN: Jason Donovan, Public Services Program Manager, City of Mobile Public Services Department, 1900 Hurtel Street, Mobile, AL 36605.

AUTHORITY OF INSPECTORS:

7. The CITY may appoint such inspectors, assistants, or representatives as it deems necessary, and they shall be granted full access to the work and to the mills and factories in which material is being prepared for use under the contract.

   Inspectors will be authorized to inspect all work done and materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication or manufacture of the materials to be used. The inspector will not be authorized to alter or waive the provisions of this contract. The inspector will not be authorized to issue instructions contrary to the plans and specifications, or to act as foreman for the CONTRACTOR; however, he shall have the authority to reject work or materials.

PAYMENT:

8. The City will pay the Contractor for actual work performed in accordance with the following:
   - Payment will be made upon the satisfactory inspection, completion, and acceptance of the work as specified and verified by written statement from the City.

   - Payment will be based upon the total lump sum quoted price for the completed project, not based on unit prices.

   - An original signed invoice shall be submitted to the Public Services Department Program Manager for review and approval. This invoice shall be marked "FINAL ESTIMATE". It shall be emailed to **travis.dunn@cityofmobile.gov** (251-721-2994) **AND Jason.donovan@cityofmobile.org** (251-421-6689), and a hard copy should also be mailed to:

     City of Mobile
     Public Services Maintenance
     Attn. Jason Donovan
     Program Manager
     1900 Hurtel Street
     Mobile, Alabama 36605

NOTICES:

9. Notice for the City shall be mailed to:

   City of Mobile
   Public Services Maintenance
   Attn. Jason Donovan,
   Program Manager
   1900 Hurtel Street
   Mobile, Alabama 36605

EQUAL OPPORTUNITY:

10. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Service Contractors comply with the Equal Employment Opportunity laws and the provisions of the Project Documents in this regard.

    The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on this and all other publicly solicited Quote Proposals.

COMPLIANCE WITH ALABAMA IMMIGRATION LAW:

11. By signing this Agreement, 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.

    The Contractor agrees that he/she shall comply with all the requirements of the Beason-Hammond Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code (1975) Section 31-13.1, et, seq., as amended by Act No. 2012-4-91. Compliance shall be evidenced by verification of enrollment in the E-Verify Program and documentation of enrollment shall be attached to this Agreement in Exhibit C and incorporated herein by reference.

BOYCOTT:

12. By signing this Quote Proposal, the Contractor 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.

ANTI-DISCRIMINATION CLAUSE:

13. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under this Agreement be awarded to socially and economically disadvantaged individuals and business entities.

GOVERNING LAW AND VENUE:

14. 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 shall be a court of proper jurisdiction in Mobile, Alabama.

ITEM VIII

SUPPLEMENTAL SPECIFICATIONS

ITEM 740-A. *TRAFFIC CONTROL*:

740 A.1

Description

This section shall include the work of furnishing, installing, relocating, re-installing and maintaining Construction Signs, Drums, Cones and Weights as required to maintain traffic and to provide a safe work zone, including signpost and portable supports as necessary.

740 A.2

Materials

All materials shall conform to the appropriate Section of the 2018 ALDOT Standard Specifications for Highway Construction.

740 A.3

Basis of Payment

Payment will be included in the project lump sum price and shall be paid in full for all labor, materials, equipment, tools, transporting, installing, removal, re-installing and all incidentals necessary to complete this item.

ITEM IX

REGULATORY REQUIREMENTS AND TAX EXEMPTIONS

A. DESCRIPTION OF REQUIREMENTS

1. This project is being quoted EXCLUDING TAXES and requires the Contractor to comply with applicable provides of the Section 40-9-14.1, Code of Alabama, 1975, as amended; applicable provisions of the Alabama Administrative Code; Alabama Department of Revenue Regulation 810-6-3-.77 and applicable requirements of the Alabama Department of Revenue (ADOR). The Contractor and the Owner will be required to apply for Certificates of Exemption with the ADOR which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax Form attached herein, in addition to filings and reports required by the Alabama Department of Revenue during the course of the project.

2. The Quote Proposal shall exclude state and local sales and use taxes charged to a contractor licensed by the State Licensing Board for General Contractors or subcontractor for the purchase of construction materials and supplies and other tangible personal property that becomes part of this project.

3. Forms required to be completed and submitted shall be those included in the Request for Proposal Package; those required by the ADOR; and any others as required by the Owner.

4. The purchase of tools, equipment, and similar items, which do not become the Owner's property, are specifically excluded from these sales and use tax exemptions, and any additional exclusions as required by the ADOR's Rules and Regulations.

B. GENERAL PROCEDURES

1. The provisions of this section shall take precedence over applicable portions of the Contract Documents including, in part, "Instructions to Contractors" and "Special Provisions". Unaltered provisions of those documents shall remain in effect.

2. The Contractor, subcontractors, and all material dealers are hereby made aware of the Intent of the Owner to reduce the cost of the Project by the purchase of property, materials, etc., in the manner described herein, and neither they nor the Contractor shall withhold their consent to this arrangement.

3. Any and all administrative costs incurred by Contractors and subcontractors administering the tax savings shall be considered to be included in the Quote Proposal for the Work. No additional amount shall be added to the Agreement because of the service provided by the Contractor in the purchase of property, materials, etc., as described herein, or in reporting exempt purchases to the ADOR, or otherwise complying with the reporting requirements established by the ADOR.

4. The administration of the sales and use tax savings shall be administered as indicated herein and as otherwise required or directed by the ADOR. In the event of conflict, the requirements or directions of the ADOR shall govern.

5. The Contractor, notwithstanding this special purchase arrangement, shall select, describe, order, obtain approvals, submit samples, coordinate, process, prepare shop drawings, pursue, receive, inspect, store, protect, insure, guarantee, warrantee, provide, and otherwise be responsible for all materials and systems, the same as if this tax savings procedure were not implemented.

6. When necessary or required, Purchase Orders shall be used for materials for Work on this project only.

7. The Contractor or subcontractor, as the case may be, shall be liable for any actual sales and use tax due; all assessments; and all civil penalties levied by the ADOR as a result of the failure to implement this procedure; the failure to properly report as required by the ADOR; or any unauthorized purchase or use of purchase orders.

8. The Contractor shall utilize the attached Accounting of Sales Tax Form in submitting its Quote Proposal.

ACCOUNTING OF SALES TAX FORM

To: City of Mobile **Date:** _____

Name of Project: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Number: VEG-2026-2070-00

SALES TAX ACCOUNTING
Pursuant to Act 2021-372, the Contractor accounts for the sales tax NOT included in the Quote Proposal form as follows:

BASE QUOTE	**ESTIMATED SALES TAX AMOUNT**
$	$

Failure to provide an accounting of sales tax shall render the Quote Proposal non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the Quote pricing nor be considered in the determination of a responsible and responsive Quote.

Legal Name of Contractor_____

Mailing Address_____

***By (Legal Signature)** _____

*Name (type or print) _____ (Seal)

*Title_____

Telephone Number_____

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

Location Map

Location Photo	Location Photo
Location Photo	Location Photo

EXHIBIT B
CONTRACTORS INSURANCE CERTIFICATION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
	PHONE (A/C, No, Ext): / FAX (A/C, No):
	E-MAIL ADDRESS:

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A :	
	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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYER'S' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

SAMPLE

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

INSERT PROJECT NAME; Project Number 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER	CANCELLATION
City of Mobile P.O. Box 1827 Mobile, Alabama 36633-1827	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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EXHIBIT C
E-VERIFY AFFIDAVIT

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared _____(affiant) who, being duly sworn says as follows:

President/CEO of: _____

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as _____for _____that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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.

I further attest that said _____ is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows:

CEO of _____

Sworn to and subscribed before me this the _____ day of _____, 20___.

I certify that the affiant is known to me to be the identical party he or she claims to be.

_____
Signature and Seal of Notary Public

EXHIBIT D
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT

This Right of Entry, ("Agreement") is entered into and effective as of the _____day of _____ 20___ , by and between the City of Mobile, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter, "City"), and:

Property Owner(s):

Mailing Address:

Property Address (if different):

(collectively referred to as "Owner").

RECITALS

WHEREAS, Owner is the lawful owner or authorized representative of the real property located at the address stated above ("the Premises"); and

WHEREAS the City has requested access to the Premises for the limited purpose of performing or facilitating the following work or activity:

Inspection, mowing, trimming, and removal of vegetation and debris within existing storm drainage ditches and easements, including associated documentation and incidental maintenance activities; and

WHEREAS Owner is willing to grant the City temporary access to the Premises subject to the terms and conditions set forth below.

AGREEMENT

1. **Right of Entry.**
   The Owner hereby grants the City, its officers, employees, contractors, and authorized agents the right to enter the Premises at reasonable times for the limited purpose described above, including bringing personnel, vehicles, and equipment as necessary. This right shall extend only for the duration reasonably necessary to complete the activity described and shall not create or imply any permanent interest or easement in the Premises.

   The work will be done in an orderly manner, and any property disturbed by the City will be returned to a condition substantially the same as it was on the date entry was granted upon the above-described property.

2. **No Compensation.**

   Owner acknowledges and agrees that no compensation will be provided by the City in connection with the entry, inspection, or work performed unless otherwise agreed to in writing by the parties.

3. **Entire Agreement.**

   This Agreement represents the entire agreement between the parties regarding the matters described herein and supersedes any prior oral or written understandings. No amendment or modification shall be valid unless in writing and signed by both parties.

4. **Governing Law and Venue.**

   This Agreement shall be governed by the laws of the State of Alabama. Any dispute shall be resolved exclusively in the state or federal courts located in Mobile County, Alabama.

5. **Binding Effect.**

   This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, legal representatives, successors, and assigns.

6. **Photographic Documentation.**

   The City may take photographs or videos of the Premises during its access solely for documentation and public record purposes. Such materials may be retained and used by the City as needed, subject to applicable public records laws.

7. **Records and Public Disclosure.**

   This Agreement and any records created in connection with the work may be subject to public disclosure in accordance with Alabama law, including the Alabama Open Records Act.

8. **Emergency Access Carve-Out.**

   Nothing in this Agreement shall be construed to limit the City's right to enter the Premises without consent in cases of emergency or as otherwise authorized by law.

9. Environmental Conditions.

The City shall have no responsibility for pre-existing environmental conditions or contamination on the Premises. If environmental concerns are discovered during the work, the City may suspend activity until further evaluation is conducted.

10. Assumption of Risk.

Owner acknowledges that certain activities may pose inherent risks, including temporary disruption of access or minor damage to landscaping or surface features. Owner accepts such risks as reasonably incidental to the limited work authorized herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

OWNER(S):

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:

WITNESSED BY:

Signature:

Print Name:

Address:

Date:

Signature:

Print Name:

Address:

Date:

CITY OF MOBILE, ALABAMA

By:

Name:

Title:

Date:

EXHIBIT E
TRAFFIC CONTROL INFORMATION

Traffic Control Information

The Contractor shall be prepared to assist motorists with flagging operations per MUTCD guidelines, as required. Be aware that if work is being performed close to the roadway, but not actually in the road, that some flagging operations may be needed. This may be the case if motorists' line of sight is blocked due to equipment and/or concrete trucks.

If any construction activities will be performed in the roadway or will affect traffic, a Traffic Control Plan must be submitted by the Contractor to Butch Ladner in the City of Mobile Traffic Engineering Department at least two full working days prior to initiating work. The Traffic Control Plan must show site specific conditions including any cross streets and driveways that are within the traffic control zone. Butch Ladner may be contacted at (251) 208-2972 for questions, assistance, or to discuss traffic control requirements.

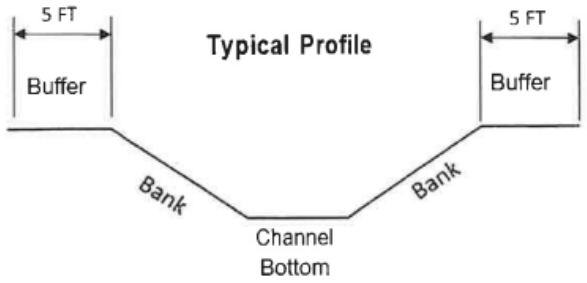
The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

If you are unfamiliar with MUTCD requirements, a local traffic control contractor may be of assistance in preparing a traffic control plan or renting equipment.

EXHIBIT F
DITCH MAINTENCE STANDARDS

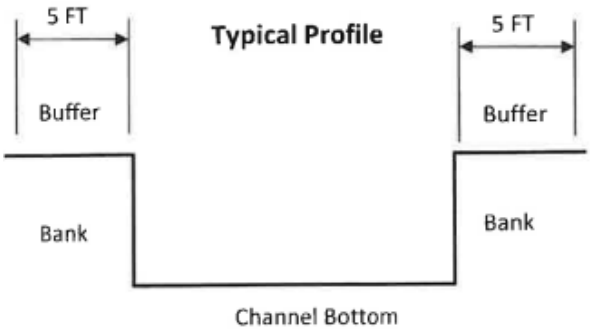
Ditch Maintenance Standards

Trapezoidal Ditch Maintenance Standards



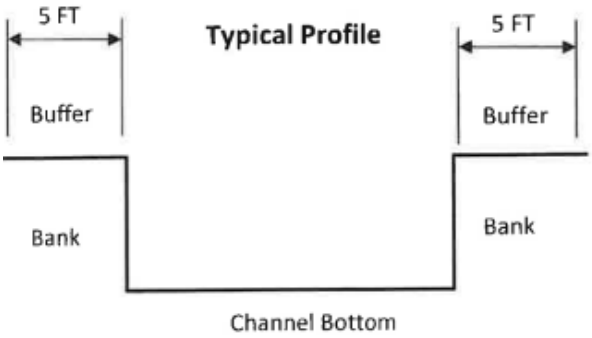
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



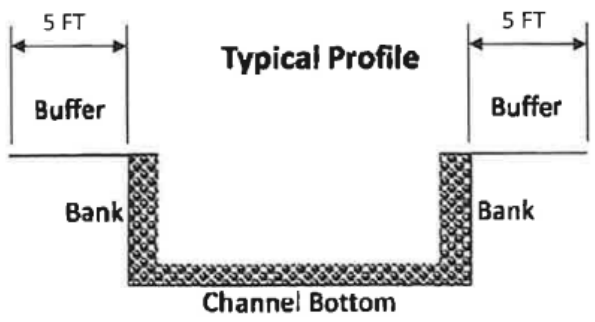
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



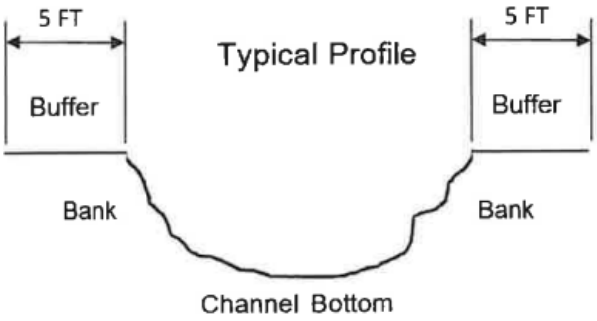
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Gabion Ditch Maintenance Standards



Note: This profile represents a typical Gabion ditch. Depth and buffer area varies.

Earthen Ditch Maintenance Standards



Note: This profile represents a typical Earthen ditch. Depth and buffer area varies.

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Godwin Land Solutions LLC for storm drainage vegetation and debris removal - 137 Halls Mill Road to 2517 McLaughlin Drive.

Amount of Contract:
$17,236.40

Funding Source
General fund

ATTACHMENTS:
1. 20260616 Godwin Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 23 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Godwin Land Solutions LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Godwin Land Solutions LLC for storm drainage vegetation and debris removal - 137 Halls Mill Road to 2517 McLaughlin Drive.

General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $17,236.40

FUNDING SOURCE:

Budget Item: See Requisitions Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement. Advertised vendor rotation pool.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

_____

_____

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
13872	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – 137 HALLS MILL ROAD TO 2517 MCLAUGHLIN DRIVE (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$17,236.40	(30080) GODWIN LAND SOLUTIONS

Adopted:

_____

City Clerk

Bill To	Requisition 00013872-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 9105paij
	Status: Approved Page 1

Vendor
GODWIN LAND SOLUTIONS LLC
1068 PINEMONT DRIVE

MOBILE, AL 36609

Tel#2512726005

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605
ASHLEY.ADAMS@CITYOFMOBILE.ORG

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/12/26	300080				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-137 HALLS MILL RD TO McLAUGHLIN DR PART II Additional Description Notes --- DISTRICT 3	1.00 EACH	17236.40000	17236.40
	1 1000.40.20.2070.2096.2070.0000.0000.42155.			17236.40

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Requisition Link

Requisition Total 17236.40

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.42155.	17236.40	2563757.25
STORMWATER EXP DITCH MAINTENANCE		

Bill To	Requisition 00013872-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
GODWIN LAND SOLUTIONS LLC	PUBLIC WORKS ADMIN.
1068 PINEMONT DRIVE	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
MOBILE, AL 36609	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#2512726005	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/12/26	300080				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	06/15/26	MATTHEW ANDERSON	
Approved	06/15/26	ASHLEY ADAMS	Auto approved by: 910516584
Approved	06/15/26	MATTHEW ANDERSON	
Approved	06/15/26	SHONNDA SMITH	Auto approved by: 910516584
Approved	06/15/26	CHERI BOUCHER	Auto approved by: 910516584
Approved	06/15/26	DONALD ROSE	Auto approved by: 9105paij
Approved	06/15/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	06/15/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	06/15/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	06/15/26	JAMES NEESE	Auto approved by: 9105paij
Approved	06/15/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105paij
Approved	06/15/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	06/15/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	06/15/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonycromwell768@gmail.com	1768532	received	current	297588
Butler Company	James Butler	butler.servicesLLC@yahoo.com	1722021	Received	Current	297507
Gaines Utility	Jermaine Gaines	JERMAINEGAINES@GAINESUTILITY.COM	539447	Received	Current	295242
Godwin Land Solutions	Harris Godwin	GODWINLANDSOLUTIONS@GMAIL.COM	2923693	Received	Current	300080
H F Glaude	Jordan Glaude	H.FGLAUDECONSTRUCTION@GMAIL.COM	2928917	Received	Current	296705
Hughes 360	Ernest Hughes Jr.	HUGHES360SERVICES@GMAIL.COM	952551	Received	Current	297767
JJ Qualtiy Homes, LLC	Jerry Jones	MRJ.JONES251@GMAIL.COM	2925715	Received	Current	298831
Invasive Management	Hunter Lapointe	HUNTER@INVASIVEMANAGEMENT.COM	1421905	Received	Current	294197
Major League Landscape	Brandon Stokes	MAJORLEAGUELAND@YAHOO.COM	2926332	Received	Current	300091
Prime Professional Concrete	Micheal White	HOSEA_8668@YAHOO.COM	2383108	Received	Current	299670
TAG Homes	Thomas Galloway	TAGALLOWAY99@GMAIL.COM		Received	Current	300085
Safe Haven Co. LLC	Jaleen Hosea	HAVENHOSEA34@GMAIL.COM		Received GL onl	Current	300101
Scott Alan Construction	Matthew Stokes	MATTHEW@SCOTTALANCONSTRUCTION.COM	2546741	Received	Current	299758
Secure Land & Tree Southern	Brian Allen	SECURELANDTREE@YAHOO.COM	2924224	Received	Current	300087
Realty	Rashad Kiel	SOUTHERNREALTYMGMGROUP@GMAIL.COM	1650870	Received	Current	296787
Best Price Services LLC	Anthony Richardson	RichardsonAnthony45@gmail.com				

November 12, 2025

Project: 2026 Ditch Cleaning Program

Project Location: Various Locations

City of Mobile Public Works Department

The City of Mobile Public Works Department will hold a meeting with prospective contractors regarding its 2026 Ditch Cleaning Program. Contractors interested in participating in the program must be present on Monday, November 17, 2025, at the Levon C. Manzie Neighborhood Resource Center, 110 North Lafayette Street, at 3:00 p.m. The contractor must be present for the entire pre-meeting on November 17, 2025, to be eligible to participate in the program.

For more information, please contact Mr. Jason Donovan at (251) 208-1104 or by email at Jason.donovan@cityofmobile.org.

CITY OF MOBILE

REQUEST FOR QUOTE

__ - __- 2025

The City of Mobile will receive a Quote Proposal for the following Project:

Project Name: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Location: **[PROJECT LOCATION]**
Mobile, AL

Project Number: **VEG-2026-2070-00**

A Quote Proposal for the above referenced Project will be received until 11:30 a.m. on [__ - __ - 2025] in the Public Services Department, 1900 Hurtel Street, Mobile, AL 36605. Quote Proposals may be submitted in person or mailed to the address indicated below. Quote Proposals will be reviewed by the Engineering Department and Public Services Department following the time established for receipt of the Quote Proposal.

All Quote Proposals should be placed in a sealed envelope with company's name and address in the top left-hand corner. The envelope should be addressed to the following:

City of Mobile
ATTN: Jason Donovan
Public Services Department
1900 Hurtel Street
Mobile, Alabama 36605
2026 Storm Water Drainage Ditch Cleaning - Quote Proposal
Project No.: VEG-2026-2070-00

For questions please contact: Jason Donovan (251) 421-6689 Jason.donovan@cityofmobile.org
Travis Dunn (251) 721-2994 travis.dunn@cityofmobile.org

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ITEM I

DEFINITIONS

The following terms and their definitions shall apply:

AGREEMENT - Whenever the word "AGREEMENT" is used it shall be held to mean the signed documents comprising this written Request for Quote from the Contractor and executed by the City of Mobile, setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Agreement includes the Definitions, Instructions to Contractors, Quote Proposal, Contract Forms and Contract Bonds, Specifications, Supplemental Specifications, Special Provisions, General and Detailed Plans, Construction Details, Articles of Agreement, and any change orders that are required to complete the construction of the work in an acceptable manner, including authorized extensions thereof, and such other documents as by law or references are made a part thereof, all of which constitute one instrument.

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this "AGREEMENT" comprising this written Request for Quote from the Contractor and executed by the City of Mobile and any and all exhibits and attachments, setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity submitting a Quote Proposal and selected to perform any or all construction services.

INSPECTOR - An authorized representative of the CITY, assigned to make inspections of the PROJECT.

PROJECT – 2026 Storm Drainage Ditch Cleaning (Location), City of Mobile Public Services
Project No: VEG-2026-2070-00**.** This is for mowing and removing vegetation from various types of storm drainage ditches (See Exhibit A for locations.)

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard Specifications for Highway Construction, 2018 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile.

MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition

WORK – All of the activities required of the Contractor to perform the requirements of this Agreement in full.

QUOTE – The total cost for the Contractor to perform all work for the referenced Project in the Quote Proposal. The Quote is a stipulated sum provided by the Contractor to provide all work in full.

QUOTE PROPOSAL – The portion of this Agreement located in Item IV, including the total cost Quote for the Project.

PUBLIC SERVICES (PS) REPRESENTATIVE – An authorized representative of the city of mobile public services Dept. Authorized by the public services project manager.

ITEM II

INSTRUCTIONS TO CONTRACTORS

The service, term, location, and lump sum cost of the work are as set out in the Request for Quote.

Examination of Documents and Site: Before submitting a Quote Proposal, the Contractor shall carefully examine this Request for Quote, visit the site of the Work, fully inform themselves as to existing conditions and limitations, and include in the Quote Proposal a sum to cover the cost of all items required to perform the work in full. **The submission of the Quote Proposal will be considered as conclusive evidence that the Contractor has made such examination.**

All work performed under this contract shall be in accordance with the State of Alabama Highway Department Standard Specifications for Highway Construction, 2018 Edition, with all latest additions and modifications by the Engineering Department for the City of Mobile, or as amended herein.

Requests for information (RFI's) shall be submitted in writing to the Public Services Project Manager no later than three (3) business days prior to the Quote Proposal Submittal date. Responses shall be in the form of a written Addendum and issued to all Contractors. Receipt of all addenda shall be acknowledged by all Contractors in the Request for Quote package. **Failure to acknowledge Addenda may result in disqualification of the Quote Proposal.**

All papers attached hereto in the Request for Quote Package shall be returned with the Quote Proposal Sheets attached.

This IS a tax-exempt project. Quote Proposals shall EXCLUDE all applicable sales and use taxes.

A City of Mobile Business License is required. It shall be current at the time of submitting a Quote Proposal and throughout the Agreement period.

The Contractor must be registered with the City of Mobile as a vendor. Registration can be found at:**https://mobileselfservice.tylertech.com/Vendors/Registration/Default.aspx**

The Contractor shall submit to the City of Mobile the following documents with the project Quote Proposal:

1. The ENTIRE Quote Proposal Package

2. Certificate of Insurance along with ALL endorsements in accordance with City of Mobile Insurance Requirements as described in Item V (Example in Exhibit B)

3. Proof of enrollment in the Federal E-Verify program (Exhibit C)

4. A Company W-9 Tax Form and Vendor Information Form (if not currently on file with the City of Mobile)

5. Accounting of Sales Tax Form (Item IX)

After the Quote Package has been approved by the City, a Purchase Order (PO) will be issued to the Contractor. Under no circumstances shall any work be performed prior to the issuance of the PO. **Once the PO is received, the Contractor shall contact the Public Services Project Manager (Jason Donovan) at 251-421-6689 or Jason.donovan@cityofmobile.org as well as Travis Dunn at (251) 721-2994 or travis.dunn@cityofmobile.gov in order to confirm the construction start date in writing.**

ITEM III

PROJECT SCOPE

Contractor shall exercise caution when performing work. Proper equipment shall be utilized as to not damage improved ditch sections (concrete ditch sections, gabion basket ditches, etc.). Contractor shall be responsible for repairing damages caused to ditch sections due to contractor negligence or improper use of equipment, at no cost to the City.

If ditches are overrun by vegetation, with no clearly established channel limits, a PS Representative will define the main flow line. The Contractor shall clear the vegetation within five (5) feet on each side of the flow line.

VEGETATION REMOVAL:
Contractor is responsible for the removal of living and dead vegetation within five (5) horizontal feet beyond the top of the ditch bank (see Typical Profiles on following pages) all work shall be done inside the existing easement. Nothing outside these boundaries is to be cut or removed by the Contractor unless otherwise approved or directed by the PS Representative. If unsure of the area, Contractor shall contact the PS Representative for clarification. Overhanging vegetation above ditches shall be cleared up to at least five feet from the bottom of the ditch. Ditches that are deeper than five feet shall be cleared of overhanging vegetation to the top edge of the ditch. The grass and vegetation shall be mowed to a height of 4" to 6". The contractor is responsible for trimming around concrete head walls and should be able to do so from the top of the ditch. Where work is conducted near a Right of Way, no vegetative debris will remain in the concrete or pavement area of the Right of Way after the work is completed or as directed by the P.S. representative. In the areas where the slope of an earthen ditch bank is greater than 1:1, the vegetation will be trimmed by the contractor up to and even with the top of the bank.

FIELD DOCUMENTATION:
The following documentation will be required to be maintained by the contractor:

1. Photos of the ditches, before and after vegetation removal.
2. Document, report, and photograph all ditch damage (ex. Concrete, Gabion, Washout ...), before and after vegetation removal.

ADDITIONAL REQUIREMENTS:
Prior to the start of construction, Contractors may be required to show in writing how they will accomplish their proposed bid.

ITEM IV

QUOTE PROPOSAL

Scope of Work:
Work to be performed by Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies and equipment necessary to provide comprehensive ditch vegetation removal services as described below.

Removal of living and dead vegetation within the ditch and five (5) horizontal feet beyond the top of the ditch bank at [DITCH LOCATION], as shown in Exhibit A. Enclosed herein, the City has estimated the general location and total linear feet (LF) of ditch segments included in this project. Actual Field Conditions may vary. Contractor will provide unit and extended unit prices on the Quote Proposal Sheets. The total price quote based on the government estimated quantities will be used to set the price for award. Contractor will be required to document materials used when invoicing the city. Contractor will be paid the lump sum total price at the completion of the project, unless otherwise agreed to due to project size and complexity. If there is any work for which no pay item is provided, the cost will be considered incidental to the Project.

Company Name (Print):

Company Address:

City: _____ **State:** _____ **Zip Code:**

Owner Name (Print):

Owner Signature: _____ **Date:**

Please complete and return with your Request for Quote package.
Also, attach Contractor's proof of insurance, and other items as listed in Item II.

Quote Proposal sheet

City of Mobile

Public Services Department

Location: [Approximate ditch location]

Quote Due By: [Date]

Project No: VEG-2026-2070-00

District: #

Description: Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.

Vegetation Removal

DESCRIPTION	QTY	UNIT	UNIT PRICE	UNIT PRICE (WRITTEN IN WORDS)	TOTAL QUOTE
Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.		LF		_____DOLLARS _____CENTS	

Total quote (written in words):

Number of working days to complete: 14

ITEM V

CERTIFICATE OF CONTRACTOR'S INSURANCE

INDEMNIFICATION: CONTRACTOR shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with CONTRACTOR'S performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

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 Agreement, as proof thereof and as, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama, stating the following:

The City of Mobile, its employees, agents, and all other indemnified parties shall be named as additional insureds on a primary and non-contributory basis for General Liability (including ongoing and completed operations), Automobile Liability, and Umbrella Liability, where required by written contract. A waiver of subrogation in favor of these parties shall apply to General Liability, Automobile Liability, Umbrella Liability, and Workers' Compensation, where required by written contract. The Workers' Compensation policy shall include an Alternate Employer Endorsement and shall provide thirty (30) days' prior written notice of cancellation, where required by written contract.

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.

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

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 the 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.

ITEM VI

SPECIAL PROVISIONS

1. Coordinate all work with the Program Manager of the City of Mobile Public Services Department. All Work shall be scheduled to minimize the disturbance and interruption of the flow of traffic and the public.

   If needed (when working in the roadway or performing any activities that will affect traffic), the Contractor shall be required to submit a plan for traffic control to the City Traffic Engineer for approval prior to beginning construction. The Traffic Control Plan must be submitted at least two full working days prior to proceeding. Contractor shall assist motorists using paddles or flagging per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) guidelines. See Exhibit E for additional information.

2. For all work performed under this Agreement, the Contractor shall use only skilled laborers. Laborers shall be properly supervised.

3. The City shall not prohibit the Contractor from performing the work described herein during a normal workday. For this provision a "normal workday" is defined as any business day between the hours of 7:30 a.m. and 5:00 p.m.

4. The Contractor shall ensure that the jobsite is clear and clean of debris at the end of each workday and at the completion of the project.

5. Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary to abide by the terms of this Agreement.

6. Payment for any work incidental to the completion of this contract, for which no item was set up, shall be considered incidental to the project.

ITEM VII

ARTICLES OF AGREEMENT

ENTIRE AGREEMENT:

1. 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.

NO AGENCY RELATIONSHIP CREATED:

2. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the 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.

ASSERTION OF RIGHTS:

3. Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

NON-FUNDING CLAUSE:

4. The City of Mobile will have the right to terminate this Agreement at no additional cost and with no penalty whatsoever by giving thirty (30) days prior written notice documenting the lack of funding. The City will use reasonable efforts to ensure appropriated funds are available.

BREACH OF AGREEMENT:

5. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, the City has the right to terminate the Agreement and pay only for work successfully performed. 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.

TERMINATION:

6. The City or Contractor may terminate the Agreement upon thirty (30) days written notice. The City shall pay only for work executed and proven loss with respect to materials, equipment, tools and reasonable overhead. The City shall not be liable

for payment to the Contractor for lost profit or damages, as the result of its termination of the Agreement.
Notice from the City shall be mailed to the address provided by the Contractor on this form. Notice to the City shall be addressed to ATTN: Jason Donovan, Public Services Program Manager, City of Mobile Public Services Department, 1900 Hurtel Street, Mobile, AL 36605.

AUTHORITY OF INSPECTORS:

7. The CITY may appoint such inspectors, assistants, or representatives as it deems necessary, and they shall be granted full access to the work and to the mills and factories in which material is being prepared for use under the contract.

   Inspectors will be authorized to inspect all work done and materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication or manufacture of the materials to be used. The inspector will not be authorized to alter or waive the provisions of this contract. The inspector will not be authorized to issue instructions contrary to the plans and specifications, or to act as foreman for the CONTRACTOR; however, he shall have the authority to reject work or materials.

PAYMENT:

8. The City will pay the Contractor for actual work performed in accordance with the following:
   - Payment will be made upon the satisfactory inspection, completion, and acceptance of the work as specified and verified by written statement from the City.
   - Payment will be based upon the total lump sum quoted price for the completed project, not based on unit prices.
   - An original signed invoice shall be submitted to the Public Services Department Program Manager for review and approval. This invoice shall be marked "FINAL ESTIMATE". It shall be emailed to **travis.dunn@cityofmobile.gov** (251-721-2994) **AND Jason.donovan@cityofmobile.org** (251-421-6689), and a hard copy should also be mailed to:

     City of Mobile
     Public Services Maintenance
     Attn. Jason Donovan
     Program Manager
     1900 Hurtel Street
     Mobile, Alabama 36605

NOTICES:

9. Notice for the City shall be mailed to:

   City of Mobile
   Public Services Maintenance
   Attn. Jason Donovan,
   Program Manager
   1900 Hurtel Street
   Mobile, Alabama 36605

EQUAL OPPORTUNITY:

10. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Service Contractors comply with the Equal Employment Opportunity laws and the provisions of the Project Documents in this regard.

    The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on this and all other publicly solicited Quote Proposals.

COMPLIANCE WITH ALABAMA IMMIGRATION LAW:

11. By signing this Agreement, 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.

    The Contractor agrees that he/she shall comply with all the requirements of the Beason-Hammond Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code (1975) Section 31-13.1, et, seq., as amended by Act No. 2012-4-91. Compliance shall be evidenced by verification of enrollment in the E-Verify Program and documentation of enrollment shall be attached to this Agreement in Exhibit C and incorporated herein by reference.

BOYCOTT:

12. By signing this Quote Proposal, the Contractor 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.

ANTI-DISCRIMINATION CLAUSE:

13. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under this Agreement be awarded to socially and economically disadvantaged individuals and business entities.

GOVERNING LAW AND VENUE:

14. 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 shall be a court of proper jurisdiction in Mobile, Alabama.

ITEM VIII

SUPPLEMENTAL SPECIFICATIONS

ITEM 740-A. *TRAFFIC CONTROL*:

740 A.1

Description

This section shall include the work of furnishing, installing, relocating, re-installing and maintaining Construction Signs, Drums, Cones and Weights as required to maintain traffic and to provide a safe work zone, including signpost and portable supports as necessary.

740 A.2

Materials

All materials shall conform to the appropriate Section of the 2018 ALDOT Standard Specifications for Highway Construction.

740 A.3

Basis of Payment

Payment will be included in the project lump sum price and shall be paid in full for all labor, materials, equipment, tools, transporting, installing, removal, re-installing and all incidentals necessary to complete this item.

ITEM IX

REGULATORY REQUIREMENTS AND TAX EXEMPTIONS

A. DESCRIPTION OF REQUIREMENTS

1. This project is being quoted EXCLUDING TAXES and requires the Contractor to comply with applicable provides of the Section 40-9-14.1, Code of Alabama, 1975, as amended; applicable provisions of the Alabama Administrative Code; Alabama Department of Revenue Regulation 810-6-3-.77 and applicable requirements of the Alabama Department of Revenue (ADOR). The Contractor and the Owner will be required to apply for Certificates of Exemption with the ADOR which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax Form attached herein, in addition to filings and reports required by the Alabama Department of Revenue during the course of the project.

2. The Quote Proposal shall exclude state and local sales and use taxes charged to a contractor licensed by the State Licensing Board for General Contractors or subcontractor for the purchase of construction materials and supplies and other tangible personal property that becomes part of this project.

3. Forms required to be completed and submitted shall be those included in the Request for Proposal Package; those required by the ADOR; and any others as required by the Owner.

4. The purchase of tools, equipment, and similar items, which do not become the Owner's property, are specifically excluded from these sales and use tax exemptions, and any additional exclusions as required by the ADOR's Rules and Regulations.

B. GENERAL PROCEDURES

1. The provisions of this section shall take precedence over applicable portions of the Contract Documents including, in part, "Instructions to Contractors" and "Special Provisions". Unaltered provisions of those documents shall remain in effect.

2. The Contractor, subcontractors, and all material dealers are hereby made aware of the Intent of the Owner to reduce the cost of the Project by the purchase of property, materials, etc., in the manner described herein, and neither they nor the Contractor shall withhold their consent to this arrangement.

3. Any and all administrative costs incurred by Contractors and subcontractors administering the tax savings shall be considered to be included in the Quote Proposal for the Work. No additional amount shall be added to the Agreement because of the service provided by the Contractor in the purchase of property, materials, etc., as described herein, or in reporting exempt purchases to the ADOR, or otherwise complying with the reporting requirements established by the ADOR.

4. The administration of the sales and use tax savings shall be administered as indicated herein and as otherwise required or directed by the ADOR. In the event of conflict, the requirements or directions of the ADOR shall govern.

5. The Contractor, notwithstanding this special purchase arrangement, shall select, describe, order, obtain approvals, submit samples, coordinate, process, prepare shop drawings, pursue, receive, inspect, store, protect, insure, guarantee, warrantee, provide, and otherwise be responsible for all materials and systems, the same as if this tax savings procedure were not implemented.

6. When necessary or required, Purchase Orders shall be used for materials for Work on this project only.

7. The Contractor or subcontractor, as the case may be, shall be liable for any actual sales and use tax due; all assessments; and all civil penalties levied by the ADOR as a result of the failure to implement this procedure; the failure to properly report as required by the ADOR; or any unauthorized purchase or use of purchase orders.

8. The Contractor shall utilize the attached Accounting of Sales Tax Form in submitting its Quote Proposal.

ACCOUNTING OF SALES TAX FORM

To: City of Mobile **Date:** _____

Name of Project: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Number: VEG-2026-2070-00

SALES TAX ACCOUNTING
Pursuant to Act 2021-372, the Contractor accounts for the sales tax NOT included in the Quote Proposal form as follows:

BASE QUOTE	**ESTIMATED SALES TAX AMOUNT**
$	$

Failure to provide an accounting of sales tax shall render the Quote Proposal non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the Quote pricing nor be considered in the determination of a responsible and responsive Quote.

Legal Name of Contractor_____

Mailing Address_____

***By (Legal Signature)** _____

*Name (type or print) _____ (Seal)

*Title_____

Telephone Number_____

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

Location Map

Location Photo	Location Photo
Location Photo	Location Photo

EXHIBIT B
CONTRACTORS INSURANCE CERTIFICATION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A :	
	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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYER'S' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

SAMPLE

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

INSERT PROJECT NAME; Project Number 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER	CANCELLATION
City of Mobile P.O. Box 1827 Mobile, Alabama 36633-1827	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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EXHIBIT C
E-VERIFY AFFIDAVIT

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared _____(affiant) who, being duly sworn says as follows:

President/CEO of: _____

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as _____for _____that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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.

I further attest that said _____ is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows:

CEO of _____

Sworn to and subscribed before me this the _____ day of _____, 20___.

I certify that the affiant is known to me to be the identical party he or she claims to be.

_____
Signature and Seal of Notary Public

EXHIBIT D
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT

This Right of Entry, ("Agreement") is entered into and effective as of the _____day of _____ 20___ , by and between the City of Mobile, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter, "City"), and:

Property Owner(s):

Mailing Address:

Property Address (if different):

(collectively referred to as "Owner").

RECITALS

WHEREAS, Owner is the lawful owner or authorized representative of the real property located at the address stated above ("the Premises"); and

WHEREAS the City has requested access to the Premises for the limited purpose of performing or facilitating the following work or activity:

Inspection, mowing, trimming, and removal of vegetation and debris within existing storm drainage ditches and easements, including associated documentation and incidental maintenance activities; and

WHEREAS Owner is willing to grant the City temporary access to the Premises subject to the terms and conditions set forth below.

AGREEMENT

1. **Right of Entry.**
   The Owner hereby grants the City, its officers, employees, contractors, and authorized agents the right to enter the Premises at reasonable times for the limited purpose described above, including bringing personnel, vehicles, and equipment as necessary. This right shall extend only for the duration reasonably necessary to complete the activity described and shall not create or imply any permanent interest or easement in the Premises.

   The work will be done in an orderly manner, and any property disturbed by the City will be returned to a condition substantially the same as it was on the date entry was granted upon the above-described property.

2. **No Compensation.**

   Owner acknowledges and agrees that no compensation will be provided by the City in connection with the entry, inspection, or work performed unless otherwise agreed to in writing by the parties.

3. **Entire Agreement.**

   This Agreement represents the entire agreement between the parties regarding the matters described herein and supersedes any prior oral or written understandings. No amendment or modification shall be valid unless in writing and signed by both parties.

4. **Governing Law and Venue.**

   This Agreement shall be governed by the laws of the State of Alabama. Any dispute shall be resolved exclusively in the state or federal courts located in Mobile County, Alabama.

5. **Binding Effect.**

   This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, legal representatives, successors, and assigns.

6. **Photographic Documentation.**

   The City may take photographs or videos of the Premises during its access solely for documentation and public record purposes. Such materials may be retained and used by the City as needed, subject to applicable public records laws.

7. **Records and Public Disclosure.**

   This Agreement and any records created in connection with the work may be subject to public disclosure in accordance with Alabama law, including the Alabama Open Records Act.

8. **Emergency Access Carve-Out.**

   Nothing in this Agreement shall be construed to limit the City's right to enter the Premises without consent in cases of emergency or as otherwise authorized by law.

9. **Environmental Conditions.**

The City shall have no responsibility for pre-existing environmental conditions or contamination on the Premises. If environmental concerns are discovered during the work, the City may suspend activity until further evaluation is conducted.

10. **Assumption of Risk.**

Owner acknowledges that certain activities may pose inherent risks, including temporary disruption of access or minor damage to landscaping or surface features. Owner accepts such risks as reasonably incidental to the limited work authorized herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

OWNER(S):

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:

WITNESSED BY:

Signature:

Print Name:

Address:

Date:

Signature:

Print Name:

Address:

Date:

CITY OF MOBILE, ALABAMA

By:

Name:

Title:

Date:

EXHIBIT E
TRAFFIC CONTROL INFORMATION

Traffic Control Information

The Contractor shall be prepared to assist motorists with flagging operations per MUTCD guidelines, as required. Be aware that if work is being performed close to the roadway, but not actually in the road, that some flagging operations may be needed. This may be the case if motorists' line of sight is blocked due to equipment and/or concrete trucks.

If any construction activities will be performed in the roadway or will affect traffic, a Traffic Control Plan must be submitted by the Contractor to Butch Ladner in the City of Mobile Traffic Engineering Department at least two full working days prior to initiating work. The Traffic Control Plan must show site specific conditions including any cross streets and driveways that are within the traffic control zone. Butch Ladner may be contacted at (251) 208-2972 for questions, assistance, or to discuss traffic control requirements.

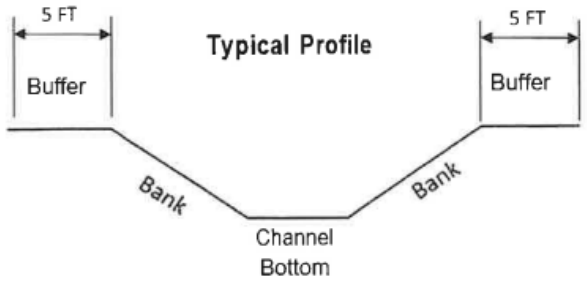
The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

If you are unfamiliar with MUTCD requirements, a local traffic control contractor may be of assistance in preparing a traffic control plan or renting equipment.

EXHIBIT F
DITCH MAINTENCE STANDARDS

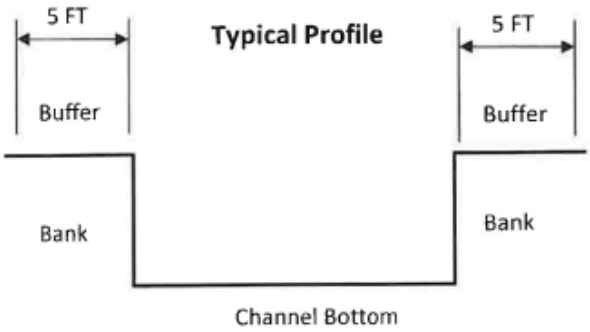
Ditch Maintenance Standards

Trapezoidal Ditch Maintenance Standards



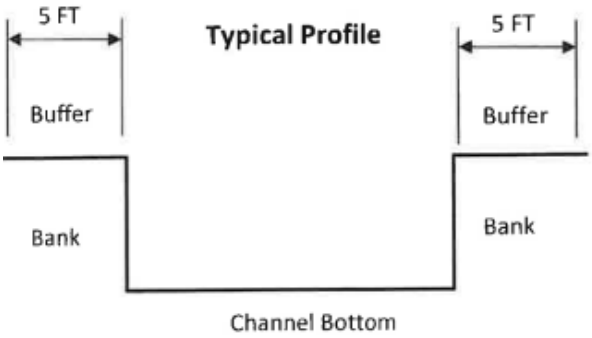
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



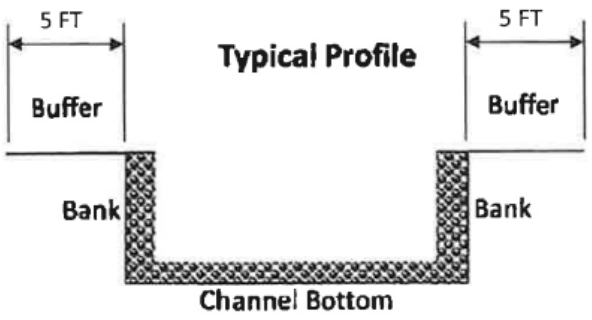
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



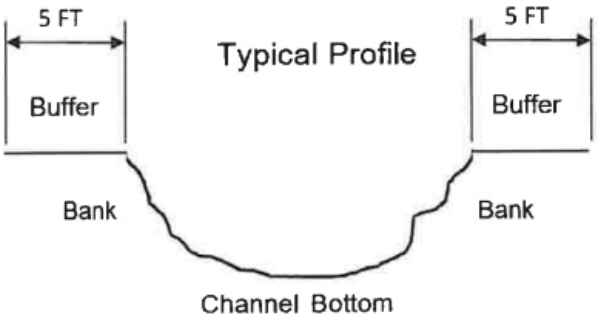
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Gabion Ditch Maintenance Standards



Note: This profile represents a typical Gabion ditch. Depth and buffer area varies.

Earthen Ditch Maintenance Standards



Note: This profile represents a typical Earthen ditch. Depth and buffer area varies.

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Hughes 360 Services LLC for storm drainage vegetation and debris removal - Timberlane Drive to Longleaf Drive.

Amount of Contract:
$16,460.00

Funding Source
General fund

ATTACHMENTS:
1. 20260616 Hughes Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 23 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Hughes 360 Services LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Hughes 360 Services LLC for storm drainage vegetation and debris removal - Timberlane Drive to Longleaf Drive.

General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $16,460.00

FUNDING SOURCE:

Budget Item: See Requisitions Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement. Advertised vendor rotation pool.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
13830	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – TIMBERLANE DRIVE TO LONGLEAF DRIVE (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$16,460.00	(297767) HUGHES 360 SERVICE LLC

Adopted:

_____
City Clerk

Bill To	Requisition 00013830-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 9105paij
	Status: Approved Page 1

Vendor	Ship To
HUGHES 360 SERVICES LLC	PUBLIC WORKS ADMIN.
203 N FLORIDA STREET	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
MOBILE, AL 36607	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#2515103772	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/11/26	297767				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-132 TIMBERLANE DR TO LONGLEAF DR Additional Description Notes --- DISTRICT 4	1.00 EACH	16460.00000	16460.00
1	1000.40.20.2070.2096.2070.0000.0000.42155.			16460.00

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Requisition Link

Requisition Total 16460.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.42155.	16460.00	2563757.25
STORMWATER EXP DITCH MAINTENANCE		

Bill To	Requisition 00013830-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
HUGHES 360 SERVICES LLC	PUBLIC WORKS ADMIN.
203 N FLORIDA STREET	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
MOBILE, AL 36607	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#2515103772	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/11/26	297767				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	06/15/26	MATTHEW ANDERSON	
Approved	06/15/26	ASHLEY ADAMS	Auto approved by: 910516584
Approved	06/15/26	MATTHEW ANDERSON	
Approved	06/15/26	SHONNDA SMITH	Auto approved by: 910516584
Approved	06/15/26	CHERI BOUCHER	Auto approved by: 910516584
Approved	06/15/26	DONALD ROSE	Auto approved by: 9105paij
Approved	06/15/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	06/15/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	06/15/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	06/15/26	JAMES NEESE	Auto approved by: 9105paij
Approved	06/15/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105paij
Approved	06/15/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	06/15/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	06/15/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonycromwell768@gmail.com	1768532	received	current	297588
Butler Company	James Butler	butler.servicesLLC@yahoo.com	1722021	Received	Current	297507
Gaines Utility	Jermaine Gaines	JERMAINEGAINES@GAINESUTILITY.COM	539447	Received	Current	295242
Godwin Land Solutions	Harris Godwin	GODWINLANDSOLUTIONS@GMAIL.COM	2923693	Received	Current	300080
H F Glaude	Jordan Glaude	H.FGLAUDECONSTRUCTION@GMAIL.COM	2928917	Received	Current	296705
Hughes 360	Ernest Hughes Jr.	HUGHES360SERVICES@GMAIL.COM	952551	Received	Current	297767
JJ Qualtiy Homes, LLC	Jerry Jones	MRJ.JONES251@GMAIL.COM	2925715	Received	Current	298831
Invasive Management	Hunter Lapointe	HUNTER@INVASIVEMANAGEMENT.COM	1421905	Received	Current	294197
Major League Landscape	Brandon Stokes	MAJORLEAGUELAND@YAHOO.COM	2926332	Received	Current	300091
Prime Professional Concrete	Micheal White	HOSEA_8668@YAHOO.COM	2383108	Received	Current	299670
TAG Homes	Thomas Galloway	TAGALLOWAY99@GMAIL.COM		Received	Current	300085
Safe Haven Co. LLC	Jaleen Hosea	HAVENHOSEA34@GMAIL.COM		Received GL onl	Current	300101
Scott Alan Construction	Matthew Stokes	MATTHEW@SCOTTALANCONSTRUCTION.COM	2546741	Received	Current	299758
Secure Land & Tree Southern	Brian Allen	SECURELANDTREE@YAHOO.COM	2924224	Received	Current	300087
Realty	Rashad Kiel	SOUTHERNREALTYMGMGROUP@GMAIL.COM	1650870	Received	Current	296787
Best Price Services LLC	Anthony Richardson	RichardsonAnthony45@gmail.com				

November 12, 2025

Project: 2026 Ditch Cleaning Program

Project Location: Various Locations

City of Mobile Public Works Department

The City of Mobile Public Works Department will hold a meeting with prospective contractors regarding its 2026 Ditch Cleaning Program. Contractors interested in participating in the program must be present on Monday, November 17, 2025, at the Levon C. Manzie Neighborhood Resource Center, 110 North Lafayette Street, at 3:00 p.m. The contractor must be present for the entire pre-meeting on November 17, 2025, to be eligible to participate in the program.

For more information, please contact Mr. Jason Donovan at (251) 208-1104 or by email at Jason.donovan@cityofmobile.org.

CITY OF MOBILE

REQUEST FOR QUOTE

__ - __- 2025

The City of Mobile will receive a Quote Proposal for the following Project:

Project Name: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Location: **[PROJECT LOCATION]**
Mobile, AL

Project Number: **VEG-2026-2070-00**

A Quote Proposal for the above referenced Project will be received until 11:30 a.m. on [__ - __ - 2025] in the Public Services Department, 1900 Hurtel Street, Mobile, AL 36605. Quote Proposals may be submitted in person or mailed to the address indicated below. Quote Proposals will be reviewed by the Engineering Department and Public Services Department following the time established for receipt of the Quote Proposal.

All Quote Proposals should be placed in a sealed envelope with company's name and address in the top left-hand corner. The envelope should be addressed to the following:

City of Mobile
ATTN: Jason Donovan
Public Services Department
1900 Hurtel Street
Mobile, Alabama 36605
2026 Storm Water Drainage Ditch Cleaning - Quote Proposal
Project No.: VEG-2026-2070-00

For questions please contact: Jason Donovan (251) 421-6689 Jason.donovan@cityofmobile.org
Travis Dunn (251) 721-2994 travis.dunn@cityofmobile.org

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RIGHT OF ENTRY AGREEMENT	EXHIBIT D
TRAFFIC CONTROL INFORMATION	EXHIBIT E
DITCH MAINTENANCE STANDARDS	EXHIBIT F

ITEM I

DEFINITIONS

The following terms and their definitions shall apply:

AGREEMENT - Whenever the word "AGREEMENT" is used it shall be held to mean the signed documents comprising this written Request for Quote from the Contractor and executed by the City of Mobile, setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Agreement includes the Definitions, Instructions to Contractors, Quote Proposal, Contract Forms and Contract Bonds, Specifications, Supplemental Specifications, Special Provisions, General and Detailed Plans, Construction Details, Articles of Agreement, and any change orders that are required to complete the construction of the work in an acceptable manner, including authorized extensions thereof, and such other documents as by law or references are made a part thereof, all of which constitute one instrument.

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this "AGREEMENT" comprising this written Request for Quote from the Contractor and executed by the City of Mobile and any and all exhibits and attachments, setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity submitting a Quote Proposal and selected to perform any or all construction services.

INSPECTOR - An authorized representative of the CITY, assigned to make inspections of the PROJECT.

PROJECT – 2026 Storm Drainage Ditch Cleaning (Location), City of Mobile Public Services
Project No: VEG-2026-2070-00**.** This is for mowing and removing vegetation from various types of storm drainage ditches (See Exhibit A for locations.)

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard Specifications for Highway Construction, 2018 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile.

MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition

WORK – All of the activities required of the Contractor to perform the requirements of this Agreement in full.

QUOTE – The total cost for the Contractor to perform all work for the referenced Project in the Quote Proposal. The Quote is a stipulated sum provided by the Contractor to provide all work in full.

QUOTE PROPOSAL – The portion of this Agreement located in Item IV, including the total cost Quote for the Project.

PUBLIC SERVICES (PS) REPRESENTATIVE – An authorized representative of the city of mobile public services Dept. Authorized by the public services project manager.

ITEM II

INSTRUCTIONS TO CONTRACTORS

The service, term, location, and lump sum cost of the work are as set out in the Request for Quote.

Examination of Documents and Site: Before submitting a Quote Proposal, the Contractor shall carefully examine this Request for Quote, visit the site of the Work, fully inform themselves as to existing conditions and limitations, and include in the Quote Proposal a sum to cover the cost of all items required to perform the work in full. **The submission of the Quote Proposal will be considered as conclusive evidence that the Contractor has made such examination.**

All work performed under this contract shall be in accordance with the State of Alabama Highway Department Standard Specifications for Highway Construction, 2018 Edition, with all latest additions and modifications by the Engineering Department for the City of Mobile, or as amended herein.

Requests for information (RFI's) shall be submitted in writing to the Public Services Project Manager no later than three (3) business days prior to the Quote Proposal Submittal date. Responses shall be in the form of a written Addendum and issued to all Contractors. Receipt of all addenda shall be acknowledged by all Contractors in the Request for Quote package. **Failure to acknowledge Addenda may result in disqualification of the Quote Proposal.**

All papers attached hereto in the Request for Quote Package shall be returned with the Quote Proposal Sheets attached.

This IS a tax-exempt project. Quote Proposals shall EXCLUDE all applicable sales and use taxes.

A City of Mobile Business License is required. It shall be current at the time of submitting a Quote Proposal and throughout the Agreement period.

The Contractor must be registered with the City of Mobile as a vendor. Registration can be found at:**https://mobileselfservice.tylertech.com/Vendors/Registration/Default.aspx**

The Contractor shall submit to the City of Mobile the following documents with the project Quote Proposal:

1. The ENTIRE Quote Proposal Package

2. Certificate of Insurance along with ALL endorsements in accordance with City of Mobile Insurance Requirements as described in Item V (Example in Exhibit B)

3. Proof of enrollment in the Federal E-Verify program (Exhibit C)

4. A Company W-9 Tax Form and Vendor Information Form (if not currently on file with the City of Mobile)

5. Accounting of Sales Tax Form (Item IX)

After the Quote Package has been approved by the City, a Purchase Order (PO) will be issued to the Contractor. Under no circumstances shall any work be performed prior to the issuance of the PO. **Once the PO is received, the Contractor shall contact the Public Services Project Manager (Jason Donovan) at 251-421-6689 or Jason.donovan@cityofmobile.org as well as Travis Dunn at (251) 721-2994 or travis.dunn@cityofmobile.gov in order to confirm the construction start date in writing.**

ITEM III

PROJECT SCOPE

Contractor shall exercise caution when performing work. Proper equipment shall be utilized as to not damage improved ditch sections (concrete ditch sections, gabion basket ditches, etc.). Contractor shall be responsible for repairing damages caused to ditch sections due to contractor negligence or improper use of equipment, at no cost to the City.

If ditches are overrun by vegetation, with no clearly established channel limits, a PS Representative will define the main flow line. The Contractor shall clear the vegetation within five (5) feet on each side of the flow line.

VEGETATION REMOVAL:
Contractor is responsible for the removal of living and dead vegetation within five (5) horizontal feet beyond the top of the ditch bank (see Typical Profiles on following pages) all work shall be done inside the existing easement. Nothing outside these boundaries is to be cut or removed by the Contractor unless otherwise approved or directed by the PS Representative. If unsure of the area, Contractor shall contact the PS Representative for clarification. Overhanging vegetation above ditches shall be cleared up to at least five feet from the bottom of the ditch. Ditches that are deeper than five feet shall be cleared of overhanging vegetation to the top edge of the ditch. The grass and vegetation shall be mowed to a height of 4" to 6". The contractor is responsible for trimming around concrete head walls and should be able to do so from the top of the ditch. Where work is conducted near a Right of Way, no vegetative debris will remain in the concrete or pavement area of the Right of Way after the work is completed or as directed by the P.S. representative. In the areas where the slope of an earthen ditch bank is greater than 1:1, the vegetation will be trimmed by the contractor up to and even with the top of the bank.

FIELD DOCUMENTATION:
The following documentation will be required to be maintained by the contractor:

1. Photos of the ditches, before and after vegetation removal.
2. Document, report, and photograph all ditch damage (ex. Concrete, Gabion, Washout ...), before and after vegetation removal.

ADDITIONAL REQUIREMENTS:
Prior to the start of construction, Contractors may be required to show in writing how they will accomplish their proposed bid.

ITEM IV

QUOTE PROPOSAL

Scope of Work:
Work to be performed by Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies and equipment necessary to provide comprehensive ditch vegetation removal services as described below.

Removal of living and dead vegetation within the ditch and five (5) horizontal feet beyond the top of the ditch bank at [DITCH LOCATION], as shown in Exhibit A. Enclosed herein, the City has estimated the general location and total linear feet (LF) of ditch segments included in this project. Actual Field Conditions may vary. Contractor will provide unit and extended unit prices on the Quote Proposal Sheets. The total price quote based on the government estimated quantities will be used to set the price for award. Contractor will be required to document materials used when invoicing the city. Contractor will be paid the lump sum total price at the completion of the project, unless otherwise agreed to due to project size and complexity. If there is any work for which no pay item is provided, the cost will be considered incidental to the Project.

Company Name (Print):

Company Address:

City: _____ **State:** _____ **Zip Code:**

Owner Name (Print):

Owner Signature: _____ **Date:**

Please complete and return with your Request for Quote package.
Also, attach Contractor's proof of insurance, and other items as listed in Item II.

Quote Proposal sheet

City of Mobile

Public Services Department

Location: [Approximate ditch location]

Quote Due By: [Date]

Project No: VEG-2026-2070-00

District: #

Description: Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.

Vegetation Removal

DESCRIPTION	QTY	UNIT	UNIT PRICE	UNIT PRICE (WRITTEN IN WORDS)	TOTAL QUOTE
Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.		LF		_____DOLLARS _____CENTS	

Total quote (written in words):

Number of working days to complete: 14

ITEM V

CERTIFICATE OF CONTRACTOR'S INSURANCE

INDEMNIFICATION: CONTRACTOR shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with CONTRACTOR'S performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

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 Agreement, as proof thereof and as, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama, stating the following:

The City of Mobile, its employees, agents, and all other indemnified parties shall be named as additional insureds on a primary and non-contributory basis for General Liability (including ongoing and completed operations), Automobile Liability, and Umbrella Liability, where required by written contract. A waiver of subrogation in favor of these parties shall apply to General Liability, Automobile Liability, Umbrella Liability, and Workers' Compensation, where required by written contract. The Workers' Compensation policy shall include an Alternate Employer Endorsement and shall provide thirty (30) days' prior written notice of cancellation, where required by written contract.

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.

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

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 the 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.

ITEM VI

SPECIAL PROVISIONS

1. Coordinate all work with the Program Manager of the City of Mobile Public Services Department. All Work shall be scheduled to minimize the disturbance and interruption of the flow of traffic and the public.

   If needed (when working in the roadway or performing any activities that will affect traffic), the Contractor shall be required to submit a plan for traffic control to the City Traffic Engineer for approval prior to beginning construction. The Traffic Control Plan must be submitted at least two full working days prior to proceeding. Contractor shall assist motorists using paddles or flagging per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) guidelines. See Exhibit E for additional information.

2. For all work performed under this Agreement, the Contractor shall use only skilled laborers. Laborers shall be properly supervised.

3. The City shall not prohibit the Contractor from performing the work described herein during a normal workday. For this provision a "normal workday" is defined as any business day between the hours of 7:30 a.m. and 5:00 p.m.

4. The Contractor shall ensure that the jobsite is clear and clean of debris at the end of each workday and at the completion of the project.

5. Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary to abide by the terms of this Agreement.

6. Payment for any work incidental to the completion of this contract, for which no item was set up, shall be considered incidental to the project.

ITEM VII

ARTICLES OF AGREEMENT

ENTIRE AGREEMENT:

1. 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.

NO AGENCY RELATIONSHIP CREATED:

2. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the 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.

ASSERTION OF RIGHTS:

3. Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

NON-FUNDING CLAUSE:

4. The City of Mobile will have the right to terminate this Agreement at no additional cost and with no penalty whatsoever by giving thirty (30) days prior written notice documenting the lack of funding. The City will use reasonable efforts to ensure appropriated funds are available.

BREACH OF AGREEMENT:

5. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, the City has the right to terminate the Agreement and pay only for work successfully performed. 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.

TERMINATION:

6. The City or Contractor may terminate the Agreement upon thirty (30) days written notice. The City shall pay only for work executed and proven loss with respect to materials, equipment, tools and reasonable overhead. The City shall not be liable

for payment to the Contractor for lost profit or damages, as the result of its termination of the Agreement.
Notice from the City shall be mailed to the address provided by the Contractor on this form. Notice to the City shall be addressed to ATTN: Jason Donovan, Public Services Program Manager, City of Mobile Public Services Department, 1900 Hurtel Street, Mobile, AL 36605.

AUTHORITY OF INSPECTORS:

7. The CITY may appoint such inspectors, assistants, or representatives as it deems necessary, and they shall be granted full access to the work and to the mills and factories in which material is being prepared for use under the contract.

   Inspectors will be authorized to inspect all work done and materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication or manufacture of the materials to be used. The inspector will not be authorized to alter or waive the provisions of this contract. The inspector will not be authorized to issue instructions contrary to the plans and specifications, or to act as foreman for the CONTRACTOR; however, he shall have the authority to reject work or materials.

PAYMENT:

8. The City will pay the Contractor for actual work performed in accordance with the following:
   - Payment will be made upon the satisfactory inspection, completion, and acceptance of the work as specified and verified by written statement from the City.

   - Payment will be based upon the total lump sum quoted price for the completed project, not based on unit prices.

   - An original signed invoice shall be submitted to the Public Services Department Program Manager for review and approval. This invoice shall be marked "FINAL ESTIMATE". It shall be emailed to **travis.dunn@cityofmobile.gov** (251-721-2994) **AND Jason.donovan@cityofmobile.org** (251-421-6689), and a hard copy should also be mailed to:

     City of Mobile
     Public Services Maintenance
     Attn. Jason Donovan
     Program Manager
     1900 Hurtel Street
     Mobile, Alabama 36605

NOTICES:

9. Notice for the City shall be mailed to:

City of Mobile
Public Services Maintenance
Attn. Jason Donovan,
Program Manager
1900 Hurtel Street
Mobile, Alabama 36605

EQUAL OPPORTUNITY:

10. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Service Contractors comply with the Equal Employment Opportunity laws and the provisions of the Project Documents in this regard.

    The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on this and all other publicly solicited Quote Proposals.

COMPLIANCE WITH ALABAMA IMMIGRATION LAW:

11. By signing this Agreement, 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.

    The Contractor agrees that he/she shall comply with all the requirements of the Beason-Hammond Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code (1975) Section 31-13.1, et, seq., as amended by Act No. 2012-4-91. Compliance shall be evidenced by verification of enrollment in the E-Verify Program and documentation of enrollment shall be attached to this Agreement in Exhibit C and incorporated herein by reference.

BOYCOTT:

12. By signing this Quote Proposal, the Contractor 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.

ANTI-DISCRIMINATION CLAUSE:

13. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under this Agreement be awarded to socially and economically disadvantaged individuals and business entities.

GOVERNING LAW AND VENUE:

14. 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 shall be a court of proper jurisdiction in Mobile, Alabama.

ITEM VIII

SUPPLEMENTAL SPECIFICATIONS

ITEM 740-A. *TRAFFIC CONTROL*:

740 A.1

Description

This section shall include the work of furnishing, installing, relocating, re-installing and maintaining Construction Signs, Drums, Cones and Weights as required to maintain traffic and to provide a safe work zone, including signpost and portable supports as necessary.

740 A.2

Materials

All materials shall conform to the appropriate Section of the 2018 ALDOT Standard Specifications for Highway Construction.

740 A.3

Basis of Payment

Payment will be included in the project lump sum price and shall be paid in full for all labor, materials, equipment, tools, transporting, installing, removal, re-installing and all incidentals necessary to complete this item.

ITEM IX

REGULATORY REQUIREMENTS AND TAX EXEMPTIONS

A. DESCRIPTION OF REQUIREMENTS

1. This project is being quoted EXCLUDING TAXES and requires the Contractor to comply with applicable provides of the Section 40-9-14.1, Code of Alabama, 1975, as amended; applicable provisions of the Alabama Administrative Code; Alabama Department of Revenue Regulation 810-6-3-.77 and applicable requirements of the Alabama Department of Revenue (ADOR). The Contractor and the Owner will be required to apply for Certificates of Exemption with the ADOR which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax Form attached herein, in addition to filings and reports required by the Alabama Department of Revenue during the course of the project.

2. The Quote Proposal shall exclude state and local sales and use taxes charged to a contractor licensed by the State Licensing Board for General Contractors or subcontractor for the purchase of construction materials and supplies and other tangible personal property that becomes part of this project.

3. Forms required to be completed and submitted shall be those included in the Request for Proposal Package; those required by the ADOR; and any others as required by the Owner.

4. The purchase of tools, equipment, and similar items, which do not become the Owner's property, are specifically excluded from these sales and use tax exemptions, and any additional exclusions as required by the ADOR's Rules and Regulations.

B. GENERAL PROCEDURES

1. The provisions of this section shall take precedence over applicable portions of the Contract Documents including, in part, "Instructions to Contractors" and "Special Provisions". Unaltered provisions of those documents shall remain in effect.

2. The Contractor, subcontractors, and all material dealers are hereby made aware of the Intent of the Owner to reduce the cost of the Project by the purchase of property, materials, etc., in the manner described herein, and neither they nor the Contractor shall withhold their consent to this arrangement.

3. Any and all administrative costs incurred by Contractors and subcontractors administering the tax savings shall be considered to be included in the Quote Proposal for the Work. No additional amount shall be added to the Agreement because of the service provided by the Contractor in the purchase of property, materials, etc., as described herein, or in reporting exempt purchases to the ADOR, or otherwise complying with the reporting requirements established by the ADOR.

4. The administration of the sales and use tax savings shall be administered as indicated herein and as otherwise required or directed by the ADOR. In the event of conflict, the requirements or directions of the ADOR shall govern.

5. The Contractor, notwithstanding this special purchase arrangement, shall select, describe, order, obtain approvals, submit samples, coordinate, process, prepare shop drawings, pursue, receive, inspect, store, protect, insure, guarantee, warrantee, provide, and otherwise be responsible for all materials and systems, the same as if this tax savings procedure were not implemented.

6. When necessary or required, Purchase Orders shall be used for materials for Work on this project only.

7. The Contractor or subcontractor, as the case may be, shall be liable for any actual sales and use tax due; all assessments; and all civil penalties levied by the ADOR as a result of the failure to implement this procedure; the failure to properly report as required by the ADOR; or any unauthorized purchase or use of purchase orders.

8. The Contractor shall utilize the attached Accounting of Sales Tax Form in submitting its Quote Proposal.

ACCOUNTING OF SALES TAX FORM

To: City of Mobile **Date:** _____

Name of Project: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Number: VEG-2026-2070-00

SALES TAX ACCOUNTING
Pursuant to Act 2021-372, the Contractor accounts for the sales tax NOT included in the Quote Proposal form as follows:

BASE QUOTE	**ESTIMATED SALES TAX AMOUNT**
$	$

Failure to provide an accounting of sales tax shall render the Quote Proposal non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the Quote pricing nor be considered in the determination of a responsible and responsive Quote.

Legal Name of Contractor_____

Mailing Address_____

***By (Legal Signature)** _____

*Name (type or print) _____ (Seal)

*Title_____

Telephone Number_____

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

Location Map

Location Photo	Location Photo
Location Photo	Location Photo

EXHIBIT B
CONTRACTORS INSURANCE CERTIFICATION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A :	
	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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYER'S' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

SAMPLE

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

INSERT PROJECT NAME; Project Number 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER

City of Mobile
P.O. Box 1827
Mobile, Alabama 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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EXHIBIT C
E-VERIFY AFFIDAVIT

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared _____(affiant) who, being duly sworn says as follows:

President/CEO of: _____

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as _____for _____that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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.

I further attest that said _____ is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows:

CEO of _____

Sworn to and subscribed before me this the _____ day of _____, 20___.

I certify that the affiant is known to me to be the identical party he or she claims to be.

_____
Signature and Seal of Notary Public

EXHIBIT D
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT

This Right of Entry, ("Agreement") is entered into and effective as of the _____day of _____ 20___ , by and between the City of Mobile, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter, "City"), and:

Property Owner(s):

Mailing Address:

Property Address (if different):

(collectively referred to as "Owner").

RECITALS

WHEREAS, Owner is the lawful owner or authorized representative of the real property located at the address stated above ("the Premises"); and

WHEREAS the City has requested access to the Premises for the limited purpose of performing or facilitating the following work or activity:

Inspection, mowing, trimming, and removal of vegetation and debris within existing storm drainage ditches and easements, including associated documentation and incidental maintenance activities; and

WHEREAS Owner is willing to grant the City temporary access to the Premises subject to the terms and conditions set forth below.

AGREEMENT

1. **Right of Entry.**
   The Owner hereby grants the City, its officers, employees, contractors, and authorized agents the right to enter the Premises at reasonable times for the limited purpose described above, including bringing personnel, vehicles, and equipment as necessary. This right shall extend only for the duration reasonably necessary to complete the activity described and shall not create or imply any permanent interest or easement in the Premises.

   The work will be done in an orderly manner, and any property disturbed by the City will be returned to a condition substantially the same as it was on the date entry was granted upon the above-described property.

2. **No Compensation.**

   Owner acknowledges and agrees that no compensation will be provided by the City in connection with the entry, inspection, or work performed unless otherwise agreed to in writing by the parties.

3. **Entire Agreement.**

   This Agreement represents the entire agreement between the parties regarding the matters described herein and supersedes any prior oral or written understandings. No amendment or modification shall be valid unless in writing and signed by both parties.

4. **Governing Law and Venue.**

   This Agreement shall be governed by the laws of the State of Alabama. Any dispute shall be resolved exclusively in the state or federal courts located in Mobile County, Alabama.

5. **Binding Effect.**

   This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, legal representatives, successors, and assigns.

6. **Photographic Documentation.**

   The City may take photographs or videos of the Premises during its access solely for documentation and public record purposes. Such materials may be retained and used by the City as needed, subject to applicable public records laws.

7. **Records and Public Disclosure.**

   This Agreement and any records created in connection with the work may be subject to public disclosure in accordance with Alabama law, including the Alabama Open Records Act.

8. **Emergency Access Carve-Out.**

   Nothing in this Agreement shall be construed to limit the City's right to enter the Premises without consent in cases of emergency or as otherwise authorized by law.

9. **Environmental Conditions.**

The City shall have no responsibility for pre-existing environmental conditions or contamination on the Premises. If environmental concerns are discovered during the work, the City may suspend activity until further evaluation is conducted.

10. **Assumption of Risk.**

Owner acknowledges that certain activities may pose inherent risks, including temporary disruption of access or minor damage to landscaping or surface features. Owner accepts such risks as reasonably incidental to the limited work authorized herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

OWNER(S):

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:

WITNESSED BY:

Signature:

Print Name:

Address:

Date:

Signature:

Print Name:

Address:

Date:

CITY OF MOBILE, ALABAMA

By:

Name:

Title:

Date:

EXHIBIT E
TRAFFIC CONTROL INFORMATION

Traffic Control Information

The Contractor shall be prepared to assist motorists with flagging operations per MUTCD guidelines, as required. Be aware that if work is being performed close to the roadway, but not actually in the road, that some flagging operations may be needed. This may be the case if motorists' line of sight is blocked due to equipment and/or concrete trucks.

If any construction activities will be performed in the roadway or will affect traffic, a Traffic Control Plan must be submitted by the Contractor to Butch Ladner in the City of Mobile Traffic Engineering Department at least two full working days prior to initiating work. The Traffic Control Plan must show site specific conditions including any cross streets and driveways that are within the traffic control zone. Butch Ladner may be contacted at (251) 208-2972 for questions, assistance, or to discuss traffic control requirements.

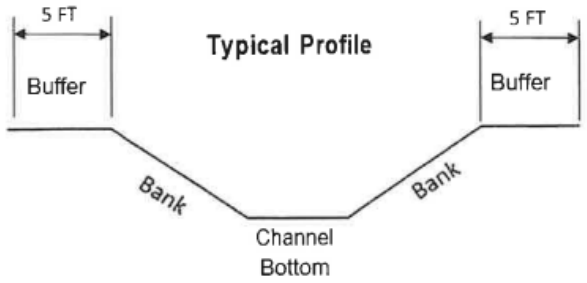
The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

If you are unfamiliar with MUTCD requirements, a local traffic control contractor may be of assistance in preparing a traffic control plan or renting equipment.

EXHIBIT F
DITCH MAINTENCE STANDARDS

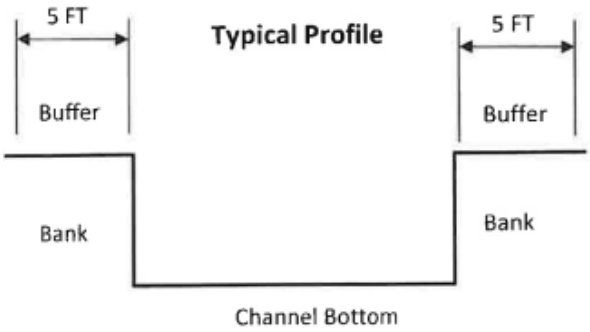
Ditch Maintenance Standards

Trapezoidal Ditch Maintenance Standards



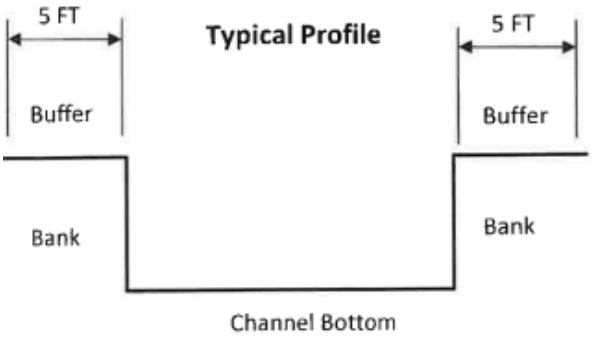
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



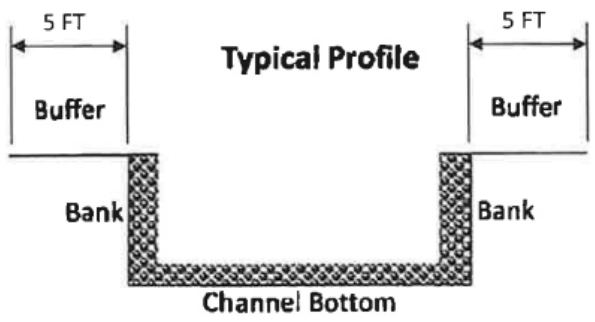
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



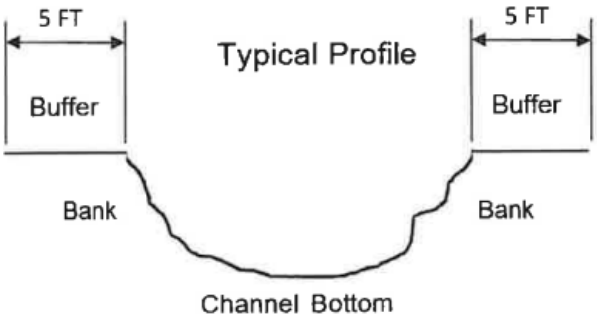
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Gabion Ditch Maintenance Standards



Note: This profile represents a typical Gabion ditch. Depth and buffer area varies.

Earthen Ditch Maintenance Standards



Note: This profile represents a typical Earthen ditch. Depth and buffer area varies.

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Cain's Tree & Landscape, Inc. for emergency tree removal at 3518 Springhill Avenue.

Amount of Contract:
$29,000.00

Funding Source
General fund.

ATTACHMENTS:
1. 20260616 Cain Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 23 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Cain's Tree & Landscape, Inc.

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Cain's Tree & Landscape, Inc. for emergency tree removal at 3518 Springhill Avenue.
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $29,000.00

FUNDING SOURCE:

Budget Item: See Requisitions Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement; vendor rotation pool.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
14004	2026	(2018) FORESTRY	EMERGENCY TREE REMOVAL AT 3518 SPRINGHILL AVENUE (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$29,000.00	(296252) CAIN'S TREE & LANDSCAPE, INC.

Adopted:

_____
City Clerk

Bill To	Requisition 00014004-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2018.2070.0000.0000.42070.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
CAIN'S TREE & LANDSCAPE, INC.	URBAN FORESTRY
8701 THREE NOTCH ROAD	ATTN: PETER TOLER
	1900 HURTEL STREET
	MOBILE, AL 36605
MOBILE, AL 36619	PETER.TOLER@CITYOFMOBILE.ORG
Tel#2516540862	
Fax 251-654-0389	
	Deliver To
	URBAN FORESTRY
	ATTN: PETER TOLER
	1900 HURTEL STREET
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/15/26	296252				FORESTRY

LN	Description / Account	Qty	Unit Price	Net Price
001	EMERGENCY TREE REMOVAL 3518 SPRINGHILL AVE WORK ORDER 166218 AND 166215 REMOVE 1 LARGE UP-ROOTED PECAN TREE AND 4 DAMAGED OAKS AND HAUL OFF ALL DEBRIS WEDNESDAY 6336 - TREE CREW BILLABLE PER DAY WITH DEBRIS DISPOSAL	1.00 EACH	7500.00000	7500.00
	1 1000.40.20.2070.2018.2070.0000.0000.42070.			7500.00
	Ship To URBAN FORESTRY ATTN: PETER TOLER 1900 HURTEL STREET MOBILE, AL 36605			
	Deliver To URBAN FORESTRY ATTN: PETER TOLER 1900 HURTEL STREET MOBILE, AL 36605			
002	THURSDAY 6/4/26 - TREE CREW BILLABLE PER DAY WITH DEBRIS DISPOSAL	1.00 EACH	7500.00000	7500.00
	1 1000.40.20.2070.2018.2070.0000.0000.42070.			7500.00

Bill To	Requisition 00014004-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2018.2070.0000.0000.42070.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor
CAIN'S TREE & LANDSCAPE, INC.
8701 THREE NOTCH ROAD

MOBILE, AL 36619

Tel#2516540862
Fax 251-654-0389

Ship To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605
PETER.TOLER@CITYOFMOBILE.ORG

Deliver To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/15/26	296252				FORESTRY

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To URBAN FORESTRY ATTN: PETER TOLER 1900 HURTEL STREET MOBILE, AL 36605 Deliver To URBAN FORESTRY ATTN: PETER TOLER 1900 HURTEL STREET MOBILE, AL 36605			
003	FRIDAY 6/5/26 - TREE CREW BILLABLE PER DAY WITH DEBRIS DISPOSAL	1.00 EACH	10000.00000	10000.00
1	1000.40.20.2070.2018.2070.0000.0000.42070.			10000.00
	Ship To URBAN FORESTRY ATTN: PETER TOLER 1900 HURTEL STREET MOBILE, AL 36605 Deliver To URBAN FORESTRY ATTN: PETER TOLER 1900 HURTEL STREET MOBILE, AL 36605			

Bill To	Requisition 00014004-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2018.2070.0000.0000.42070.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 9105paij
	Status: Approved Page 3

Vendor
CAIN'S TREE & LANDSCAPE, INC.
8701 THREE NOTCH ROAD

MOBILE, AL 36619

Tel#2516540862
Fax 251-654-0389

Ship To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605
PETER.TOLER@CITYOFMOBILE.ORG

Deliver To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/15/26	296252				FORESTRY

LN	Description / Account	Qty	Unit Price	Net Price
004	CRANE RENTAL	1.00 EACH	4000.00000	4000.00
1	1000.40.20.2070.2018.2070.0000.0000.42070.			4000.00

Ship To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605

Deliver To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605

Requisition Link

Requisition Total 29000.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2018.2070.0000.0000.42070. FORESTRY EXP CONTRACT LABOR	29000.00	1082426.59

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	06/15/26	MATTHEW ANDERSON	Auto approved by: 910518638
Approved	06/15/26	ASHLEY ADAMS	

Bill To	Requisition 00014004-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2018.2070.0000.0000.42070.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 4

Vendor
CAIN'S TREE & LANDSCAPE, INC.
8701 THREE NOTCH ROAD

MOBILE, AL 36619

Tel#2516540862
Fax 251-654-0389

Ship To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605
PETER.TOLER@CITYOFMOBILE.ORG

Deliver To
URBAN FORESTRY
ATTN: PETER TOLER
1900 HURTEL STREET
MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/15/26	296252				FORESTRY

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	06/15/26	MATTHEW ANDERSON			
	Approved	06/15/26	SHONNDA SMITH		Auto approved by: 910516584	
	Approved	06/15/26	CHERI BOUCHER		Auto approved by: 910516584	
	Approved	06/15/26	DONALD ROSE		Auto approved by: 9105paij	
	Approved	06/15/26	SANDRA LEWIS		Auto approved by: 9105paij	
	Approved	06/15/26	STEVEN KRONINGER		Auto approved by: 9105paij	
	Approved	06/15/26	MARYLYN BUSCHELL		Auto approved by: 9105paij	
	Approved	06/15/26	JAMES NEESE		Auto approved by: 9105paij	
	Approved	06/15/26	PATRICIA KENNEDY-JONES		Auto approved by: 9105paij	
	Approved	06/15/26	REBECCA CRUMPLER		Auto approved by: 9105paij	
	Approved	06/15/26	ANNE FOLEY		Auto approved by: 9105paij	
	Approved	06/15/26	JOHN PAINE			

Authorized By: _____ Date: _____
Signature

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to The Conner Group LLC for 6-month rental of 3 40-foot-working-height, articulating bucket trucks for Electrical Dept.

Amount of Contract:
$63,000.00

Funding Source
General fund

ATTACHMENTS:
1. 20260616 Conner Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 27 January 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to The Conner Group LLC

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to The Conner Group LLC for 6-month rental of 3 40-foot-working-height, articulating bucket trucks for Electrical Dept.
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $63,000.00

FUNDING SOURCE:

Budget Item: See Requisitions Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 6018

How many bidders received bid packages (if applicable): 23 + web

How many bidders submitted bids (if applicable): 4

If this is not the lowest bid, explain why not:

_____

_____

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisitions	Fiscal Year	Department	Description	Amount	Vendor
13707, 13709, 13712	2026	(2050) FLEET MANAGEMENT-GARAGE	SIX-MONTH RENTAL OF THREE 40-FOOT-WORKING-HEIGHT, ARTICULATING, TELESCOPIC BUCKET TRUCKS FOR ELECTRICAL DEPT (SEALED BID 6018)	$63,000.00	(300146) THE CONNER GROUP, LLC

Adopted:

_____
City Clerk

Bill To	Requisition 00013707-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No: 1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 1

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference
	TRAVESIA AGEE
	Deliver To
	MOTOR POOL - ATTN: ADAM LYNN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
001	RENTAL AS PER FOLLOWS:	6.00 MONTH	3500.00000	21000.00

Additional Description Notes

Rental for traffic engineering
Contact Randy Hamner for delivery
RENTAL OF 40 FOOT WORKING HEIGHT BUCKET TRUCK. VENDOR REPONSIBLE TO DELIVER TRUCK AND PICK UP AT END OF RENTAL PERIOD

TRUCKS WILL READY FOR PICK UP AT END OF RENTAL PERIOD AND PROVIDED TO RENTING COMPANY WITH FULL TANKS OF FUEL

AS PER CITY OF MOBILE BID #6018 AND YOUR QUOTE

40 FOOT WORKING HEIGHT ARTICULATING TELESCOPIC AERIAL BUCKET TRUCK

AS PER CITY OF MOBILE BID #6018 AND YOUR QUOTE
Inventory Item/Loc 12448

1	1000.40.20.2070.2050.2070.0000.0000.49032.	21000.00

Bill To	Requisition 00013707-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 2

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference
	TRAVESIA AGEE
	Deliver To
	MOTOR POOL - ATTN: ADAM LYNN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price

Ship To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
TRAVESIA AGEE

Deliver To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 21000.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2050.2070.0000.0000.49032.	21000.00	3814267.69
FLEET MANAGEMENT EXP	EQUIPMENT RENTAL	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	06/09/26	MATTHEW ANDERSON	Automatic Forward to 910510856
Approved	06/09/26	DWIGHT D AUSTIN	
Approved	06/09/26	ASHLEY ADAMS	Auto approved by: 910510856
Forward	06/09/26	MATTHEW ANDERSON	Automatic Forward to 910510856
Approved	06/09/26	DWIGHT D AUSTIN	
Approved	06/10/26	SHONNDA SMITH	
Approved	06/10/26	CHERI BOUCHER	Auto approved by: 910518244

Bill To	Requisition 00013707-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No: 1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Approved Page 3

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference
	TRAVESIA AGEE
	Deliver To
	MOTOR POOL - ATTN: ADAM LYNN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	06/16/26	DONALD ROSE		Auto approved by: 9105paij	
	Approved	06/16/26	SANDRA LEWIS		Auto approved by: 9105paij	
	Approved	06/16/26	STEVEN KRONINGER		Auto approved by: 9105paij	
	Approved	06/16/26	MARYLYN BUSCHELL		Auto approved by: 9105paij	
	Approved	06/16/26	JAMES NEESE		Auto approved by: 9105paij	
	Approved	06/16/26	PATRICIA KENNEDY-JONES		Auto approved by: 9105paij	
	Approved	06/16/26	REBECCA CRUMPLER		Auto approved by: 9105paij	
	Approved	06/16/26	ANNE FOLEY		Auto approved by: 9105paij	
	Approved	06/16/26	JOHN PAINE			

Authorized By: _____ Date: _____
Signature

Bill To	Requisition 00013709-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Released Page 1

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference
	TRAVESIA AGEE
	Deliver To
	MOTOR POOL - ATTN: ADAM LYNN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
001	RENTAL AS PER FOLLOWS:	6.00 MONTH	3500.00000	21000.00

Additional Description Notes

RENTAL OF THREE (3) ALTEC AT 40-G OR EQUIVALENT LIFTS FOR TRAFFIC SIGNAL AND OVERHEAD STREET NAME SIGN MAINTENANCE FROM 12/1/2025 TO 12/1/2026. CONTACT RANDY HAMNER AT 251-609-2860 AT TIME OF DELIVERY.
40 FOOT WORKING HEIGHT ARTICULATING TELESCOPIC AERIAL BUCKET TRUCK

AS PER CITY OF MOBILE BID #6018 AND YOUR QUOTE
Inventory Item/Loc 12448

1	1000.40.20.2070.2050.2070.0000.0000.49032.	21000.00

Ship To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
TRAVESIA AGEE

Deliver To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 21000.00

Bill To	Requisition 00013709-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No: 1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Released Page 2

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference TRAVESIA AGEE
	Deliver To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2050.2070.0000.0000.49032.	21000.00	3814267.69
FLEET MANAGEMENT EXP EQUIPMENT RENTAL		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	06/09/26	MATTHEW ANDERSON	Automatic Forward to 910510856
Approved	06/09/26	DWIGHT D AUSTIN	
Approved	06/09/26	ASHLEY ADAMS	Auto approved by: 910510856
Forward	06/09/26	MATTHEW ANDERSON	Automatic Forward to 910510856
Approved	06/09/26	DWIGHT D AUSTIN	
Approved	06/10/26	SHONNDA SMITH	
Approved	06/10/26	CHERI BOUCHER	Auto approved by: 910518244
Queued	06/10/26	DONALD ROSE	Auto approved by: 910518244
Queued	06/10/26	SANDRA LEWIS	Auto approved by: 910518244
Queued	06/10/26	STEVEN KRONINGER	Auto approved by: 910518244
Queued	06/10/26	MARYLYN BUSCHELL	Auto approved by: 910518244
Queued	06/10/26	JAMES NEESE	Auto approved by: 910518244
Queued	06/10/26	PATRICIA KENNEDY-JONES	Auto approved by: 910518244
Queued	06/10/26	REBECCA CRUMPLER	Auto approved by: 910518244
Queued	06/10/26	ANNE FOLEY	Auto approved by: 910518244
Queued	06/10/26	JOHN PAINE	Auto approved by: 910518244

Authorized By: _____ Date: _____
Signature

Bill To	Requisition 00013712-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No:
	1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Released Page 1

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference
	TRAVESIA AGEE
	Deliver To
	MOTOR POOL - ATTN: ADAM LYNN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
001	RENTAL AS PER FOLLOWS:	6.00 MONTH	3500.00000	21000.00

Additional Description Notes

RENTAL OF THREE (3) ALTEC AT 40-G OR EQUIVALENT LIFTS FOR TRAFFIC SIGNAL AND OVERHEAD STREET NAME SIGN MAINTENANCE FROM 12/1/2025 TO 12/1/2026. CONTACT RANDY HAMNER AT 251-609-2860 AT TIME OF DELIVERY.
40 FOOT WORKING HEIGHT ARTICULATING TELESCOPIC AERIAL BUCKET TRUCK

AS PER CITY OF MOBILE BID #6018 AND YOUR QUOTE
Inventory Item/Loc 12448

1	1000.40.20.2070.2050.2070.0000.0000.49032.	21000.00

Ship To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
TRAVESIA AGEE

Deliver To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 21000.00

Bill To	Requisition 00013712-00 FY 2026
MUNICIPAL GARAGE ATTN: SEAN	
770 GAYLE STREET	Acct No: 1000.40.20.2070.2050.2070.0000.0000.49032.
MOBILE, AL	Review:
36604	Buyer: 9105paij
SEAN.CLARK@CITYOFMOBILE.ORG	Status: Released Page 2

Vendor	Ship To
THE CONNER GROUP, LLC	MOTOR POOL - ATTN: ADAM LYNN
113 ENNIS ST, UNIT A	770 GAYLE STREET
	MOBILE, AL 36604
SARALAND, AL 36571	AGEET@CITYOFMOBILE.GOV
Tel#2517250130	Delivery Reference
	TRAVESIA AGEE
	Deliver To
	MOTOR POOL - ATTN: ADAM LYNN
	770 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/09/26	300146				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2050.2070.0000.0000.49032.	21000.00	3814267.69
FLEET MANAGEMENT EXP EQUIPMENT RENTAL		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	06/09/26	MATTHEW ANDERSON	Automatic Forward to 910510856
Approved	06/09/26	DWIGHT D AUSTIN	
Approved	06/09/26	ASHLEY ADAMS	Auto approved by: 910510856
Forward	06/09/26	MATTHEW ANDERSON	Automatic Forward to 910510856
Approved	06/09/26	DWIGHT D AUSTIN	
Approved	06/10/26	SHONNDA SMITH	
Approved	06/10/26	CHERI BOUCHER	Auto approved by: 910518244
Queued	06/10/26	DONALD ROSE	Auto approved by: 910518244
Queued	06/10/26	SANDRA LEWIS	Auto approved by: 910518244
Queued	06/10/26	STEVEN KRONINGER	Auto approved by: 910518244
Queued	06/10/26	MARYLYN BUSCHELL	Auto approved by: 910518244
Queued	06/10/26	JAMES NEESE	Auto approved by: 910518244
Queued	06/10/26	PATRICIA KENNEDY-JONES	Auto approved by: 910518244
Queued	06/10/26	REBECCA CRUMPLER	Auto approved by: 910518244
Queued	06/10/26	ANNE FOLEY	Auto approved by: 910518244
Queued	06/10/26	JOHN PAINE	Auto approved by: 910518244

Authorized By: _____ Date: _____
Signature

BID TABULATION FOR BID #6018

RENTAL OF ARTICULATING TELESCOPIC AERIAL BUCKET TRUCKS

	The Conner Group	Herc Rentals	Monmouth Solutions	Global Solutions ALTEC
MONTYLY RATE	3,500	5,200	4,969	3,250
DELIVERY COST	N/C	1,000	500	1,500
PICK UP COST	N/C	1,000	500	500
TIME TO DELIVER	24 HRS	2 DAYS	1-2 WEEKS	1 WEEK
PRICE PER TRUCK FOR 6 MONTH RENTAL	21,000	33,200	30,814	21,500

SEALED BID

Do Not Return Via Email or Fax

Mailing Address:
P. O. Box 1948
Mobile, Alabama 36633
(251) 208-7434

CITY OF MOBILE

Purchasing Department and Package Delivery:

Government Plaza
4th Floor, Room S-408
205 Government St.
Mobile, Alabama 36644
Postal Service Does Not Deliver to This Street Address

BID SHEET

This is Not an Order

READ TERMS AND CONDITIONS ON REVERSE SIDE OF THIS PAGE BEFORE BIDDING

Typed by: lw Buyer: 002

Please quote the lowest price at which you will furnish the articles listed below

DATE	BID NO.	DEPARTMENT	Commodities to be deliverd F.O.B. Mobile to:
12/17/2025	6018	Garage	To Be Specified

This bid must be received and stamped by the Purchasing office not later than: 12:01 PM, Wednesday, January 7, 2026

QUANTITY	ARTICLES	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	Bid on this form ONLY. Make no changes on this form. Attach any additional information required to this form.					
Appx 1-4	**RENTAL OF MINIMUM 40' WORKING HEIGHT ARTICULATING TELESCOPIC AERIAL BUCKET TRUCKS** Monthly Rental of Minimum 40-FT Working Height Articulating Telescopic Aerial Bucket Trucks on 2021 or Newer 4x2 F550 or Equal Chassis as per the following and attached specifications: Vendor shall have personnel who will be able to explain and show the maintenance needs of the rented units. Vendor shall deliver trucks with full tanks of fuel. When picked up from the City of Mobile the trucks will have full tanks of fuel. Vendor will not charge the City for fuel used on the deliver-to or return trips. The City of Mobile is self-insured. Vendor will need to have a City of Mobile Business License prior to the issuance of purchase order to vendor.					
			TOTAL			

Page 1 of 3

RETURN ONE SIGNED COPY OF THIS BID IN ENCLOSED ENVELOPE

Phone Number _____

Email Address _____

We will allow a discount _____% 20 days from date of receipt of goods and correct invoice of competed order

State delivery time within_____ days of receipt of P.O.

Firm Name _____

Signature _____

Type or Print Name _____

1. All quotations must be signed with the firm name and by an authorized officer or employee.

2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.

3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.

4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.

5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.

6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.

7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)

8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.

9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.

10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.

11. Bids received after specified time will be returned un-opened.

12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.

13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.

14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/

15. **IF** a bid bond is required in the published specifications, see below:
    Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft** or **Bid Bond** for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.

16. Contracts in excess of $50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.

17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.

18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx . Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.

19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.

20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.

21. Vendors must be able to provide the following upon request. Federal W-9 form, proof of registration in the E-Verify program, and Certificate of Authority to do business in Alabama/Registration with the Alabama Secretary of State within 24 hours of request.

22. City of Mobile applies local vendor preference to all purchases: Code of Aabama, 1975, Sections 41-16-50(a) and 41-16-50(d), except federally funded grants.

23. Equal Employment Opportunity. Except as otherwise provided under 41 CFR part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents

The initial rental will be for a minimum of three (3) trucks for a six (6) month period which may be extended on a month to month truck basis.

Monthly rental rate per truck $ _____

Delivery fee per rental truck $ _____

Pick up fee per rental truck $ _____

Time to deliver after receipt of purchase order _____

City reserves the right to end rental as new units are delivered and placed in service, if before end of six (6) month period.

All vendors will be required to provide verification of enrollment in the E-Verify program. Additional information may be found at http://immigration.alabama.gov/

If the successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Secretary of State prior to issuance of a Purchase Order.

Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See: www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for the issuance of a Certificate of Authority may be several weeks.

Upon notification, vendor will have ten (10) business days to provide the Certificate of Authority and the E-Verify numbers to the Purchasing Department before award can be completed. (Vendors will possibly need to pay the expedite fee to meet this

TOTAL

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____% 20 days from date of receipt of goods and correct invoice of competed order.

BID CONTINUATION SHEET

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE		EXTENSION	
				Dollars	Cents	Dollars	Cents

requirement because application is not sufficient. We must have a copy of the certificate with your Company ID number).

Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State, nor the E-Verify for certification to submit a bid, but will need to obtain the Business License and Certificate of Authority verification and/or provide the E-Verify Certification, if applicable, prior to issuance of a Purchase Order.

State of Alabama Local Vendor Preference Law 41-16-50 (a) and (d) will apply to this purchase.

If you have any questions, please feel free to contact the Purchasing Department at purchasing@cityofmobile.org.

CONE OF SILENCE. From the time of advertising, and until the final award by completion of a signed contract or purchase document issued by the City, there is a prohibition on communication by respondents (or anyone on their behalf) with the City staff and elected officials regarding this request for bids, proposals, or qualifications. This does not apply to communications directly with the Procurement Department staff during authorized question periods, or with designated City staff during pre-bid conferences, interviews, requests for clarification, and written contract negotiations. Breaking the established prohibition on communication, if proven, may result in a disqualification of your submittal.

Pricing to be good for a one (1) year period following the award of this bid. At the option of the City of Mobile and the successful vendor, this bid may be extended for two (2) additional years.

TO BE AWARDED ON A PER TRUCK BASIS BASED ON PRICE AND AVAILABILITY OF UNIT (S).

				TOTAL			

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____% 20 days from date of receipt of goods and correct invoice of competed order.

Minimum Specs

Chassis: 2021 or Newer Ford F-550 or Equivalent Chassis, Painted White, Two Door, 4x4 or 4x2, Dual Rear Wheel Base Package or Higher

Aerial Lift: 40 Foot Working Height Telescopic/Articulating Aerial Device

Compensated Articulating Arm

Hydraulic Boom Extension

Fully Metered 4-Function Single Handle Upper Control

Platform access from the ground

End-Mounted Platform 24 x 30 x 42 in (610 x 762 x 1067 mm)

Platform Capacity 400 lb (181.4 kg)

Composite Platform Mounting Bracket

180 Degree Platform Rotator

Hydraulic Platform Leveling

Continuous Rotation

Emergency Lowering Valve at Platform

Platform Leveling at Upper/Lower Controls

Insulating, ANSI Category C, 46 KV and Below

Tool Circuit at Platform

Open Center Hydraulic System

Outrigger Boom Interlock System

Outrigger Motion Alarm

Backup Alarm

Outriggers, vertical

ISO-Boom offering Category C isolation with boom retracted

Hybrid adaptation available with standard electronic systems

Secondary stowage system

Engine start/stop

Platform cover

Tool circuit at tail-shelf

Platform Load Monitoring

Platform Liner

Fall Protection System

Wheel Chocks

Service Body: 14 Gauge, two-sided steel body

LED Tail Lights

Automotive latches

Compartment doors utilize pry-proof continuous hinges with neoprene door seals and spring strut retainers

Size of compartments influenced by cab to axle length of vehicle chassis and body height

Minimum of three full size compartments on each side of truck.

VEHICLE INFORMATION

VEHICLE 1

Stock # _____

Year_____

Chassis Model _____

Arial Make and Model _____

Working Height _____

4x2 _____ or 4x4 _____

Delivery Time After Issuance
of Purchase Order_____

VEHICLE 2

Stock # _____

Year_____

Chassis Model _____

Arial Make and Model _____

Working Height _____

4x2 _____ or 4x4 _____

Delivery Time After Issuance
of Purchase Order_____

VEHICLE 3

Stock # _____

Year_____

Chassis Model _____

Arial Make and Model _____

Working Height _____

4x2 _____ or 4x4 _____

Delivery Time After Issuance
of Purchase Order_____

VEHICLE 4

Stock # _____

Year_____

Chassis Model _____

Arial Make and Model _____

Working Height _____

4x2 _____ or 4x4 _____

Delivery Time After Issuance
of Purchase Order_____

PROCUREMENT DEPARTMENT

Potential bidders are responsible to check this site for any ADDENDUMS that are issued. It is the responsibility of the BIDDER to check for, download, and include with their BID RESPONSE any and all ADDENDUMS that are issued for a specific BID published by the City of Mobile. Failure to download and include ADDENDUMS in your BID RESPONSE may cause your bid to be rejected.

This is a sealed bid. Any responses faxed or e-mailed will be rejected.

This is a sealed bid. Any response must be submitted in a sealed envelope with the bid number and bid opening date on the outside of the envelope.

Any response that arrives improperly marked or with no bid number and opening date on the outside of the delivery or express package and opened in error will be rejected and not considered.

It is the responsibility of the bidder to ensure that their bid response is delivered to and received in the Purchasing Department before the date and time of the bid opening.

Be sure to read the Terms and Conditions.
All bids are F.O.B. destination unless otherwise stated.

Be sure to sign your bid!

Package/Bid Delivery Address:
Purchasing Department
205 Government St. Room S408
Mobile, AL 36644

(Request First Delivery)

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Vulcan Construction Materials LP for 600 tons of Class I limestone rip rap for Stormwater Dept.

Amount of Contract:
$41,400.00

Funding Source
General fund

ATTACHMENTS:
1. 20260615 Vulcan Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 23 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Vulcan Construction Materials LP

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Vulcan Construction Materials LP for 600 tons of Class I limestone rip rap for Stormwater Dept.
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $41,400.00

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 6054

How many bidders received bid packages (if applicable): 7 + web

How many bidders submitted bids (if applicable): 1

If this is not the lowest bid, explain why not:

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
11765	2026	(2096) STORMWATER	600 TONS OF CLASS I LIMESTONE RIP RAP FOR STORMWATER DEPT (SEALED BID 6054)	$41,400.00	(228600) VULCAN CONSTRUCTION MATERIALS LP

Adopted:

_____

City Clerk

Bill To	Requisition 00011765-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2096.2070.0000.0000.44020.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 910518227
	Status: Approved Page 1

Vendor
VULCAN CONSTRUCTION MATERIALS LP
1767 COCHRANE BRIDGE CAUSEWAY

MOBILE, AL 36660

Tel#251-583-9690

Ship To
PUB WORKS-STORM DRAIN & H E
1900 HURTEL STREET
BEFORE 2:30 PM
MOBILE, AL 36604

Deliver To
PUB WORKS-STORM DRAIN & H E
1900 HURTEL STREET
BEFORE 2:30 PM
MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
04/29/26	228600				STORMWATER

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
	AS PER MY BID 6054 AND YOUR BID RESPONSE			
001	LIMESTONE RIP RAP, CLASS 1, (10-100). TO BE PICKED UP BY CITY TRUCK.	600.00 TON	69.00000	41400.00
	Vendor Item			
	Inventory Item/Loc 11010			
1	1000.40.20.2070.2096.2070.0000.0000.44020.			41400.00

Ship To
PUB WORKS-STORM DRAIN & H E
1900 HURTEL STREET
BEFORE 2:30 PM
MOBILE, AL 36604

Deliver To
PUB WORKS-STORM DRAIN & H E
1900 HURTEL STREET
BEFORE 2:30 PM
MOBILE, AL 36604

Requisition Link

Requisition Total 41400.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget

Bill To	Requisition 00011765-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2096.2070.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
VULCAN CONSTRUCTION MATERIALS LP	PUB WORKS-STORM DRAIN & H E
1767 COCHRANE BRIDGE CAUSEWAY	1900 HURTEL STREET
	BEFORE 2:30 PM
	MOBILE, AL 36604
MOBILE, AL 36660	
Tel#251-583-9690	
	Deliver To
	PUB WORKS-STORM DRAIN & H E
	1900 HURTEL STREET
	BEFORE 2:30 PM
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
04/29/26	228600				STORMWATER

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.44020.	41400.00	2563757.25
STORMWATER EXP	OPERATING SUPPLIES	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	05/29/26	SANDRA LEWIS	GL Allocation changed
Approved	04/30/26	MATTHEW ANDERSON	Auto approved by: 910518244
Approved	04/30/26	SHONNDA SMITH	
Approved	04/30/26	CHERI BOUCHER	Auto approved by: 910518244
Approved	06/01/26	MATTHEW ANDERSON	Auto approved by: 910518244
Approved	06/01/26	SHONNDA SMITH	
Approved	06/01/26	CHERI BOUCHER	Auto approved by: 910518244
Approved	06/15/26	DONALD ROSE	Auto approved by: 910518227
Approved	06/15/26	SANDRA LEWIS	
Approved	06/15/26	STEVEN KRONINGER	Auto approved by: 910518227
Approved	06/15/26	SAMANTHA COOLEY	Auto approved by: 910518227
Approved	06/15/26	JAMES NEESE	Auto approved by: 910518227
Approved	06/15/26	PATRICIA KENNEDY-JONES	Auto approved by: 910518227
Approved	06/15/26	REBECCA CRUMPLER	Auto approved by: 910518227
Approved	06/15/26	ANNE FOLEY	Auto approved by: 910518227
Approved	06/15/26	JOHN PAINE	Auto approved by: 910518227

Authorized By: _____ Date: _____
Signature

BID TABULATION FOR BID #6054
AGGREGATE RIP-RAP

VENDOR	LINE 1 RIP RAP CLASS 1 PICK UP CITY TRUCK	LINE 2 RIP RAP CLASS 1 DELIVERY BY VENDOR	LINE 3 RIP RAP CLASS 2 PICK UP CITY TRUCK	LINE 4 RIP RAP CLASS 2 DELIVERY BY VENDOR
VULCAN MATERIALS	$ 69.00	$ 78.8000	$ 69.0000	$ 78.8000

No other bids were received

SEALED BID

Do Not Return Via Email or Fax

Mailing Address:
P. O. Box 1948
Mobile, Alabama 36633
(251) 208-7434

CITY OF MOBILE

Purchasing Department and Package Delivery: Bid Delivery Address:

Government Plaza
4th Floor, Room S-408
205 Government St.
Mobile, Alabama 36644

Postal Service Does Not Deliver to This Street Address

BID SHEET

This is Not an Order

READ TERMS AND CONDITIONS ON REVERSE SIDE OF THIS PAGE BEFORE BIDDING

Typed by: lw Buyer: 005

Please quote the lowest price at which you will furnish the articles listed below

DATE	BID NO.	DEPARTMENT	Commodities to be delivered F.O.B. Mobile to:
5/14/2026	6054	Public Works	To Be Picked Up

This bid must be received and stamped by the Purchasing office not later than: 12:01 p.m. Thursday, May 28, 2026

QUANTITY	ARTICLES	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	Bid on this form ONLY. Make no changes on this form. Attach any additional information required to this form.					
	AGGREGATE-RIP RAP					
	The City of Mobile is requesting bids for Aggregate.					
APPX 600-5000 TONS	LIMESTONE, RIP RAP CLASS 1 (PICK-UP BY CITY TRUCK) $ _____/TON					
	LIMESTONE, RIP RAP CLASS 1 (TO BE DELIVERED TO NEEDED LOCATION) $ _____/TON					
APPX 600-5000 TONS	LIMESTONE, RIP RAP CLASS 2 (PICK-UP BY CITY TRUCK) $ _____/TON					
	LIMESTONE, RIP RAP CLASS 2 (TO BE DELIVERED TO NEEDED LOCATION) $ _____/TON					
	Prices quoted on this bid are to be held firm for 1 YEAR from bid award.					
	At the option of the successful bidder and the City of Mobile, the prices may be extended for up to TWO (2) additional ONE-YEAR periods.					
	STATE ALL PRICING ON THIS SHEET.					
	Page 1 of 3		**TOTAL**			

RETURN ONE SIGNED COPY OF THIS BID IN ENCLOSED ENVELOPE

State delivery time within_____ days of receipt of P.O.

Phone Number _____

Email Address _____

Firm Name _____

Signature _____

Type or Print Name _____

1. All quotations must be signed with the firm name and by an authorized officer or employee.

2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.

3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.

4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.

5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.

6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.

7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)

8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.

9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.

10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.

11. Bids received after specified time will be returned un-opened.

12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.

13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.

14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/

15. **IF** a bid bond is required in the published specifications, see below:
    Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft** or **Bid Bond** for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.

16. Contracts in excess of $50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.

17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.

18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx . Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.

19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.

20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.

21. Vendors must be able to provide the following upon request. Federal W-9 form, proof of registration in the E-Verify program, and Certificate of Authority to do business in Alabama/Registration with the Alabama Secretary of State within 24 hours of request.

22. City of Mobile applies local vendor preference to all purchases: Code of Aabama, 1975, Sections 41-16-50(a) and 41-16-50(d), except federally funded grants.

23. Equal Employment Opportunity. Except as otherwise provided under 41 CFR part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
		Page 2 of 3					

AWARDED ALL OR NONE.

State any special conditions or ordering instructions.

Material must be available within five (5) working days ARO.

Please remember to sign this original bid sheet.

Vendor must have local availability within the County of Mobile for city trucks to pick up aggregate where stated.

No bid bond is required.

All vendors will be required to provide verification of enrollment in the E-Verify program. Additional information may be found at http://immigration.alabama.gov/

If the successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Secretary of State prior to issuance of a Purchase Order.

Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See: www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for the issuance of a Certificate of Authority may be several weeks.

Upon notification, vendor will have 10 business days to provide the Certificate of Authority and the E-Verify numbers to the Purchasing Department before award can be completed. (Vendors will possibly need to pay the expedite fee to meet this requirement because application is not sufficient. We must have a copy of the certificate with your Company ID number).

Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State, nor the E-Verify for certification to submit a bid, but will need to obtain the Business License and Certificate of Authority verification and/or provide the E-Verify Certification, if applicable, prior to issuance of a Purchase Order.

State of Alabama Local Vendor Preference Law 41-16-50 (a) and (d) will apply to this purchase.

Be sure to sign and return this page including the terms and conditions on the reverse of page 1.

						TOTAL	

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

BID CONTINUATION SHEET

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
		Page 3 of 3					
		THE CITY OF MOBILE DOES NOT ACCEPT VENDOR'S TERMS AND CONDITIONS.					
		Please Note: In an effort to update our bid files, vendor(s) who fail to bid may be removed from bid list.					
		City of Mobile Business License Required for Delivery within the City Limits.					
		See Item 14 on Reverse of Page 1.					
		If you have any questions, please contact the Purchasing Department at purchasing@cityofmobile.gov.					
		CONE OF SILENCE. From the time of advertising, and until the final award by completion of a signed contract or purchase document issued by the City, there is a prohibition on communication by respondents (or anyone on their behalf) with the City staff and elected officials regarding this request for bids, proposals, or qualifications. This does not apply to communications directly with the Procurement Department staff during authorized question periods, or with designated City staff during pre-bid conferences, interviews, requests for clarification, and written contract negotiations. Breaking the established prohibition on communication, if proven, may result in a disqualification of your submittal.					
		AWARDED ALL OR NONE.					
				TOTAL			

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Vulcan Construction Materials LP for 600 tons of Class II limestone rip rap for Stormwater Dept.

Amount of Contract:
$41,400.00

Funding Source
General fund

ATTACHMENTS:
1. 20260615 Vulcan2 Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 23 June 2026 (Date) Item No. _____

Submitted by: Procurement (Department) John Paine, Purchasing Agent (Department Head)

Sponsored by: Spiro N. Cheriogotis (Name) Mayor (Title)

Reviewed by: _____ (Executive Director)

Routing Authorized: James Barber (Mayor's Office) _____ (Date)

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Vulcan Construction Materials LP

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Vulcan Construction Materials LP for 600 tons of Class II limestone rip rap for Stormwater Dept.
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $41,400.00

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 6054

How many bidders received bid packages (if applicable): 7 + web

How many bidders submitted bids (if applicable): 1

If this is not the lowest bid, explain why not:

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

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

Requisition	Fiscal Year	Department	Description	Amount	Vendor
11767	2026	(2096) STORMWATER	600 TONS OF CLASS II LIMESTONE RIP RAP FOR STORMWATER DEPT (SEALED BID 6054)	$41,400.00	(228600) VULCAN CONSTRUCTION MATERIALS LP

Adopted:

_____

City Clerk

Bill To	Requisition 00011767-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 1000.40.20.2070.2096.2070.0000.0000.44020. Review: Buyer: 910518227 Status: Approved Page 1

Vendor	Ship To
VULCAN CONSTRUCTION MATERIALS LP 1767 COCHRANE BRIDGE CAUSEWAY MOBILE, AL 36660 Tel#251-583-9690	PUB WORKS-STORM DRAIN & H E 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36604
	Deliver To PUB WORKS-STORM DRAIN & H E 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
04/29/26	228600				STORMWATER

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes ---			
	AS PER MY BID 6054 AND YOUR BID RESPONSE			
001	LIMESTONE RIP RAP, CLASS #2, TO BE PICKED UP BY CITY TRUCK. Vendor Item Inventory Item/Loc 10993	600.00 TON	69.00000	41400.00
1	1000.40.20.2070.2096.2070.0000.0000.44020.			41400.00

Ship To
PUB WORKS-STORM DRAIN & H E
1900 HURTEL STREET
BEFORE 2:30 PM
MOBILE, AL 36604

Deliver To
PUB WORKS-STORM DRAIN & H E
1900 HURTEL STREET
BEFORE 2:30 PM
MOBILE, AL 36604

Requisition Link

Requisition Total 41400.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.44020.		

Bill To	Requisition 00011767-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	 Acct No: 1000.40.20.2070.2096.2070.0000.0000.44020. Review: Buyer: 910518227 Status: Approved Page 2

Vendor	Ship To
VULCAN CONSTRUCTION MATERIALS LP 1767 COCHRANE BRIDGE CAUSEWAY MOBILE, AL 36660 Tel#251-583-9690	PUB WORKS-STORM DRAIN & H E 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36604
	Deliver To PUB WORKS-STORM DRAIN & H E 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
04/29/26	228600				STORMWATER

Account	Amount	Remaining Budget
STORMWATER EXP OPERATING SUPPLIES	41400.00	2563757.25

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	05/29/26	SANDRA LEWIS	GL Allocation changed
Approved	04/30/26	MATTHEW ANDERSON	Auto approved by: 910518244
Approved	04/30/26	SHONNDA SMITH	
Approved	04/30/26	CHERI BOUCHER	Auto approved by: 910518244
Approved	06/01/26	MATTHEW ANDERSON	Auto approved by: 910518244
Approved	06/01/26	SHONNDA SMITH	
Approved	06/01/26	CHERI BOUCHER	Auto approved by: 910518244
Approved	06/15/26	DONALD ROSE	Auto approved by: 910518227
Approved	06/15/26	SANDRA LEWIS	
Approved	06/15/26	STEVEN KRONINGER	Auto approved by: 910518227
Approved	06/15/26	SAMANTHA COOLEY	Auto approved by: 910518227
Approved	06/15/26	JAMES NEESE	Auto approved by: 910518227
Approved	06/15/26	PATRICIA KENNEDY-JONES	Auto approved by: 910518227
Approved	06/15/26	REBECCA CRUMPLER	Auto approved by: 910518227
Approved	06/15/26	ANNE FOLEY	Auto approved by: 910518227
Approved	06/15/26	JOHN PAINE	Auto approved by: 910518227

Authorized By: _____ Date: _____
Signature

BID TABULATION FOR BID #6054
AGGREGATE RIP-RAP

VENDOR	LINE 1 RIP RAP CLASS 1 PICK UP CITY TRUCK	LINE 2 RIP RAP CLASS 1 DELIVERY BY VENDOR	LINE 3 RIP RAP CLASS 2 PICK UP CITY TRUCK	LINE 4 RIP RAP CLASS 2 DELIVERY BY VENDOR
VULCAN MATERIALS	$ 69.00	$ 78.8000	$ 69.0000	$ 78.8000

No other bids were received

SEALED BID

Do Not Return Via Email or Fax

Mailing Address:
P. O. Box 1948
Mobile, Alabama 36633
(251) 208-7434

CITY OF MOBILE

Purchasing Department and Package Delivery: Bid Delivery Address:

Government Plaza
4th Floor, Room S-408
205 Government St.
Mobile, Alabama 36644

Postal Service Does Not Deliver to This Street Address

BID SHEET

This is Not an Order

READ TERMS AND CONDITIONS ON REVERSE SIDE OF THIS PAGE BEFORE BIDDING

Typed by: lw Buyer: 005

Please quote the lowest price at which you will furnish the articles listed below

DATE	BID NO.	DEPARTMENT	Commodities to be delivered F.O.B. Mobile to:
5/14/2026	6054	Public Works	To Be Picked Up

This bid must be received and stamped by the Purchasing office not later than: 12:01 p.m. Thursday, May 28, 2026

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Attach any additional information required to this form.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	AGGREGATE-RIP RAP						
	The City of Mobile is requesting bids for Aggregate.						
APPX 600-5000 TONS	LIMESTONE, RIP RAP CLASS 1 (PICK-UP BY CITY TRUCK) $ _____/TON						
	LIMESTONE, RIP RAP CLASS 1 (TO BE DELIVERED TO NEEDED LOCATION) $ _____/TON						
APPX 600-5000 TONS	LIMESTONE, RIP RAP CLASS 2 (PICK-UP BY CITY TRUCK) $ _____/TON						
	LIMESTONE, RIP RAP CLASS 2 (TO BE DELIVERED TO NEEDED LOCATION) $ _____/TON						
	Prices quoted on this bid are to be held firm for 1 YEAR from bid award.						
	At the option of the successful bidder and the City of Mobile, the prices may be extended for up to TWO (2) additional ONE-YEAR periods.						
	STATE ALL PRICING ON THIS SHEET.						
	Page 1 of 3			**TOTAL**			

RETURN ONE SIGNED COPY OF THIS BID IN ENCLOSED ENVELOPE

State delivery time within_____ days of receipt of P.O.

Phone Number _____

Email Address _____

Firm Name _____

Signature _____

Type or Print Name _____

1. All quotations must be signed with the firm name and by an authorized officer or employee.

2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.

3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.

4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.

5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.

6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.

7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)

8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.

9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.

10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.

11. Bids received after specified time will be returned un-opened.

12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.

13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.

14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/

15. **IF** a bid bond is required in the published specifications, see below:
    Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft** or **Bid Bond** for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.

16. Contracts in excess of $50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.

17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.

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24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

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		Page 2 of 3					

AWARDED ALL OR NONE.

State any special conditions or ordering instructions.

Material must be available within five (5) working days ARO.

Please remember to sign this original bid sheet.

Vendor must have local availability within the County of Mobile for city trucks to pick up aggregate where stated.

No bid bond is required.

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Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State, nor the E-Verify for certification to submit a bid, but will need to obtain the Business License and Certificate of Authority verification and/or provide the E-Verify Certification, if applicable, prior to issuance of a Purchase Order.

State of Alabama Local Vendor Preference Law 41-16-50 (a) and (d) will apply to this purchase.

Be sure to sign and return this page including the terms and conditions on the reverse of page 1.

				TOTAL			

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

BID CONTINUATION SHEET

QUANTITY	ARTICLES	Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
		Page 3 of 3					
		THE CITY OF MOBILE DOES NOT ACCEPT VENDOR'S TERMS AND CONDITIONS.					
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		City of Mobile Business License Required for Delivery within the City Limits.					
		See Item 14 on Reverse of Page 1.					
		If you have any questions, please contact the Purchasing Department at purchasing@cityofmobile.gov.					
		CONE OF SILENCE. From the time of advertising, and until the final award by completion of a signed contract or purchase document issued by the City, there is a prohibition on communication by respondents (or anyone on their behalf) with the City staff and elected officials regarding this request for bids, proposals, or qualifications. This does not apply to communications directly with the Procurement Department staff during authorized question periods, or with designated City staff during pre-bid conferences, interviews, requests for clarification, and written contract negotiations. Breaking the established prohibition on communication, if proven, may result in a disqualification of your submittal.					
		AWARDED ALL OR NONE.					
					TOTAL		

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

CAPITAL CONTRACT SUMMARY SHEET

NA

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
John Forrester, City Engineer
Carleen Stout, Dep Dir-Real Estate/Asset Mgmt

Sponsored by:
Gina Gregory, Councilmember
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
Accept temporary construction easements for the Project # 2024-3005-07-Misc Drainage Storm Water Fee repairs on Laverne Drive East.

Amount of Contract:
0

Funding Source
NA

ATTACHMENTS:
1. Resolution - Laverne Drive
2. TCE New
3. TCE Curry

REVIEWERS:
Stacey Howard
Carleen Stout
Cherlina Monteiro
James Barber

RESOLUTION

Sponsored by Mayor Cheriogotis and Councilmember Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the City hereby accepts the following temporary construction easements for the Project Number 2024-3005-07, Miscellaneous Drainage Storm Water Fee (City of Mobile Annual Storm Drain Maintenance):

1. Temporary Construction Easement from Byron Curry and Kathryn Curry and the City of Mobile.
2. Temporary Construction Easement from Elmer New, Thelma New, and Timothy New as Personal Representative and the City of Mobile.

SAID documents with sketches being attached hereto and made a part hereof as fully as if set forth herein.

Adopted:

_____
City Clerk

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
COUNTY OF MOBILE)

This indenture made this 5th day of June, 2026 between Elmer New and Thelma New, husband and wife, and Timothy New as Personal Representative, the Grantors, and the City of Mobile, a Municipal corporation, organized and existing under the laws of the State of Alabama, Grantee.

WITNESSETH:

That the Grantors, in consideration of the sum of ONE DOLLAR $ (1.00) paid by the Grantee, the receipt whereof is hereby acknowledged, and for further consideration of the general public benefit which will accrue to the neighborhood and the benefit which will accrue to their property, does hereby grant to the said Grantee, its successors and assigns, full and free right, liberty and authority to enter upon and use the lands hereinafter described for the operation and storage of such equipment and materials as may be necessary in the construction of the drainage improvements on adjacent land for the City of Mobile, Project: Miscellaneous Drainage Storm Water Fee (City of Mobile Annual Storm Drain Maintenance), Project Number: 2024-3005-07, said easement as shown and as being on and across the following described lands:

SEE "EXHIBIT A" ATTACHED

AS SHOWN ON "EXHIBIT B"

TO HAVE AND TO HOLD the said temporary construction easement unto the Grantee its successors and assigns until twelve months after the Grantee completes construction of the above-named Project, it being understood that the work will be done in an orderly manner and any property disturbed by the Grantee will be returned to a condition substantially the same as it was on the date work started on the above-described property.

IN WITNESS WHEROF, the undersigned has set my hand and seal, this the 5th day of June 2026.

Owner: Elmer New

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elmer New, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June 2026.

Notary Public, State of Alabama

My Commission Expires:

STATE OF ALABAMA NOTARY PUBLIC
MARY W. DAFFIN
My Commission Expires
June 9, 2029

----------SECOND SIGNATURE PAGE FOLLOWS----------

IN WITNESS WHEROF, the undersigned has set my hand and seal, this the 5th day of June 2026.

Owner: Thelma New

Thelma New

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thelma New, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of June 2026.

Notary Public, State of Alabama

My Commission Expires:

STATE OF NOTARY PUBLIC ALABAMA

MARY W. DAFFIN
My Commission Expires
June 9, 2029

IN WITNESS WHEROF, the undersigned has set my hand and seal, this the 5 day of June 2026.

Personal Representative: Timothy New

Timothy D New

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy New, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June 2026.

Notary Public, State of Alabama

My Commission Expires

STATE OF NOTARY PUBLIC ALABAMA

MARY W. DAFFIN
My Commission Expires
June 9, 2029

This instrument prepared by:

City of Mobile
Real Estate Department
P. O. Box 1827
City of Mobile
P. O. Box 1827
Mobile, Alabama 36633

Grantee

City of Mobile
Real Estate Department
P. O. Box 1827
City of Mobile
P. O. Box 1827
Mobile, Alabama 36633

Grantors

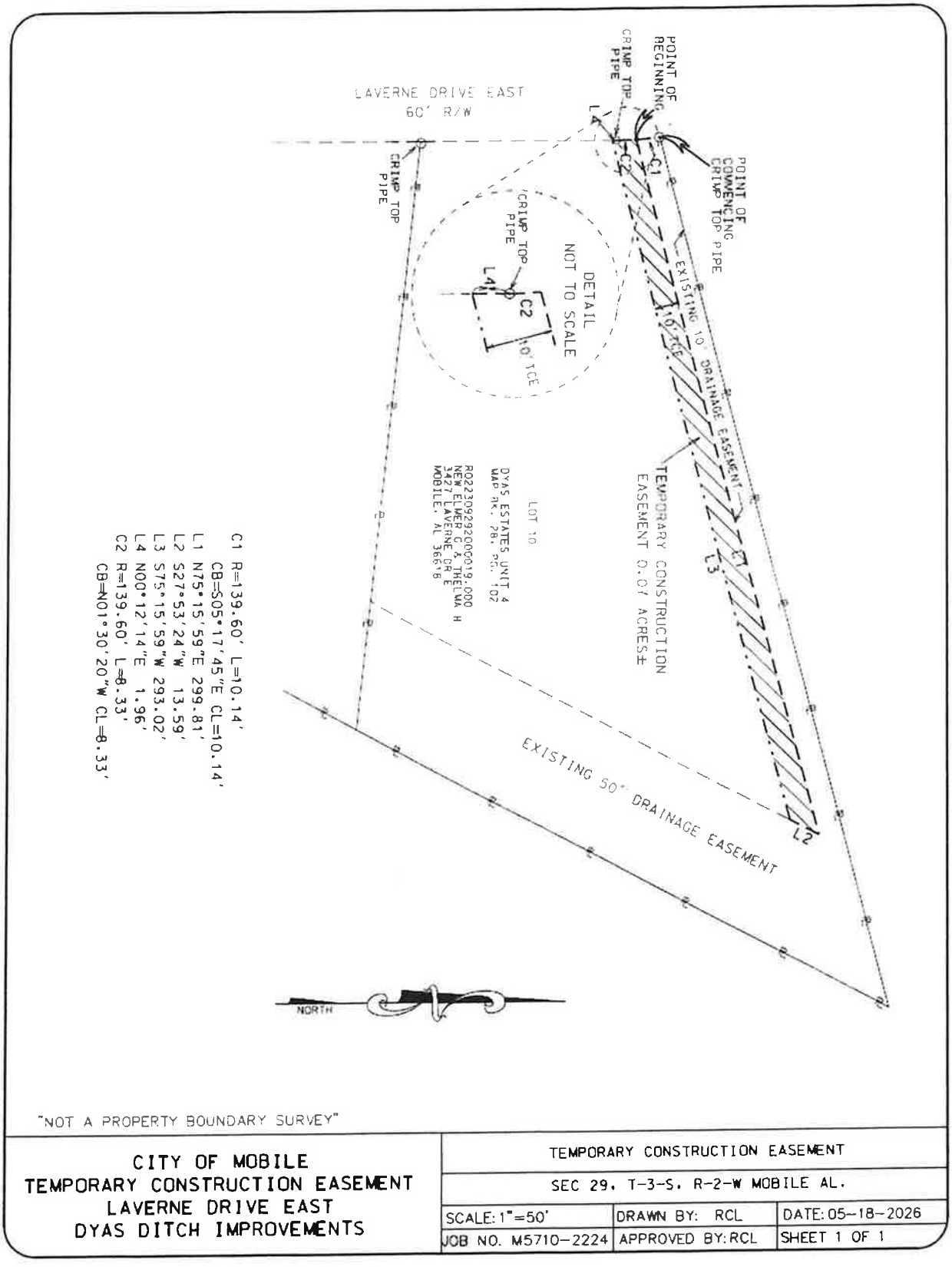
Elmer and Thelma New
3427 Laverne Drive E.
Mobile, AL 36618

EXHIBIT A

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT LOT 10 DYAS ESTATES UNIT 4 COMMENCING AT CRIMP TOP PIPE; SAID PIPE BEING SITUATED AT THE NORTHWEST CORNER OF LOT 10 DYAS ESTATES UNIT 4 AS RECORDED ON MAP BOOK 28 PAGE 102, IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA; THENCE RUN SOUTHWARDLY ALONG THE EAST RIGHT-OF-WAY LINE OF LAVERNE DRIVE EAST AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.60 FEET, AN ARC DISTANCE OF 10.14 FEET (THE CHORD BEARS SOUTH 05°17'45" EAST, AND MEASURES 10.14 FEET) TO A POINT ON THE EXISTING 10 FOOT DRAINAGE EASEMENT LINE AS SHOWN ON SAID DYAS ESTATES UNIT 4 AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN NORTH 75°15'59" EAST, ALONG SAID DRAINAGE EASEMENT 299.81 FEET; THENCE RUN SOUTH 27°53'24" WEST, 13.59 FEET; THENCE RUN SOUTH 75°15'59" WEST, 293.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAVERNE DRIVE EAST; THENCE RUN NORTH 0°12'14" EAST, ALONG SAID EAST LINE 1.96 FEET TO A CRIMP TOP PIPE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 139.60 FEET, AN ARC DISTANCE OF 8.33 FEET (THE CHORD BEARS NORTH 1°30'20" WEST, AND MEASURES 8.33 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES MORE OR LESS.

"EXHIBIT B"



"NOT A PROPERTY BOUNDARY SURVEY"

CITY OF MOBILE TEMPORARY CONSTRUCTION EASEMENT LAVERNE DRIVE EAST DYAS DITCH IMPROVEMENTS	TEMPORARY CONSTRUCTION EASEMENT	
	SEC 29, T-3-S, R-2-W MOBILE AL.	
	SCALE: 1"=50' / DRAWN BY: RCL	DATE: 05-18-2026
	JOB NO. M5710-2224 / APPROVED BY: RCL	SHEET 1 OF 1

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
COUNTY OF MOBILE)

This indenture made this 29th day of May, 2026 between Byron Curry and Kathryn Curry, husband and wife, the Grantors, and the City of Mobile, a Municipal corporation, organized and existing under the laws of the State of Alabama, Grantee.

WITNESSETH:

That the Grantors, in consideration of the sum of ONE DOLLAR $ (1.00) paid by the Grantee, the receipt whereof is hereby acknowledged, and for further consideration of the general public benefit which will accrue to the neighborhood and the benefit which will accrue to their property, does hereby grant to the said Grantee, its successors and assigns, full and free right, liberty and authority to enter upon and use the lands hereinafter described for the operation and storage of such equipment and materials as may be necessary in the construction of the drainage improvements on adjacent land for the City of Mobile, Project: Miscellaneous Drainage Storm Water Fee (City of Mobile Annual Storm Drain Maintenance), Project Number: 2024-3005-07, said easement as shown and as being on and across the following described lands:

SEE "EXHIBIT A" ATTACHED

AS SHOWN ON "EXHIBIT B"

TO HAVE AND TO HOLD the said temporary construction easement unto the Grantee its successors and assigns until twelve months after the Grantee completes construction of the above-named Project, it being understood that the work will be done in an orderly manner and any property disturbed by the Grantee will be returned to a condition substantially the same as it was on the date work started on the above-described property.

IN WITNESS WHEROF, the undersigned has set my hand and seal, this the 5th June day of ~~May~~ 2026.

Owner: Byron Curry

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Byron Curry, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of ~~May~~ June 2026.

Notary Public, State of Alabama

My Commission Expires:

STATE OF NOTARY PUBLIC ALABAMA

MARY W. DAFFIN
~~My Commission Expires~~
June 9, 2029

----------SECOND SIGNATURE PAGE FOLLOWS----------

IN WITNESS WHEROF, the undersigned has set my hand and seal, this the 29th day of May 2026.

Owner: Kathryn Curry

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathry Curry, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of _____ May 2026.

Notary Public, State of Alabama

My Commission Expires

STATE OF NOTARY PUBLIC ALABAMA

MARY W. DAFFIN
My Commission Expires
June 9, 2029

This instrument prepared by:

City of Mobile
Real Estate Department
P. O. Box 1827
City of Mobile
P. O. Box 1827
Mobile, Alabama 36633

Grantee

City of Mobile
Real Estate Department
P. O. Box 1827
City of Mobile
P. O. Box 1827
Mobile, Alabama 36633

Grantors

Byron and Kathryn Curry
6850 Laverne Drive
Mobile, AL 36618

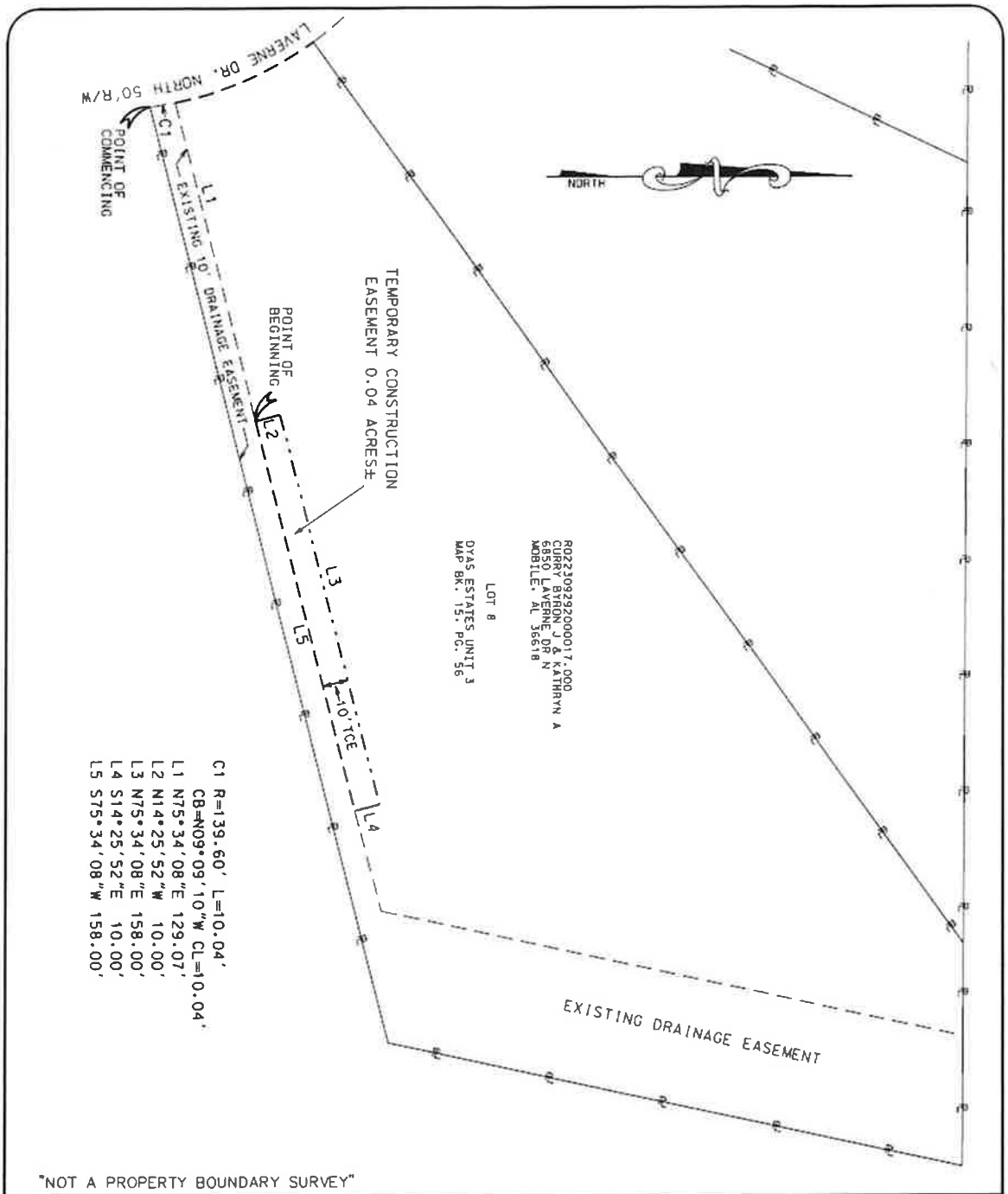
EXHIBIT A

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT LOT 8 DYAS ESTATES UNIT 3

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 DYAS ESTATES UNIT 3 AS RECORDED ON MAP BOOK 15 PAGE 56, IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA; THENCE RUN NORTHWARDLY ALONG THE EAST RIGHT-OF-WAY LINE OF LAVERNE DRIVE NORTH AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 139.60 FEET, AN ARC DISTANCE OF 10.04 FEET (THE CHORD BEARS NORTH 09°09'10" WEST, AND MEASURES 10.04 FEET) TO A POINT ON THE EXISTING 10 FOOT DRAINAGE EASEMENT LINE AS SHOWN ON SAID DYAS ESTATES UNIT 3; THENCE RUN NORTH 75°34'08" EAST, ALONG SAID DRAINAGE EASEMENT 129.07 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN NORTH 14°25'52" WEST, 10.00 FEET; THENCE RUN NORTH 75°34'08" EAST, 158.00 FEET; THENCE RUN SOUTH 14°25'52" EAST, 10.00 FEET TO A POINT ON SAID DRAINAGE EASEMENT LINE; THENCE RUN SOUTH 75°34'08" WEST, ALONG SAID EASEMENT LINE 158.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES MORE OR LESS.

EXHIBIT B



"NOT A PROPERTY BOUNDARY SURVEY"

CITY OF MOBILE
TEMPORARY CONSTRUCTION EASEMENT
LAVERNE DRIVE EAST
DYAS DITCH IMPROVEMENTS

TEMPORARY CONSTRUCTION EASEMENT		
SEC 29, T-3-S, R-2-W MOBILE AL.		
SCALE: 1"=50'	DRAWN BY: RCL	DATE: 05-18-2026
JOB NO. M5710-2224	APPROVED BY: RCL	SHEET 1 OF 1

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor is authorized to apply, accept and receive from the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) grant assistance in the amount of $350,000.00 in support of the FY24 – FY25 Building Resilient Infrastructure and Communities (BRIC) grant program.

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

BE IT FURTHER RESOLVED that the Council authorizes the transfer of 30% matching funds in the amount of $105,000.00 from the City Wide Storm Drain & Pipe Drain Project operating budget to the G-OGMMATCH grant match holding account in the event this grant is received in full.

Adopted:

_____

City Clerk

June 16, 2026

Dear Councilmembers:

The City of Mobile Grants Management Department is requesting to apply for the Building Resilient Infrastructure and Communities (BRIC) grant program. The department is seeking funding to complete a topographic survey and complete the design and engineering for sheet pile rehabilitation along the Montlimar Canal at eight locations, spanning from Government Boulevard to the Morris Creek confluence.

Funding is allocated by the Department of Homeland Security, Federal Emergency Management Agency (FEMA). FEMA has classified infrastructure scoping and design work of this nature as a Capability and Capacity Building activity. The total amount of grant assistance requested is $350,000.00. This funding opportunity requires a 30% local match, in the amount of $105,000.00, to be funded through City Wide Storm Drain & Pipe Drain Project.

We look forward to continued communication on this important project. Please call Jennifer Greene with questions at 251-208-7199 or email at jennifer.greene@cityofmobile.org.

Respectfully,

Jennifer Greene
Director, Programs and Project Management
Department of Engineering and Infrastructure

CAPITAL CONTRACT SUMMARY SHEET

na

AGENDA ITEM SUMMARY SHEET

Agenda of: June 23, 2026

Submitted by:
Lance Slater, Chief Resilience Officer

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
Adoption of 2026 Multi-Jurisdictional Hazard Mitigation Plan

Amount of Contract:
0

Funding Source
na

ATTACHMENTS:
1. Resolution MJ HMP
2. 2026 Hazard Mitigation Plan v2 June 2026

REVIEWERS:
Lance Slater
Cherlina Monteiro
James Barber

RESOLUTION ADOPTING THE 2026 MOBILE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

Sponsored by: Mayor Cheriogotis

WHEREAS the City of Mobile recognizes the threat that natural hazards pose to people and property within the City of Mobile; and

WHEREAS the Mobile Emergency Management Agency has prepared a Mobile County Multi-Jurisdictional Hazard Mitigation Plan, hereby known as THE 2026 MOBILE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS THE 2026 MOBILE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Mobile from the impacts of future hazards and disasters; and

WHEREAS adoption by the City Council of the City of Mobile demonstrates its commitment to hazard mitigation and achieving the goals outlined in THE 2026 MOBILE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the 2026 MOBILE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN is hereby adopted and immediately made effective.

Adopted:

_____
City Clerk

September 2025

Mobile County Multi-Jurisdictional Hazard Mitigation Plan

MOBILE COUNTY
EMERGENCY MANAGEMENT
AGENCY

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Executive Summary

This document is the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The MJHMP was developed for Mobile County, Alabama and its participating jurisdictions in accordance with 44 CFR §201.6. The plan identifies natural hazards affecting the planning area, assesses vulnerabilities, and outlines mitigation actions designed to reduce long-term risk to life, property, critical infrastructure, and the environment. Addressing natural hazards is the regulatory requirement for FEMA approval and is the foundation for eligibility under federal Hazard Mitigation Assistance programs.

To support a comprehensive all-hazards approach, the plan also includes discussion of selected human-caused and technological hazards (such as hazardous materials incidents, cyber disruptions, and dam failures). These hazards are important for local preparedness and resilience, but they are not required under FEMA's mitigation planning regulations and are not reviewed as part of federal plan approval.

The MJHMP reflects a whole community approach, engaging local governments, special districts, businesses, non-profits, and residents to ensure that mitigation strategies are risk-informed, inclusive, and integrated into broader community goals. This plan provides the foundation for focusing resources on the greatest risks, strengthening partnerships, increasing public awareness, and aligning hazard mitigation actions with long-term resilience objectives.

Goals

- **Prevention and Risk Reduction** — Manage land use and building practices to reduce hazard exposure.
- **Property Protection** — Safeguard structures, occupants, and essential assets.
- **Public Education and Outreach** — Increase awareness of hazards and promote participation in mitigation activities.
- **Natural Systems Protection** — Preserve and restore environmental systems that provide hazard mitigation benefits.
- **Community Sheltering** — Ensure safe refuge through community shelters and safe rooms.

Key Mitigation Strategies

- Building code adoption and enforcement to strengthen long-term resilience
- Land use planning and zoning in hazard-prone areas
- Floodplain and stormwater management
- Retrofitting, elevating, or acquiring repetitive loss properties
- Hazard education and whole community outreach programs
- Protection of critical facilities and lifeline infrastructure

- Restoration and enhancement of natural flood buffers
- Expansion of early warning and risk communication systems

Community Action Highlights

- Coastal areas: Storm surge and tidal flood defenses
- Inland municipalities: Tornado shelters and drainage improvements
- Urbanized areas: Flash flood mitigation, stormwater improvements, flood mitigation, and risk communication systems
- Rural areas: Wildfire mitigation and natural resource conservation

Risk Assessment Overview

The plan addresses natural hazards including hurricanes, flooding, tornadoes, severe thunderstorms, wildfires, drought, winter storms, earthquakes, tsunamis, and landslides. Dam and levee failure are also considered due to potential local impacts. Risk prioritization guides mitigation actions and resource allocation, with emphasis on high-risk hazards, protection of critical facilities, and strengthening whole community resilience.

Chapter 1: Introduction and Planning Process

1.1 Introduction and Background

1.1.1 Goals and Objectives of this Report

This plan is reviewed and updated every five years in accordance with the Disaster Mitigation Act of 2000 (DMA2K), which amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act and established the requirements under 44 CFR §201.6(d)(3):

> *"A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five (5) years to continue to be eligible for mitigation project grant funding."*

In compliance with this guidance, the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) establishes a coordinated process for identifying, assessing, and prioritizing natural hazards that threaten the County and its eleven incorporated municipalities. Addressing natural hazards is the regulatory requirement for FEMA approval and is the basis for eligibility under Hazard Mitigation Assistance programs.

To support a broader all-hazards approach to resilience, Mobile County EMA and its partners have also chosen to discuss selected human-caused and technological hazards (such as hazardous materials incidents, cyber disruptions, and dam failures). These hazards reflect local planning needs but are not required for FEMA compliance.

The purpose of this plan is to ensure that mitigation strategies are integrated into local decision-making and resource allocation processes. Mitigation planning works best when undertaken before disasters occur and when informed by robust risk and capability gaps assessments. Effective planning incorporates input from a wide range of stakeholders and the public, ensuring strategies that:

- Encourage leaders to select risk-reduction actions supported by stakeholders and the public, minimizing obstacles to community growth and development.
- Focus resources on the greatest risks and capability challenges.
- Build partnerships with diverse stakeholders to expand data and resources, reduce workloads, and achieve shared objectives.
- Increase public awareness of threats and hazards, including associated risks and community risks.
- Align risk reduction strategies with broader community goals and programs, such as capital improvement planning.

These goals and objectives form the foundation for the mitigation strategy and specific actions detailed in **Chapter 4** of this plan, ensuring a clear link between vision and actionable steps consistent with FEMA's 2025 Local Mitigation Planning Policy Guide.

1.1.2 The Basis for Mitigation Plan Integration

The Disaster Mitigation Act of 2000 (DMA2K) requires local governments across the country to take a risk-based approach to reducing natural hazard impacts through mitigation planning. Under this law, local governments must have a FEMA-approved hazard mitigation plan in order to be eligible for federal Hazard Mitigation Assistance (HMA) grants.

The regulations governing local mitigation plans are found in 44 CFR §201.6, and FEMA implements these requirements through its official guidance documents. The most current references are the Local Mitigation Planning Policy Guide (April 11, 2025) and the now-retired Local Mitigation Planning Handbook (May 2023).

For a plan to be valid:

- It must be reviewed by the State EMA (in Alabama, AEMA) and then approved by FEMA.
- It must also be formally adopted by the governing body of each participating jurisdiction.
- The plan must be reviewed, revised, and resubmitted every five years to stay eligible for FEMA hazard mitigation grants.

One of FEMA's requirements, at 44 CFR §201.6(b)(3), is that the planning process must include the review and incorporation of relevant existing plans, studies, reports, and technical information. In practice, this means the mitigation plan should reference and build upon other local planning documents (e.g., comprehensive plans, capital improvement plans, floodplain ordinances), but it does not require those other plans to be changed.

For the current update, Mobile County EMA followed FEMA's required process by:

- Reviewing previous hazard mitigation plans.
- Holding both virtual and in-person planning meetings.
- Coordinating with local municipalities for input.
- Collecting surveys from each jurisdiction documenting completed and ongoing mitigation activities.
- Gathering Community Action Programs (CAPs) from each jurisdiction.
- Reviewing and refining the draft plan prior to submission.

1.1.3 Chronology of Mobile County Mitigation Planning

- **2003–2005:** Mobile County jurisdictions developed two independent hazard mitigation plans, one for incorporated areas led by Mobile County EMA with the first Hazard Mitigation Planning Committee (HMPC), and one for unincorporated areas prepared by SARPC with a separate HMPC. Mobile County EMA participated in both committees to coordinate efforts.

- **Late 2005:** Following Hurricane Katrina, the two committees merged into a single Mobile County HMPC. The reorganized group developed the 2006 Long-Term Recovery Plan, consolidating previous plans and amending them to address post-Katrina recovery needs.
- **2009:** The HMPC reconvened to update both plans, resulting in the 2010 Mobile County Multi-Hazard Mitigation Plan, which unified all jurisdictions and stakeholders under one comprehensive approach for hazard mitigation.
- **2015:** From April to December, the HMPC held five meetings to update the 2010 plan. This process involved extensive public outreach, risk reassessment including man-made hazards, evaluation of mitigation programs, updated HAZUS-MH analyses, and revision of plan maintenance procedures.
- **2020:** SARPC, in coordination with the Tombigbee Regional Commission and under FEMA and Alabama EMA approval, developed the Division A Multi-Jurisdictional Multi-Hazard Mitigation Plan covering several counties, including Mobile. The COVID-19 pandemic necessitated virtual meetings and a unified regional approach. This plan is set to be replaced by the current update compiled by Mobile County EMA, which will take effect after August 2026.
- **2021:** The Division A plan was adopted by all eligible jurisdictions following virtual public engagement and stakeholder input, ensuring continued FEMA grant eligibility despite pandemic-related challenges.
- **2024–Present:** Beginning in 2020 and intensifying since 2024, Mobile County EMA has worked closely and individually with HMPC members to support ongoing project progress and coordination. The comprehensive update of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) has been actively underway since early 2024. The updated plan is expected to be submitted for review and approval by the Alabama EMA and subsequently FEMA by the end of 2025. Following federal approval, final adoption by all participating jurisdictions is anticipated in late 2026, ensuring continued compliance with FEMA requirements and sustained community resilience.

1.1.4 Review and Incorporation of Existing Plans and Technical Information

Development of the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) included a comprehensive review of existing plans, studies, reports, and technical data relevant to hazard identification, risk assessment, and mitigation strategy development. These materials were reviewed to ensure consistency with existing policies, avoid duplication of effort, incorporate the most current and reliable data, and support informed mitigation decision-making.

Mobile County EMA and participating jurisdictions reviewed federal, state, regional, and local planning documents, including prior hazard mitigation plans, regulatory and non-regulatory flood mapping products, emergency operations plans, capital improvement plans, land use and floodplain management documents, and hazard-specific studies. Information from these sources was incorporated throughout the plan, as appropriate, to inform hazard profiles (**Chapter 3**), risk assessments (**Chapter 3.3**), capability assessments (**Chapter 1.2** and **Appendix E**), and the mitigation strategy (**Chapter 4**).

For flood hazards, all participating jurisdictions reviewed and incorporated FEMA regulatory flood mapping products, including Flood Insurance Rate Maps (FIRMs) and Flood Insurance Studies (FIS), consistent with National Flood Insurance Program (NFIP) requirements. These products were used to identify Special Flood Hazard Areas (SFHAs), assess exposure of critical facilities and structures, and support flood risk analysis. Where available, jurisdictions also considered non-regulatory flood mapping products and locally developed datasets, including drainage studies and stormwater assessments, to supplement NFIP mapping and better reflect localized flooding conditions.

Where gaps, data limitations, or outdated information were identified, these limitations are documented in the risk assessment and addressed through mitigation actions and data-improvement initiatives included in **Chapter 4**. Examples include actions related to drainage studies, flood modeling updates, infrastructure assessments, and enhanced data collection. This approach ensures continuous improvement of hazard data and mitigation planning over time.

A summary of the key plans, studies, and technical resources reviewed and how they were incorporated into the MJHMP is provided in **Table 1.1-1 Existing Plans and Technical Information Summary**.

Table 1.1-1 Existing Plans, Studies, and Technical Information Reviewed

Source	Jurisdiction / Agency	Purpose	How Incorporated into MJHMP
2015 Mobile County Multi-Hazard Mitigation Plan	Mobile County EMA	Prior mitigation actions and planning framework	Informed mitigation action prioritization (Chapter 4) and capability assessment (Sec. 1.2 / Appendix E)
2021 Division A Multi-Jurisdictional HMP	SARPC / AEMA	Regional hazard data and mitigation context	Reviewed for continuity and transition to county-led plan
FEMA Flood Insurance Rate Maps (FIRM) & Flood	FEMA / NFIP - local drainage studies / high-water marks / repetitive loss datasets where	Regulatory flood hazard identification	Used in flood hazard profiles, exposure

Insurance Studies (FIS)	available" (non-regulatory / local)		analysis, and NFIP compliance review
National Flood Insurance Program (NFIP) Records	FEMA / Local Floodplain Admins	Floodplain participation and compliance	Used in capability assessment and flood mitigation strategy
Emergency Operations Plan (EOP) & Annexes	MCEMA & Jurisdictions	Operational roles and coordination	Used to align mitigation strategies with preparedness and response capabilities
Capital Improvement Plans (CIP)	Municipalities / County	Infrastructure planning	Informed mitigation project identification and prioritization
Stormwater & Drainage Studies	Various jurisdictions	Localized flooding analysis	Supplemented regulatory mapping; gaps addressed as mitigation actions
Comprehensive / Land Use Plans	Municipalities	Development trends	Used to assess exposure, growth patterns, and mitigation integration
NWS climatology, storm reports, and NOAA hazard datasets	NWS Mobile	Severe weather and climatology	Used in hazard profiles and risk assessment

This review and incorporation of existing plans, studies, and technical information occurred as part of the plan development and update process and is distinct from the ongoing integration and maintenance activities described in **Chapter 5**. These sources are incorporated throughout the MJHMP, including the hazard profiles and risk assessment (**Chapter 3**), capability assessment (**Section 1.2** and **Appendix E**), and mitigation strategy and actions (**Chapter 4**).

1.2 Statutory Authority and Capability

The capabilities of Mobile County and each participating jurisdiction are defined by the authorities, policies, programs, and resources available to support hazard mitigation. Each jurisdiction possesses distinct statutory authorities and administrative capacities that enable the development, adoption, and implementation of hazard mitigation strategies and actions.

In addition to the county and the eleven participating municipalities and jurisdictions, Special Districts and other entities provide critical services to the public and possess

operational resources, though they typically have limited or no independent statutory authority beyond their respective service areas. Collectively, these existing authorities, ordinances, programs, and resources directly support implementation of the mitigation strategy and mitigation actions identified in **Chapter 4** and **Appendix D** of this plan.

All participating jurisdictions in Mobile County participate in the National Flood Insurance Program (NFIP) and have adopted and enforce floodplain management ordinances that meet or exceed NFIP minimum standards. Each jurisdiction has adopted the current effective Flood Insurance Rate Maps (FIRMs) issued by FEMA and administers local permitting and enforcement for development within Special Flood Hazard Areas (SFHAs) through a designated floodplain administrator or responsible agency. Substantial improvement and substantial damage (SI/SD) determinations are conducted following flood events by the designated floodplain administrator in accordance with locally adopted regulations, using documented damage assessments to ensure NFIP compliance and to guide permitting, enforcement actions, and mitigation decisions. NFIP participation status, ordinance adoption, administrator designation, and effective map dates for each jurisdiction are documented in **Section 1.2** and **Tables 1.2-2** and **1.2-3**, with supporting implementation details provided in **Appendix E**. The Town of Dauphin Island voluntarily participates in FEMA's Community Rating System (CRS) and implements related activities, including higher regulatory standards, public information and outreach, floodplain management practices, and post-event documentation, to reduce flood risk and insurance costs. No participating jurisdiction with an effective FIRM is non-participating in the NFIP.

Table 1.2-1 summarizes the statutory authorities and capabilities of each participating jurisdiction. The table identifies both the current and intended use of these authorities to implement mitigation actions identified in this plan. It describes the types of powers and policies generally granted to jurisdictions, identifies which jurisdictions currently exercise those authorities in support of mitigation, and indicates how jurisdictions intend to apply these authorities for future mitigation actions. In all cases, implementation occurs through established governmental processes, including review and approval by the appropriate governing body such as a city council, county commission, school board, utility board, volunteer fire department board, or other regulatory authority.

Table 1.2-1 Statutory Authority and Capabilities

Mobile Co. Hazard Mitigation Action Plan: Capabilities Assessment	Authorized for	Practiced by	Proposed for	Incorporated through
Police Power: Ability to regulate activities of individuals in the jurisdiction for purposes of health,	County, Municipalities	Mobile County Sheriff's Office Bayou La Batre Chickasaw Citronelle	All municipal jurisdictions and County govt.	Council or Commission action to enact and enforce regulations

safety, and public welfare		Creola Dauphin Island Mobile Mount Vernon Prichard Saraland Satsuma Semmes		
Control of public expenditures: Ability to acquire property and improve property owned by the jurisdiction, capacity to borrow and expend funds	County, Municipalities, School Boards, Utilities, Volunteer Fire Departments	All jurisdictions	All jurisdictions	Action to approve expenditures by local county commission, city council, school, utility, and VFD boards
Building Code Enforcement: Ability to enforce codes related to building materials and construction standards outside of flood hazard areas	County, Municipalities	Mobile County Bayou La Batre Chickasaw Citronelle Creola Dauphin Island Mobile Mount Vernon Prichard Saraland Satsuma Semmes	All jurisdictions	Council or Commission action to enact and enforce regulations
Floodplain Management Authority: Ability to regulate development in areas of special flood hazard in compliance with NFIP standards; includes authority to regulate land use and subdivisions inside of flood hazard areas	County, Municipalities	All participating NFIP jurisdictions	All participating NFIP jurisdictions	Council or Commission action to enact and enforce regulations
Capital Improvements: Ability to plan public	County, Municipalities, School Boards,	All jurisdictions	All jurisdictions	Action to approve expenditures by local county commission,

infrastructure to mitigate hazards	Utilities, Volunteer Fire Departments			city council, school, utility, and VFD boards
Purchase properties subject to flooding and maintain as permanent open space	County, Municipalities, School Boards, Utilities, Volunteer Fire Departments	All jurisdictions	All jurisdictions	Action to approve expenditures by local county commission, city council, school, utility, and VFD boards
Zoning Authority: Ability to divide political jurisdiction into districts for purposes of regulating buildings and their use (inside and outside of flood hazard areas)	County, Municipalities	Mobile County Bayou La Batre Chickasaw Citronelle Creola Dauphin Island Mobile Mount Vernon Prichard Saraland Satsuma Semmes	All jurisdictions	Council or Commission action to enact and enforce regulations
Subdivision Regulations: Ability to control new developments involving new lot lines and infrastructure (inside and outside of flood hazard areas)	County, Municipalities	Mobile County Bayou La Batre Chickasaw Citronelle Creola Dauphin Island Mobile Mount Vernon Prichard Saraland Satsuma Semmes	All jurisdictions	Council or Commission action to enact and enforce regulations
Storm Water Management Program: Ability to regulate retention, detention, and release of storm water runoff	Municipalities	Bayou La Batre Chickasaw Citronelle Creola Dauphin Island Mobile Mount Vernon Prichard Saraland Satsuma	All jurisdictions	Council action to enact and enforce regulations

		Semmes		

Note: The City of Mobile exercises these authorities under Alabama Code §11-44C, which assigns certain powers and responsibilities to the Mayor. Other municipalities and unincorporated areas operate under different governance structures.

Table 1.2-2 provides a summary of local plans, ordinances, and programs currently in place or under development within Mobile County jurisdictions. A "Yes" (Y) indicates the item is currently adopted and being implemented, while a "No" (N) indicates the item is not currently in place.

Table 1.2-2 Relevant Plans, Ordinances, and Programs

Jurisdiction	Zoning Ordinance	Code Enforcement	Current Master Plan	Certified Flood Manager	NFIP Participation
Mobile County	N	Y	N	Y	Y
Bayou La Batre	Y	Y	Y	N	Y
Chickasaw	Y	Y	Y	Y	Y
Citronelle	Y	Y	Y	N	Y
Creola	Y	Y	Y	N	Y
Dauphin Island	Y	Y	Y	Y	Y
Mobile	Y	Y	Y	Y	Y
Mount Vernon	Y	Y	Y	N	Y
Prichard	Y	Y	Y	N	Y
Saraland	Y	Y	Y	N	Y
Satsuma	Y	Y	Y	N	Y
Semmes	Y	Y	Y	Y	Y

Participation in the National Flood Insurance Program (NFIP) is a critical capability for flood risk reduction, as it requires enforcement of floodplain management standards and maintains eligibility for federal flood insurance and hazard mitigation grant programs. **Table 1.2-3** summarizes NFIP participation and mapping status for each jurisdiction in Mobile County as of April 28, 2025.

More detailed, site-specific information on at-risk structures and repetitive loss properties is provided in **Chapter 3.2 Flooding Hazard Profile**, with jurisdiction-specific Significant Improvement/Significant Damage (SI/SD) administrative procedures included in **Appendix E Implementation and Capabilities**.

Table 1.2-3 National Flood Insurance (NFIP) Status

Jurisdiction	Participation Status	Initial FHBM Identified	Initial FIRM Identified	Current Effective Map Date
Mobile County	Participating	N/A	12/11/1970	6/5/2020
Bayou La Batre	Participating	N/A	3/17/1972	6/5/2020
Chickasaw	Participating	N/A	2/19/1971	6/5/2020
Citronelle	Participating	1/31/1975	6/17/1977	6/5/2020
Creola	Participating	N/A	1/8/1972	6/5/2020
Dauphin Island	Participating	N/A	1/8/1972	6/5/2020
Mobile	Participating	N/A	9/15/1972	6/5/2020
Mount Vernon	Participating	12/17/1973	12/16/1977	6/5/2020
Prichard	Participating	6/28/1974	2/4/1981	6/5/2020
Saraland	Participating	5/24/1974	12/18/1979	6/5/2020
Satsuma	Participating	5/3/1974	9/29/1978	6/5/2020
Semmes	Participating	N/A	1/8/1972	6/5/2020

Source: https://www.fema.gov/cis/AL.html

Together, these authorities, programs, and NFIP participation provide the framework for implementing the mitigation actions described in **Chapter 4**.

1.3 Participating Jurisdictions

For purposes of this plan, Participating Jurisdictions are defined as local governments that are seeking FEMA hazard mitigation plan approval under 44 CFR §201.6 and will formally adopt this plan by resolution. These include Mobile County and the incorporated municipalities listed in **Section 1.3**.

The Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was developed for Mobile County, Alabama and the following participating jurisdictions, each of which is seeking plan approval under this document and will formally adopt the MJHMP in accordance with 44 CFR §201.6.

- Mobile County
- City of Bayou La Batre
- City of Chickasaw
- City of Citronelle
- Town of Creola
- Town of Dauphin Island
- City of Mobile
- City of Mount Vernon
- City od Prichard
- City of Saraland
- Town of Satsuma
- City of Semmes

Unless otherwise noted, the risk assessment, mitigation strategy, and plan maintenance elements of the MJHMP apply to all participating jurisdictions listed above.

These jurisdictions are the participating jurisdictions seeking FEMA approval and plan adoption under this Multi-Jurisdictional Hazard Mitigation Plan.

1.4 Mitigation Planning Process

This section of the plan addresses the requirements of 44 CFR §201.6(b) and §201.6(c)(1–3) by documenting the process for developing the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

Federal requirements for local mitigation plans include:

- Reviewing and revising the plan every five years to reflect changes in development, local mitigation efforts, and priorities.
- Maintaining an approved mitigation plan to qualify for Hazard Mitigation Grant Program (HMGP) funding.
- Identifying and analyzing specific mitigation actions and projects to reduce hazard impacts.
- Describing each jurisdiction's risk exposure and capability to manage hazards and their potential community impact.

The Mobile County Emergency Management Agency (MCEMA) led development of the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), coordinating with all incorporated cities, towns, and unincorporated areas within the county. Participating

jurisdictions include Bayou La Batre, Chickasaw, Citronelle, Creola, Dauphin Island, Mobile, Mount Vernon, Prichard, Saraland, Satsuma, Semmes, and Mobile County's unincorporated areas.

Each participating jurisdiction was provided the opportunity to participate in the planning process through steering committee meetings, data review, and plan review opportunities. Participation by jurisdiction is documented through meeting records, sign-in sheets, and correspondence maintained by Mobile County EMA. The planning process for the 2025 update was conducted through an iterative and collaborative approach. Participating jurisdictions and Hazard Mitigation Planning Committee (HMPC) members were actively engaged through regularly scheduled meetings, workshops, data validation efforts, and draft plan reviews. Jurisdictional representatives reviewed and validated hazard and risk assessment data, updated capability assessments, proposed mitigation actions, and provided feedback that directly informed revisions to plan content. Stakeholder input supported identification of critical facilities, infrastructure vulnerabilities, and mitigation priorities. MCEMA documented meeting participation, comments, and revisions to ensure transparency and accountability throughout the planning process. Supporting documentation is retained in **Appendices B.1 through B.3**.

The planning process began with a review of the 2015 Mobile County Multi-Hazard Mitigation Plan and the 2021 Division A Multi-Jurisdictional Hazard Mitigation Plan to assess progress on previous mitigation actions, identifying those completed, deferred, or no longer applicable. Updates to hazard data, FEMA guidance, and state requirements informed revisions. Jurisdictional capability assessments were updated through direct input from each community, supporting the development of new mitigation strategies based on current risks, priorities, and resources.

MCEMA facilitated coordination by holding planning meetings, providing technical assistance, and distributing tools to support jurisdictions in evaluating capabilities and updating mitigation actions. Each jurisdiction appointed a planning team member who participated in regular meetings and served as a liaison for local input. Local and regional partners, including county departments, neighboring jurisdictions, utility providers, school systems, and regulatory agencies, were engaged throughout the process to ensure broad stakeholder input and integration with related planning efforts.

Jurisdictional participation included planning team designation, provision of local data, meeting attendance, and review of draft materials. Documentation of these activities is provided in **Appendix B.3, Table B.3-2 Jurisdictional Participation Summary**. This table demonstrates FEMA-required documentation of participation by each jurisdiction.

Additional participation details, including meeting agendas and sign-in sheets, are documented in **Appendix B.1 Planning Committee Process and Meetings**.

Public involvement was a critical component of the planning process. Countywide surveys, social media outreach, and publication of draft materials on the MCEMA website provided opportunities for public comment, which were reviewed and incorporated where

appropriate. Outreach to local organizations and community groups further encouraged community feedback.

Survey instruments and compiled results are included in **Appendix B.2 Community and Public Involvement**.

This plan complements and integrates with existing local plans and policies. Participating jurisdictions are encouraged to align their comprehensive plans, emergency operations plans, and capital improvement programs with the mitigation goals outlined in this MJHMP.

Following FEMA approval of the 2025 MJHMP, each jurisdiction must formally adopt the plan by resolution, independent of the County's adoption. Adoption is required to maintain eligibility for FEMA Hazard Mitigation Assistance (HMA) funding. MCEMA will support jurisdictions throughout the adoption process and retain documentation for submission to FEMA and the Alabama Emergency Management Agency. Adoption documentation will be compiled and included in **Appendix F: Adopting Resolutions (by jurisdiction)**.

Representatives from each participating jurisdiction seeking FEMA approval were identified and engaged throughout the planning process. Jurisdictional participants included designated officials and staff members representing each local government, identified by agency and title. Participation occurred through Hazard Mitigation Planning Committee (HMPC) meetings, jurisdictional data review, capability assessments, mitigation action development, and review and comment on draft plan materials. A summary of participating jurisdictions, designated representatives, and participation activities is provided in **Appendix B.3, Table B.3-2 Jurisdictional Participation Summary**. HMPC membership, meeting attendance, and participation records are documented in **Appendix B.1 Planning Committee Process and Meetings**.

Documentation of participation by each participating jurisdiction, including designated representatives by agency and official title, meeting attendance, and methods of participation, is provided in **Appendix B (Appendices B.1 through B.3)**.

1.5 Public and Stakeholder Involvement

Effective public and stakeholder involvement is essential to developing a comprehensive and inclusive hazard mitigation plan. The Mobile County Emergency Management Agency (MCEMA) prioritized broad outreach and active engagement throughout the planning process to ensure the plan reflects community needs, expertise, and priorities.

The Hazard Mitigation Planning Committee (HMPC) serves as the core decision-making body for this plan. The HMPC consists of the members of the MCEMA Executive Board and MCEMA staff, who guide the planning process, ensure compliance with federal and state requirements, and maintain alignment with the Mobile County Emergency Operations Plan (EOP) and its annexes.

Stakeholders are defined as any agency, organization, or entity with a role in the EOP or annexes, the Mobile County Multi-Jurisdictional Hazard Mitigation Plan, or associated appendices. This includes municipal departments, county agencies, special districts, utility providers, non-governmental organizations, community groups, and private sector

partners with responsibilities related to hazard mitigation, preparedness, response, or recovery.

1.5.1 Public Outreach Methods

The outreach approach was designed to meet FEMA participation requirements and adapt to varying levels of community availability and interest. MCEMA conducted extensive outreach to inform and engage the general public. Methods included a countywide online survey to gather input on hazard perceptions, risk exposure, and mitigation preferences. While 27 surveys were returned, survey feedback was supplemented with public meetings, stakeholder workshops, and direct outreach to community organizations.

Draft plan materials were posted on the MCEMA website to increase transparency and encourage public review. Social media platforms and local media outlets were used to publicize opportunities for comment and participation. Community meetings, held virtually and in person where feasible, provided forums for direct interaction between residents and planning staff. MCEMA also partnered with community organizations to reach the whole community, including populations with higher exposure or limited resources, ensuring multiple, accessible channels for public input.

The public was provided opportunities to participate throughout the development of this plan prior to its submission for formal review. Public participation included completion of a countywide survey, attendance at public meetings held virtually and in person, and review of draft plan materials posted on the MCEMA website. Public input informed updates to hazard profiles, identification of community concerns, and prioritization of mitigation actions. Documentation of public outreach activities, survey instruments, and compiled feedback is provided in **Appendix B.2 Community and Public Involvement**.

1.5.2 Stakeholder Engagement

Stakeholder participation was coordinated through targeted outreach to local governments, utility providers, school systems, healthcare organizations, non-profit groups, and regional planning entities. MCEMA worked closely with these partners to gather technical data, share planning progress, and solicit expert feedback. Regular meetings with HMPC members and jurisdictional representatives ensured consistent communication and collaboration. Invitations were extended to a broad range of stakeholders to ensure diverse perspectives informed hazard identification, risk assessments, and mitigation strategy development.

Neighboring communities and adjacent jurisdictions were provided opportunities to participate in the planning process through coordination activities led by MCEMA. This included outreach to incorporated municipalities within Mobile County, engagement with Special Districts providing services across jurisdictional boundaries, and coordination with regional partners affected by shared hazard risks or mitigation activities. These opportunities supported information sharing related to regional hazards, critical infrastructure, and mitigation actions that may cross jurisdictional boundaries. Documentation of stakeholder outreach, including stakeholder categories, entities

engaged, methods of outreach, and participation activities, is summarized in **Appendix B.3, Table B.3-3 (Stakeholder Participation Summary).**

1.5.3 Incorporation of Public and Stakeholder Feedback

All public comments and stakeholder input were tracked by MCEMA staff. Relevant suggestions and concerns were incorporated into plan revisions to improve clarity, feasibility, and community benefit. This feedback informed updates to hazard profiles, prioritization of mitigation actions, and alignment with local policies. Documentation of outreach efforts, survey instruments, and compiled results are included in **Appendix B.2 Community and Public Involvement**. HMPC member lists, participation records, and meeting documentation are in **Appendix B.1 Planning Committee Process and Meetings**. Stakeholder lists and coordination details are included in **Appendix B.3 Multi-Jurisdictional Coordination**.

1.5.4 Participation of Special Districts

In addition to municipal and county stakeholders, the HMPC engaged Special Districts that provide critical infrastructure and essential services within Mobile County.

Role of Special Districts

Special Districts participated in the development of this plan as stakeholders, providing data, technical expertise, and coordination related to hazard risks, critical facilities, and mitigation needs within their service areas. These entities are not participating jurisdictions under 44 CFR §201.6 and are not seeking FEMA approval or plan adoption as part of this update. Accordingly, Special Districts are not included in the Multi-Jurisdictional Summary Sheet and are not required to meet all plan elements applicable to participating jurisdictions. Participating districts submitted Letters of Commitment, designated Points of Contact, and provided detailed District Profiles. These profiles included hazard identification, critical facility information, and initial project concepts for mitigation consideration.

Special District contributions were incorporated into the hazard profiles (**Chapter 3**), risk assessment (**Chapter 3.3**), and mitigation strategy (**Chapter 4**). Supporting documentation is compiled in **Appendix B.4 Special District Participation**.

Chapter 2: Community Profile

2.1 Scope and Purpose of this Chapter

This chapter provides a summary profile of Mobile County and its eleven municipalities. Included herein is information for each jurisdiction's principal characteristics: local government structures, geography, physical and environmental attributes, and population and economic profiles, all of which affect the communities' future growth and development. These profiles provide a context for understanding the threats and risks associated with each for integrating mitigation into essential planning and regulatory tools for managing growth.

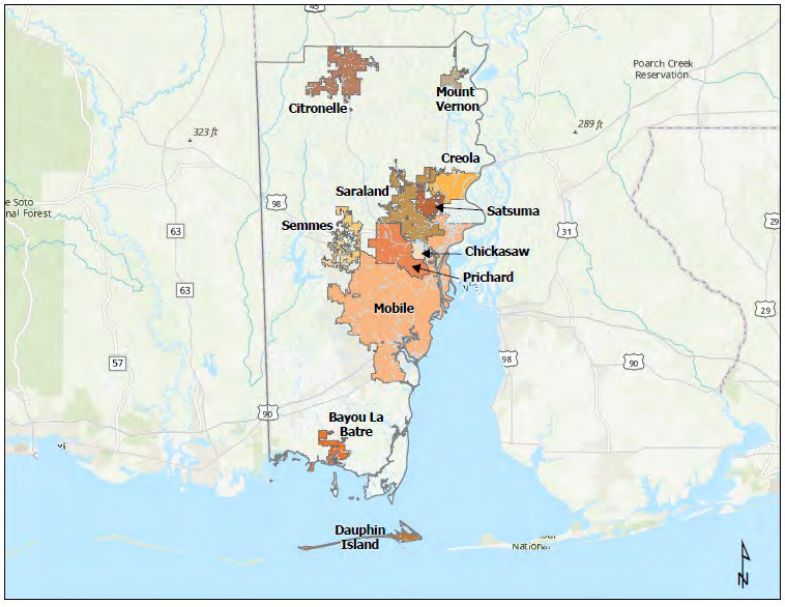
2.2 Geographic Setting and History

Mobile County

Mobile County was created by proclamation of Governor Holmes of the Mississippi Territory on December 18, 1812. The county forms the southwestern corner of the State of Alabama, as shown on **Map 2.2-1** Mobile County Location & Jurisdictions, and is bordered by the State of Mississippi on the west, Washington County to the north, Mobile Bay and adjacent counties, and the Gulf of America to the south.

The City of Mobile is the county seat and celebrated its 322nd year of continuous settlement in 2024. The City is also home to the Port of Mobile, the only deep-water port in Alabama, ranked eleventh by trade and fourteenth by tonnage in the United States by the Bureau of Transportation Statistics in 2022. The port serves as a critical economic driver for the county and the state, and any disruption from hurricanes, flooding, or other hazards could have significant economic impacts.

Map 2.2-1 Mobile County Location & Jurisdictions



Mobile County is one of only two Alabama counties to border the ocean and is centrally located along the Gulf Coast. **Table 2.2-1** Driving Distances to Nearby Cities shows the county's proximity to major metropolitan areas. This location along the Gulf Coast provides economic and recreational benefits but also increases the county's exposure to hurricanes, tropical storms, storm surge, and coastal flooding hazards, as detailed in **Chapter 3 Risk Assessment**.

Table 2.2-1 Driving Distances to Nearby Cities

City	Mileage
Pensacola, FL	56
New Orleans, LA	141
Montgomery, AL	174
Jackson, MS	188
Birmingham, AL	241
Atlanta, GA	322
Nashville, TN	438

Source: Mobile Area Chamber of Commerce

2.3 Government

The primary governing body for Mobile County is the Mobile County Commission, composed of three members elected from single-member districts to serve four-year terms. The County Administrator's Office supports the Commission by overseeing county administrative departments, managing the county budget, and coordinating the delivery of public services. The County Administrator also plays a key role in facilitating countywide initiatives, including hazard mitigation and emergency management activities.

Mobile County's eleven incorporated municipalities each operate under a mayor-council form of government. While the structure generally includes an elected mayor and city council, the extent of executive authority varies by municipality, ranging from strong mayor to weak mayor or council-manager systems. Municipal governments maintain responsibility for local governance, including zoning, code enforcement, and emergency services within their jurisdictions.

The Mobile County Emergency Management Agency (MCEMA) operates as an independent entity under the oversight of the Mobile County Emergency Management Agency Authority Board. This Board provides strategic direction and governance and includes representatives appointed from 12 distinct jurisdictions, ensuring broad regional input. The Board's Executive Committee, comprised of selected members, meets monthly to address budget, finance, operations, and personnel matters, guiding the agency's strategic and operational effectiveness.

While MCEMA collaborates closely with other county departments such as fire and police for emergency operations and coordination, it maintains autonomous status and is not subordinate to any other specific department. This independence supports focused emergency management and hazard mitigation efforts.

Intergovernmental coordination is maintained through regular meetings, joint planning efforts, and shared resources among the county commission, municipal governments, and special districts. This collaborative approach supports integrated hazard mitigation, emergency response, and recovery efforts throughout Mobile County.

In addition to county and municipal governments, several special districts and authorities operate within the county, providing critical services such as utilities, transportation, and public health. These entities possess varying degrees of statutory authority and participate in mitigation planning and implementation as appropriate to their functions.

2.3.1 Special District Profiles

Mobile County contains several Special Districts that provide essential public services and infrastructure, including water and wastewater utilities, fire protection districts, and other service-specific entities. These districts play a critical role in hazard mitigation by protecting key facilities, maintaining essential services during emergencies, and supporting recovery operations.

For this plan, participating Special Districts submitted District Profiles summarizing:

- Organizational structure and service area
- Critical facilities and infrastructure under their jurisdiction
- Known hazard risks and capability gaps
- Current mitigation capabilities and past project implementation
- Initial mitigation project ideas

These profiles informed hazard-specific risk and capability assessments in **Chapter 3**, particularly for infrastructure and critical facilities. A complete record of Special District documentation, including Letters of Commitment, Points of Contact, and facility information, is provided in **Appendix B.4 Special District Participation**.

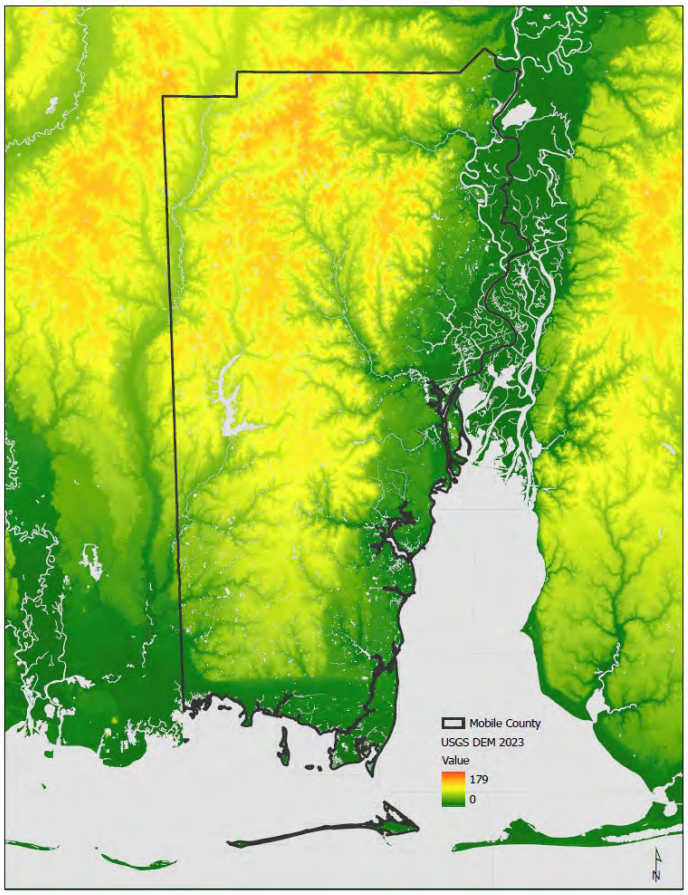
2.4 Environmental and Physical Features

Mobile County is located entirely within the Coastal Plain physiographic section of Alabama. It encompasses 1,644 square miles, including 1,233 square miles of land and 410 square miles of water, with a geographic center at 30.84714491° N, -88.1984800° W. Near Mount Vernon, the Alabama River joins the Tombigbee River to form the Mobile River before emptying into Mobile Bay. The Alabama River is the fourth-largest river system in the United States by drainage area. The Mobile-Tensaw Delta, formed where the Alabama River flows into Mobile Bay, takes a distorted triangular shape near Creola, widening to approximately seven miles.

Source: encyclopediaofalabama.org

Topography

The topography of Mobile County drops from elevations of more than 300 feet above mean sea level (NGVD 1929) in the northern and western portions of the county to below 10 feet in the southern portion fronting the Gulf Coast and the eastern portion adjoining Mobile Bay. Coastal regions are subject to coastal storm surge flooding from hurricanes and tropical storms. Unusually heavy rainfall sometimes causes flooding along the Mobile River and in areas with inadequate drainage, such as Downtown Mobile and Bayou La Batre.



The City of Mobile's topography slopes from rounded hills in the west to low-lying marsh areas along the rivers in the east. The city is drained by Dog River, Eight Mile Creek, Clear Creek, Three Mile Creek, Twelve Mile Creek, West Eslava Creek, Bolton Branch West, Bolton Branch East, and Halls Mill Creek.

Map 2.4-1 Mobile County Topography

Climate

Mobile County experiences a maritime climate with mild winters and hot, humid summers. In winter, cold fronts from the west interact with warm, moist air from the Gulf of America, resulting in rain and occasional storms. During summer, moisture from the Gulf leads to high humidity and frequent afternoon thunderstorms, which can produce strong winds, hazardous lightning, hail, or tornadoes. Snowfall is typically very rare; however, Mobile County received an unusual 8 to 10 inches of snow in 2025.

Table 2.4-1 General Climate Observations

Category	2014 Average	2024 Average	Recorded low/high
January Temperature	42.6°	50.9°	3° (1998) / 84° (1949)
July Temperature	79.8°	84.3°	62° (1924, 47,67) / 104° (1952)
Average Annual Precipitation			67.08”
Average Annual Snowfall			0.2”

Source: National Weather Service

2.5 Population, Demographics, and Growth

As of the 2020 Decennial Census, Mobile County is the second most populated county in Alabama with a population of 414,809 and the fourth largest with a land area of 1,223 square miles. According to the 2023 American Community Survey (ACS) 1-year estimates, the county is reported to have 163,963 total households, an employment rate of 56.9 percent, and a median household income of $55,352.27. One percent (1%) of the population reports having a bachelor’s degree or higher, and 9.2 percent report having no healthcare coverage.

Note: Following the 2023 annexation of Cottage Hill, Orchard Estates, and Kings Branch, the City of Mobile’s GIS office recalculated its population at 206,830, making it the second largest city in Alabama. These figures supplement official U.S. Census and ACS estimates and are included to reflect current local conditions.

Below are the community profiles for Mobile County’s eleven incorporated municipalities.

Table 2.5-1 Community Profiles

City of Bayou La Batre			
Year of Incorporation	1955	**Locale**	Southern Mobile County
Approximate Size	7.63 sq mi	**Avg. Elevation**	10’

Population	2,204	**Demographic Make-up**	White 59.7% Asian 19.6% African American 12.6% Hispanic/Latino 2.3% 2 or more races 5.8%
Employment Rate	46.9%	**Median Income**	$40,000
Education Level (bachelor's degree or higher)	9.8%	**Healthcare Coverage**	18.2% w/o coverage
Employment / Economic Drivers	• Manufacturing 14.5% • Arts, entertainment, recreation, and hospitality 14.3% • Educational, healthcare, and social assistance 13.6% • Retail trade 12.0% • Construction 9.0% • Wholesale trade 8.0% • Agriculture, forestry, fishing/hunting, and extraction 7.7% • Services other than public administration 7.5% • Professional, scientific, management, and administrative and waste management services 5.8% • Finance, Insurance, and real estate rental/leasing 4.2% • Transportation and warehousing, and utilities 3.6% • Information 0.1%		

City of Chickasaw			
Year of Incorporation	1946	**Locale**	East-Central Mobile County
Approximate Size	4.56 sq mi	**Avg. Elevation**	30'
Employment Rate	56.3%	**Median Income**	$38,985
Education Level (bachelor's degree or higher)	12.2%	**Healthcare Coverage**	11.8% w/o coverage
Population	6,457	**Demographic Make-up**	White 49.4% African American 43.0% 2 or more races 5.2%

			Hispanic/Latino 1.3% Native American .7% Asian 0.4%
Employment / Economic Drivers	• Educational, healthcare, and social assistance 21.5% • Arts, entertainment, recreation, and hospitality 14.6% • Retail trade 14.2% • Manufacturing 13.1% • Professional, scientific, management, and administrative and waste management services 9.1% • Construction 8.0% • Transportation and warehousing, and utilities 5.5% • Finance, Insurance, and real estate rental/leasing 4.7% • Services other than public administration 3.4% • Public Administration 2.8% • Wholesale trade 2.4% • Information 0.7%		

City of Citronelle			
Year of Incorporation	1892	**Locale**	Northwest Mobile County
Approximate Size	26.12 sq mi	**Avg. Elevation**	312’
Employment Rate	50.9%	**Median Income**	$54,892
Education Level (bachelor’s degree or higher)	12.1%	**Healthcare Coverage**	14.3% w/o coverage
Population	3,946	**Demographic Make-up**	White 66.1% African American 20.1% 2 or more races 6.8% Native American 5.9% Hispanic/Latino 1.1%
Employment / Economic Drivers	• Manufacturing 23.9% • Educational, healthcare, and social assistance 19.4% • Construction 15.2% • Services other than public administration 11.7% • Retail trade 11.6% • Professional, scientific, management, and administrative and waste management services 10.1%		

	• Transportation and warehousing, and utilities 8.4% • Arts, entertainment, recreation, and hospitality 4.8% • Public Administration 4.6% • Information 2.7% • Wholesale trade 0.8% • Agriculture, forestry, fishing/hunting, and extraction 0.4%

Town of Creola			
Year of Incorporation	1978	**Locale**	North Mobile County
Approximate Size	15.16 sq mi	**Avg. Elevation**	23’
Population	1,936	**Demographic Make-up**	White 78.5% African American 11.1% Native American 2.3% 2 or more 7.1% Hispanic/Latino .8% Asian .2%
Employment Rate	48.7%	**Median Income**	$63,125
Education Level (bachelor’s degree or higher)	14.1%	**Healthcare Coverage**	11.1% w/o coverage
Employment / Economic Drivers	• Educational, healthcare, and social assistance 25.8% • Construction 16.5% • Manufacturing 16.2% • Transportation and warehousing, and utilities 8.1% • Arts, entertainment, recreation, and hospitality 6.2% • Services other than public administration 5.8% • Professional, scientific, management, and administrative and waste management services 5.8% • Finance, Insurance, and real estate rental/leasing 4.5% • Retail trade 4.4% • Public Administration 2.9% • Agriculture, forestry, fishing/hunting, and extraction 1.6% • Wholesale trade 1.6% • Information 0.6%		

Town of Dauphin Island			
Year of Incorporation	1988	**Locale**	Southern Mobile County
Approximate Size	6.26 sq mi	**Avg. Elevation**	7’
Employment Rate	38.9%	**Median Income**	$62,000
Education Level (bachelor’s degree or higher)	40.5%	**Healthcare Coverage**	8.2% w/o coverage
Population	1,778	**Demographic Make-up**	White 91.2% 2 or more 5.2% Hispanic/Latino 1.4% Native American 1.1% Asian .7% African American 0.4%
Employment / Economic Drivers	• Educational, healthcare, and social assistance 16.6% • Retail trade 14.9% • Professional, scientific, management, and administrative and waste management services 14.7% • Manufacturing 12.6% • Finance, Insurance, and real estate rental/leasing 8.0% • Transportation and warehousing, and utilities 6.7% • Wholesale trade 6.0% • Construction 5.7% • Arts, entertainment, recreation, and hospitality 5.0% • Services other than public administration 4.0% • Agriculture, forestry, fishing/hunting, and extraction 3.0% • Public Administration 2.2% • Information 0.5%		

City of Mobile			
Year of Incorporation	1819	**Locale**	East-Central Mobile County
Approximate Size	139.5 sq mi per 2020 census	**Avg. Elevation**	10’

	190.4 sq mi per City of Mobile GIS		
Employment Rate	58.4%	**Median Income**	$50,156
Education Level (bachelor's degree or higher)	35.2%	**Healthcare Coverage**	8.8% w/o coverage
Population	187,041 2020 Census 206,830 per City of Mobile GIS	**Demographic Make-up**	African American 51.3% White 40.8% Hispanic/Latino 1.5% 2 or more races 4.3% Asian 1.8% Native American 0.3%
Employment / Economic Drivers	• Educational, healthcare, and social assistance 25.0% • Arts, entertainment, recreation, and hospitality 11.7% • Retail trade 11.5% • Professional, scientific, management, and administrative and waste management services 11.0% • Manufacturing 9.9% • Finance, Insurance, and real estate rental/leasing 5.6% • Transportation and warehousing, and utilities 5.5% • Construction 5.3% • Public Administration 4.7% • Services other than public administration 4.6% • Wholesale trade 2.6% • Information 1.8% • Agriculture, forestry, fishing/hunting, and extraction 0.7%		

Town of Mount Vernon			
Year of Incorporation	1963	**Locale**	Northeast Mobile County
Approximate Size	5.59 sq mi	**Avg. Elevation**	30'
Employment Rate	48.5%	**Median Income**	$41,164

Education Level (bachelor's degree or higher)	14.2%	**Healthcare Coverage**	15.1% w/o coverage
Population	1,354	**Demographic Make-up**	African American 74.4% White 21.2% 2 or more races 2.3% Hispanic/Latino 0.6% Native American 1.6%
Employment / Economic Drivers	• Educational, healthcare, and social assistance 30.7% • Retail trade 12.3% • Professional, scientific, management, and administrative and waste management services 12.1% • Arts, entertainment, recreation, and hospitality 11.1% • Manufacturing 10.2% • Construction 6.9% • Public Administration 6.2% • Transportation and warehousing, and utilities 5.5% • Wholesale trade 2.6% • Services other than public administration 4.6% • Agriculture, forestry, fishing/hunting, and extraction 0.9%		

City of Prichard			
Year of Incorporation	1925	**Locale**	East-Central Mobile County
Approximate Size	25.52 sq mi	**Avg. Elevation**	30'
Employment Rate	41.1%	**Median Income**	$36,110
Education Level (bachelor's degree or higher)	9.5%	**Healthcare Coverage**	16.4% w/o coverage
Population	19,322	**Demographic Make-up**	African American 84.6% White 11.7% 2 or more races 2.6% Hispanic/Latino 0.9% Native American 0.3% Asian 0.2%

Employment / Economic Drivers	• Educational, healthcare, and social assistance 38.9% • Professional, scientific, management, and administrative and waste management services 9.0% • Retail trade 8.9% • Transportation and warehousing, and utilities 8.2% • Manufacturing 8.1% • Arts, entertainment, recreation, and hospitality 7.8% • Services other than public administration 6.0% • Construction 4.4% • Finance, Insurance, and real estate rental/leasing 5.1% • Public Administration 2.3% • Information 1.8% • Agriculture, forestry, fishing/hunting, and extraction 0.5% • Wholesale trade 0.2%

City of Saraland			
Year of Incorporation	1957	**Locale**	Central Mobile County
Approximate Size	28.6 sq mi	**Avg. Elevation**	13’
Employment Rate	56.1%	**Median Income**	$62,802
Education Level (bachelor’s degree or higher)	23.1%	**Healthcare Coverage**	6.1% w/o coverage
Population	16,171	**Demographic Make-up**	White 77.0% African American 14.1% 2 or more races 4.4% Asian 1.2% Native American 1.4% Hispanic/Latino 0.9%
Employment / Economic Drivers	• Educational, healthcare, and social assistance 23.5% • Manufacturing 18.5% • Professional, scientific, management, and administrative and waste management services 9.0% • Construction 8.7% • Retail trade 8.0% • Transportation and warehousing, and utilities 7.4%		

	• Arts, entertainment, recreation, and hospitality 7.0% • Services other than public administration 6.6% • Finance, Insurance, and real estate rental/leasing 6.2% • Public Administration 2.7% • Wholesale trade 2.0% • Information 0.4%

City of Satsuma			
Year of Incorporation	1959	**Locale**	Northeast Mobile County
Approximate Size	28.6 sq mi	**Elevation**	13’
Employment Rate	58.6%	**Median Income**	$87,974
Education Level (bachelor’s degree or higher)	26.8%	**Healthcare Coverage**	4.5% w/o coverage
Population	6,163	**Demographic Make-up**	White 85.3% African American 7.8% 2 or more races 4.7% Native American 1.3% Hispanic/Latino 0.5% Asian 0.4%
Employment / Economic Drivers	• Manufacturing 26.3% • Educational, healthcare, and social assistance 20.7% • Retail trade 9.2% • Arts, entertainment, recreation, and hospitality 8.1% • Information 7.9% • Transportation and warehousing, and utilities 7.0% • Finance, Insurance, and real estate rental/leasing 5.1% • Professional, scientific, management, and administrative and waste management services 4.9% • Construction 3.8% • Public Administration 3.0% • Wholesale trade 1.8% • Services other than public administration 1.5% • Agriculture, forestry, fishing/hunting, and extraction 0.6%		

City of Semmes			
Year of Incorporation	2011	**Locale**	West-Central Mobile County
Approximate Size	28.6 sq mi	**Avg. Elevation**	217’
Employment Rate	49.3%	**Median Income**	$61,433
Education Level (bachelor’s degree or higher)	20.7%	**Healthcare Coverage**	7.2% w/o coverage
Population	4,941	**Demographic Make-up**	White 78.1% African American 11.5% 2 or more races 5.5% Hispanic/Latino 2.8% Native American 1.2% Asian .9%
Employment / Economic Drivers	• Manufacturing 26.3% • Educational, healthcare, and social assistance 20.7% • Retail trade 9.2% • Arts, entertainment, recreation, and hospitality 8.1% • Information 7.9% • Transportation and warehousing, and utilities 7.0% • Finance, Insurance, and real estate rental/leasing 5.1% • Professional, scientific, management, and administrative and waste management services 4.9% • Construction 3.8% • Public Administration 3.0% • Wholesale trade 1.8% • Services other than public administration 1.5% • Agriculture, forestry, fishing/hunting, and extraction 0.6%		

Source: U.S. Census Bureau

Racial Composition

Mobile County is racially diverse with population composition varying considerably between communities. Those identified as white share a population range from 91.2% in Dauphin Island to 11.7% in Prichard, which has the highest African American/Black population at 84.6%. There are two Mobile County municipalities closely split between the white and African American/Black populations which are Chickasaw at 49.4% white and 43.0% African American/Black and Mobile at 51.3% African American/Black and 40.8% white. Bayou La Batre has the highest Asian population at 19.6% and Semmes having the greatest Hispanic (one race only) population at 2.8%. The chart below depicts the racial make-up of Mobile County as of the last census.

Chart 2.5-1 Racial Composition

Source: U.S. Census Bureau

Age Distribution

The population aged 0 to 4 years decreased from 6.8% in 2010 to 6.3% in 2022. Conversely, residents aged 65 and older increased from 13% in 2010 to 17.5% in 2022. There was a slight increase in the 20 to 34-year-old group of 0.3% but all others showed a slight decrease. The increase in older adults suggests a growing need for age-appropriate mitigation strategies and emergency services.

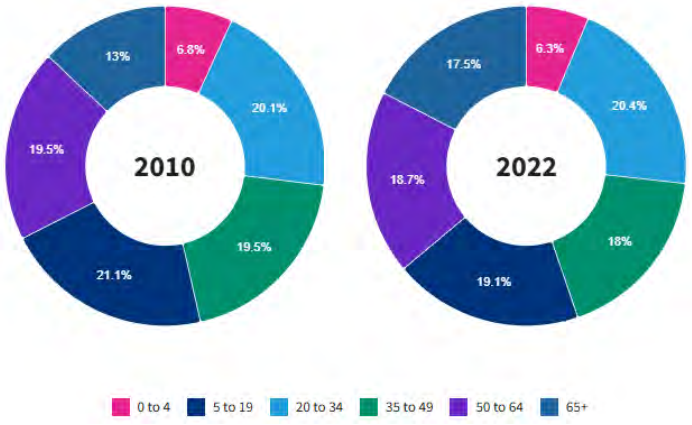
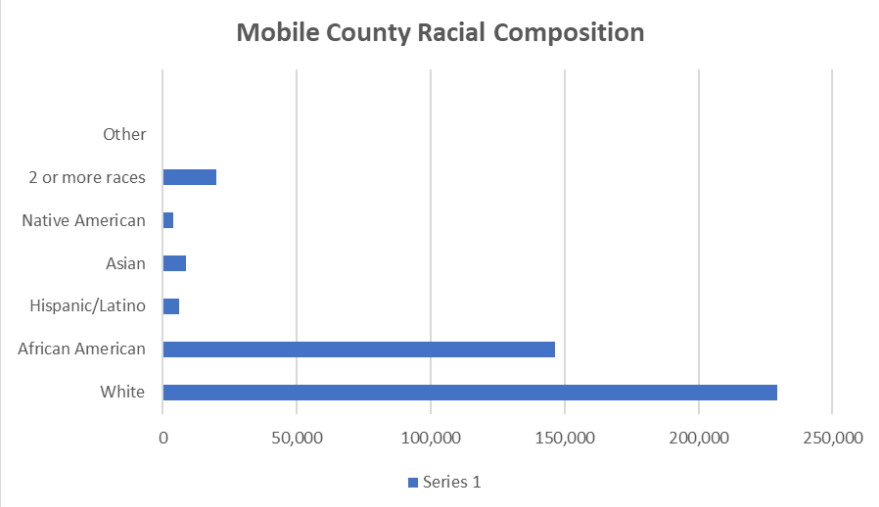


Chart 2.5-2 Age Distribution

Source: U.S. Census Bureau

Educational Attainment

Mobile County's public high school graduation rate of 88.8% is above the national average of 87.0% but below that of Alabama which is 90.0%. The percentage of Mobile County's population with a bachelor's degree or higher is 27.1% which is



lower than the Alabama average of 28.9% and significantly lower than the national average of 36.2%.

Population Distribution

Slightly less than half of Mobile County's population (45.1%) resides within the City of Mobile and 163,019 Mobile County residents (39.3%) live in unincorporated areas. Municipalities, other than the City of Mobile, together make up 15.6% of the population with Prichard having the third largest population at 4.7% followed by Saraland at 3.9%.

Table 2.5-2 2020 Population Distribution by Jurisdiction

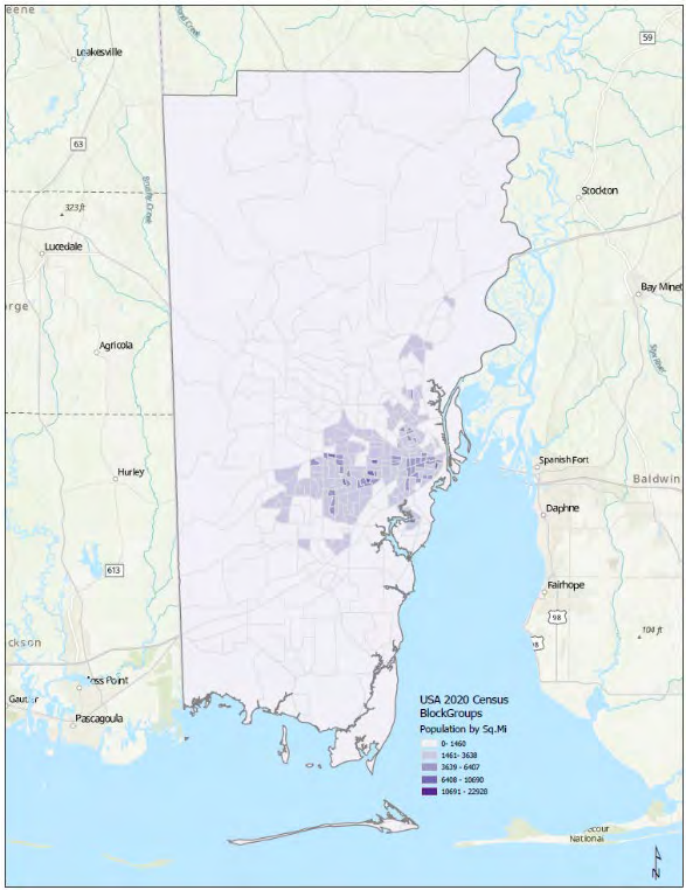
Jurisdiction	2020 Population	% of Total
Bayou La Batre	2,204	0.5%
Chickasaw	6,457	1.6%
Citronelle	3,946	1.0%
Creola	1,936	0.5%
Dauphin Island	1,778	0.4%
*Mobile	187,041	45.1%
Mount Vernon	1,354	0.3%
Prichard	19,322	4.7%
Saraland	16,171	3.9%
Satsuma	6,163	1.5%
Semmes	4,941	1.2%
Unincorporated	163,019	39.3%
Mobile County	414,809	100%

Source: 2020 U.S. Decennial Census

**Following annexations in 2023, the City of Mobile's GIS office recalculated the City's population at 206,830 (49.9% of the County total) and the unincorporated population at 143,230 (34.5%). These figures are included as supplemental local data to reflect current conditions but do not replace Census as the official baseline source.*

Population Density

Map 2.5-1 shows the population density for Mobile County, which is concentrated within the areas located along the I-10 corridor, the City of Mobile, and north along the I-65 corridor into Prichard, Chickasaw, Satsuma, and Saraland. Areas with higher population density may require prioritized mitigation measures and emergency planning due to the increased concentration of people, infrastructure, and potential economic impacts during hazard events.



Map 2.5-1 Population Density

Population Trends

Mobile County, Alabama's second-largest county by population, reported 414,808 residents in the 2020 Decennial Census, reflecting an overall change of 14,772 residents since 2000. The greatest population change occurred in unincorporated areas, partly due to the incorporation of the City of Semmes in 2011. The City of Mobile experienced the largest decline between 2000 and 2020, with a net loss of 11,874 residents, followed by Prichard with a loss of 9,311 residents. Saraland saw the greatest growth, adding 3,883 residents, followed by Mount Vernon with 510 new residents. Population data for Semmes prior to incorporation is not available.

From a hazard mitigation perspective, understanding these shifts in population, particularly growth in certain municipalities and declines in others, helps prioritize mitigation projects, allocate resources efficiently, and address emerging risks tied to changing demographics and community characteristics.

Table 2.5-3 Population Trends

Jurisdiction	2000	2010	2020	Change 2000-2020
Mobile County	400,036	413,143	414,808	14,772
Bayou La Batre	2,313	2,558	2,204	-109

Chickasaw	6,364	6,106	6,457	93
Citronelle	3,659	3,905	3,946	287
Creola	2,002	2,073	1,936	-66
Dauphin Island	1,371	1,238	1,778	407
*Mobile	198,915	195,102	187,041	-11,874
Mount Vernon	844	820	1,354	510
Prichard	28,633	22,659	19,322	-9,311
Saraland	12,288	13,631	16,171	3,883
Satsuma	5,687	6,168	6,163	476
*Semmes	-	-	4,941	-
Unincorporated	262,076	254,260	163,019	-99,057

*Semmes population data prior to incorporation in 2011 is not available.

*2023 annexations adjusted Mobile's population to 206,830 and unincorporated to 143,230. Local estimates only; Census remains official.

Source: U.S. Census Bureau

2.6 Economy

Business and Industry

Mobile is Alabama's only port city and serves as a regional hub for shipping, shipbuilding, and manufacturing. The Port of Mobile is a vital economic engine, contributing significantly to local and statewide growth. The Alabama State Port Authority owns and operates the Port's public terminals, handling containerized, bulk, break bulk, roll-on/roll-off, and heavy lift cargoes. Private bulk terminal operators also play a major role in port operations.

As of the 2022 Bureau of Transportation Statistics report, the Port of Mobile ranked fourteenth nationally, with tonnage exceeding 50.5 million tons. The Alabama State Port Authority estimates the Port's direct and indirect economic impacts at 351,359 jobs statewide, including 114,638 in Mobile County, $2.4 billion in taxes, and a total economic value of $98.3 billion.

Major manufacturing employers include Austal USA, Airbus U.S. Manufacturing, AM/NS Calvert, ST Engineering, and Outokumpu Stainless. Austal USA, an Australian-owned shipbuilder located on Blakely Island, is the largest single manufacturing employer in

Mobile County. Airbus, a European aerospace manufacturer, operates its first U.S. commercial aircraft production facility in Mobile, which began operations in 2015. AM/NS Calvert, located approximately 35 miles north of Mobile, has the capacity to produce 5.3 million tons of flat rolled carbon steel annually.

Major non-manufacturing employers include the Mobile County Public School System, the University of South Alabama, the City of Mobile, Mobile County, and several area hospitals.

Table 2.6-1 Top Ten Manufacturing Employers, 2024

Rank	Name	Industry	Employees
1	Austal USA	Shipbuilding	3,000+
2	Airbus U.S. Manufacturing Facility	Aircraft Assembly	2,000+
3	AM/NS Calvert	Carbon Steel Manufacturing	1,600+
4	ST Engineering	Aircraft Maintenance and Repair	1,000+
5	Outokumpu Stainless	Stainless Steel Manufacturing	1,000+
6	Evonik Corporation	Specialty Chemical Manufacturing	800+
7	SSAB Americas	Steel Manufacturing	590+
8	BASF	Specialty Chemical Manufacturing	580+
9	Kimberly-Clark Corporation	Paper Products Manufacturing	575+
10	Continental Aerospace Technologies	Aircraft Maintenance and Repair Engine Manufacturing	350+

Source: Mobile Area Chamber of Commerce

Table 2.6-2 Top Ten Non-Manufacturing Employers, 2024

Rank	Name	Industry	Employees
1	University of South Alabama and Medical Facilities	Education/Medical	9,600+
2	Mobile County Public Schools	Education	7,200+

3	Infirmary Health system	Medical	4,700+
4	City of Mobile	Government	2,000+
5	AltaPointe	Medical	1,700+
6	Springhill Medical Center	Medical	1,600+
7	County of Mobile	Government	1,600+
8	Walmart Import Distribution Center	Distribution and Logistics	1,185+
9	G.A. West & Co.	Industrial Construction	1,140+
10	CPSI	Information Technology	1,000+

Source: Mobile Area Chamber of Commerce

Relative to the State of Alabama, Mobile County's workforce is employed at a higher rate in all but agricultural, finance, public administration, and transportation-related industries.

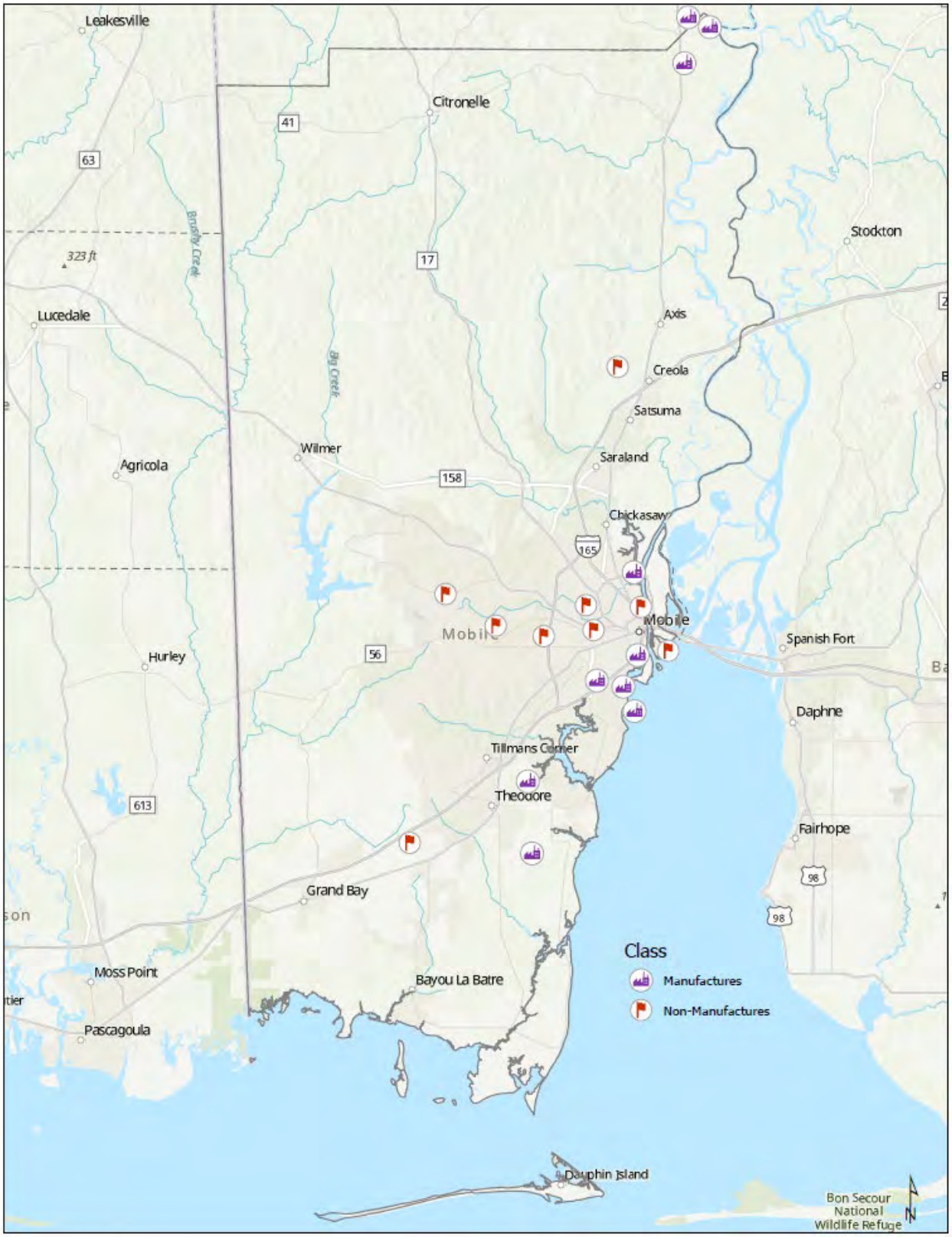
Chart 2.6-1 Employment by Industry

Source: U.S. Census Bureau

TOP 10 INDUSTRY GROWTH

Source: Mobile Chamber of Commerce

Map 2.6-1 Major Employers



Tourism

Tourism is a major contributor to Mobile County's economy, drawing both visitors and residents to cultural, historic, and recreational attractions. Notable sites and events include:

Historic and Cultural Attractions:

- Africatown Heritage House
- Bellingrath Gardens and Home
- Exploreum Science Center
- Historic Fort Conde
- Historic Fort Gaines
- History Museum of Mobile
- Mobile Carnival Museum
- Mobile Museum of Art
- National Maritime Museum of the Gulf of Mexico
- Phoenix Fire Museum
- Saenger Theatre

Festivals and Events:

- 68 Ventures Bowl
- Alabama Deep Sea Fishing Rodeo
- Alabama Pecan Festival
- Azalea Trail Run
- Bayou La Batre Blessing of The Fleet
- Dapuhin Island Mardi Gras
- Dauphin Island Fishing Rodeo
- Dauphin Street Beer Festival
- Distinguished Young Women
- Festival of Flowers
- Greater Gulf State Fair
- LoDa ArtWalk
- MOB Music Festival
- Mobile International Festival
- Mobile Mardi Gras
- Mobile Tiki Week
- MoonPie Over Mobile New Year's Eve Celebration
- Senior Bowl
- Son of a Sailor (S.O.S.) Fest

Recreation and Education:

- Azalea City Golf Course
- Dauphin Island Sea Lab
- Lyons Park Tennis Center
- Mobile Tennis Center
- Three Mile Creek Greenway
- Top Golf
- USS Alabama Battleship Memorial Park

Mitigation Relevance

Mobile County's economic vitality relies heavily on assets at risk from natural hazards, including the Port of Mobile, manufacturing facilities, and tourism venues. Coastal storms, flooding, and other hazards have the potential to disrupt supply chains, damage infrastructure, and cause long-term economic losses. Hazard mitigation strategies prioritize measures to protect these critical economic drivers, such as strengthening port facilities, hardening utilities serving major employers, and ensuring continuity plans are in place for key tourism destinations. These measures support both economic resilience and faster post-disaster recovery.

2.7 Transportation

Interstates and Major Roadways

Three major interstates serve Mobile County, I-65, I-10, and I-165. The major state highways are SR 193 (Rangeline Road/Dauphin Island Parkway), SR 158, SR 163, and SR 217 (Lott Road). There are also four U.S. Highways traversing through Mobile County, US 43, US 45, US 90, and US 98.

Map 2.7-1 Mobile County Transportation

Trucking

Most major regional and national trucking lines serve Mobile County carrying a variety of products.

Railway

Mobile County is served by five major railroads: Burlington Northern Santa Fe (BNSF), CSX Union Pacific, Canadian National LC, Norfolk Southern, and Kansas City Southern. A sixth short-line Railroad, Central Gulf Railway, provides a rail ferry service to Mexico. Additionally, the Alabama State Docks operates the terminal railroad, providing linkages between all railroads and the Port of Mobile.

Amtrak passenger rail service is scheduled to return to Mobile in August 2025 using the CSX and Norfolk Southern railroad lines

providing service through Mississippi to New Orleans, Louisiana.

Ports

The Port of Mobile is located along the Mobile River, near the confluence of the Alabama and Tombigbee Rivers where it empties into the Mobile Bay and Gulf. The Port of Mobile is an international, deep-water gateway servicing ships in national and world trade.

The Alabama State Docks and private waterfront terminals in the Mobile area offer liquid and dry bulk terminals, break bulk handling, specialized cargo operations, and stevedoring services (ship and cargo loading and unloading).

Carnival Cruise Lines provides cruising options via the Mobile Cruise Terminal located in downtown Mobile off Water Street.

Airports

There are several airports throughout Mobile County. Mobile International Airport, opening in Fall 2026, will handle all commercial flights, while Brookley Aeroplex, located off I-10 near downtown Mobile, serves primarily industrial aviation needs. Mobile Regional/Bates Field Airport, located in west Mobile off Airport Boulevard, will transition all commercial flights to Mobile International by the end of 2026. There is a County-owned airport, Jeremiah Denton, formerly Dauphin Island Airport, which is a public-use airport as is St. Elmo Airport owned and operated by the Mobile Airport Authority. There is also a privately-owned, public-use airport, Roy E. Ray Airport, located in Bayou La Batre.

The Mobile Regional Airport averages 522,000 passengers annually. However, the number of passengers arriving and departing Mobile is expected to increase once all passenger flights are relocated to the Mobile International Airport and rival the 23-24 fiscal year numbers reported by Pensacola International Airport which was three million passengers.

The County's transportation network plays a critical role in evacuation planning, supply chain continuity, and post-disaster recovery. Maintaining resilience of these systems is essential for hazard mitigation, particularly for hurricanes, flooding, and hazardous materials incidents.

2.8 Utilities

Electric Power

Alabama Power Company provides electric power to Mobile County. Alabama Power, a Southern Company, and other suppliers have developed co-generation facilities in the county to provide industrial steam to host facilities and electricity to the transmission grid.

Natural Gas

Spire (formerly Mobile Gas), South Alabama Utilities, and Clark Mobile County Gas are the three natural gas utility providers for Mobile County. The natural gas transmission companies (suppliers) to the area are Boardwalk Pipelines, Florida Gas Transmission, Southeast Supply Header (SESH), Bay Gas Storage (Enstor), and Williams Pipeline.

Water and Wastewater (Sewer)

Mobile Area Water and Sewer System (MAWSS) is the largest provider of drinking and raw water in Mobile County, serving the City of Mobile, parts of Mobile County, Semmes, Prichard Water Works & Sewer, Satsuma Water & Sewer, and Chickasaw Water & Sewer. Other water providers in the county include South Alabama Utilities, Bayou La Batre Utilities, Dauphin Island Water & Sewer, Grand Bay Water Works, Kushla Water District, Lemoyne Water System, Turnerville Water District, St. Elmo-Irvington Water Authority, and Saraland Water & Sewer Service.

MAWSS drinking water is sourced from the J.B. Converse Reservoir (Big Creek Lake), with approximately 60 million gallons per day pumped through the S. Palmer Gaillard Pumping Station to the E.M. Stickney and H.E. Myers Water Treatment Facilities. The Burton S. Butler River System supplies raw water from the Mobile River to industrial customers.

Wastewater/sewer service is available in many parts of Mobile County through municipal and county utility authorities. MAWSS operates two wastewater treatment facilities, with the largest being the C.C. Williams Wastewater Treatment Facility. Many areas in unincorporated parts of the county rely on septic systems for sewage and wastewater disposal.

Reliable utility infrastructure is essential to hazard mitigation and disaster recovery, as disruptions in power, natural gas, water, or wastewater services can significantly impact public health, emergency response, and community resilience.

Chapter 3: Risk Assessment

3.1 Scope and Methodology

For purposes of this plan, the term “planning area” refers collectively to Mobile County (unincorporated areas), all participating municipalities, and the Mobile/Washington Band of Choctaw Indians unless otherwise specified.

3.1.1 Scope and Purpose of this Chapter

A hazard is a potential source of harm or danger (e.g., hurricane), while a threat refers to a specific action or event that could affect exposed areas or assets and cause harm (e.g., wind, storm surge, or flooding). Risk is the likelihood of that threat occurring and its potential impact.

This chapter outlines the methodology and findings of the Mobile County hazard risk assessment, which identifies and evaluates hazards that may impact the community. The analysis is based on the most recent triennial Threat and Hazard Identification and Risk Assessment (THIRA), completed in 2024. In alignment with federal and state directives, and in accordance with the National Preparedness System, the Mobile County Emergency Management Agency (MCEMA), in coordination with municipal governments and special districts, reviewed current capabilities, hazard history, and recent infrastructure changes to assess risk and guide mitigation strategies.

The hazard mitigation planning process integrated data and insights from Mobile County, its eleven municipalities, and various special district entities. This collaborative approach ensures the plan reflects jurisdiction-specific risks and capabilities, promotes coordinated mitigation efforts, and enhances the county’s overall resilience. Effective mitigation planning strengthens preparedness, streamlines response operations, and supports successful recovery outcomes.

3.1.2 THIRA Indicated Hazards Overview

Mobile County’s geographic location exposes it to a range of natural hazards. Natural hazards include atmospheric, hydrologic, and geologic phenomena that arise without direct human action. The following hazards were identified through the 2024 Threat and Hazard Identification and Risk Assessment (THIRA) for both unincorporated areas and the county’s eleven municipalities.

The evaluation process included a review of historical hazard events, previous mitigation plans, known hazard-prone areas, and input from local stakeholders. This approach ensures that local experience, knowledge, and observed trends inform the assessment.

Some hazards that affect Mobile County may be influenced by conditions or infrastructure outside the planning area (e.g., upstream watershed rainfall, regional river systems, or regulated water-control structures), and these cross-boundary influences are considered within the relevant hazard profiles.

The probability of future events describes the estimated likelihood of a hazard occurring in Mobile County. While some hazards may impact the entire county, others are more localized based on environmental, infrastructural, or community-specific factors. Due to limited comprehensive quantitative data, risk exposure is expressed using the qualitative categories listed below:

- **High (5):** Probable major damage within a 1–10 year period
- **Medium (3-4):** Probable major damage within a 10–50 year period
- **Low (2):** Probable major damage within a 100 year period
- **Very Low (1):** No probable major damage within a 100 year period

The hazards of highest concern, as identified in the 2024 THIRA, are shown in **Table 3.1.2-1**. Detailed profiles of the identified natural hazards, as well as dam failure, will be provided in subsequent sections of this chapter.

Natural Hazards Included in the Plan

Mobile County's geographic location exposes the planning area to the following natural hazards: hurricanes and tropical storms (wind and storm surge), flooding (flash/urban, riverine, and coastal storm surge), severe thunderstorms (hail, lightning, and straight-line winds), tornadoes, wildfire, drought and extreme heat, winter storms (freezing temperatures, ice, and rare snow events), earthquakes (low probability), tsunamis (very low probability), and other localized ground-failure hazards such as landslides and land subsidence/sinkholes. These hazards are commonly recognized for the Gulf Coast region and are addressed in the hazard profiles in **Section 3.2** and supporting technical appendices.

Table 3.1.2-1 THIRA Indicated Hazards

Natural				
Hazard	**Exposure**	**Risk**	**Threat**	**Historic Occurrence(s)**
Hurricane	Yes	5	5	1 major, 8 minor in last 25 years
Flooding	Yes	5	5	8 flood events, 5 hurricanes
Severe Weather & Tornadoes	Yes	4	4	62 tornadoes in the last 25 years
Wildfire	Yes	2	2	1,833 fires, 50,484.59 acres
Disease Outbreak	Yes	4	2	Vibriosis, West Nile, COVID-19
Drought/Extreme Heat	Yes	2	1	Historic incidents, Alabama Declarations

Technological				
Hazardous Materials Release	Yes	5	5	
Train Derailment	Yes	5	4	
Airplane Crash	Yes	3	2	
Power Failure	Yes	2	2	
Radiological Incident	Yes	3	2	
Dam Failure	Yes	1	1	
Human-Caused				
Terrorist Act	Yes	5	2	
Civil Disturbance	Yes	5	1	
Cyber Attack	Yes	4	3	
Sabotage	Yes	3	2	
School Violence	Yes	3	2	

Source: MCEMA THIRA

3.1.3 Hazard Extent Definitions and Application

The extent of each hazard affecting the planning area is defined as the range of anticipated intensities that may reasonably occur based on historical data, scientific measurement scales, and regional hazard characteristics. Hazard extent is documented using established quantitative and qualitative scales where applicable and applies either across the entire planning area or to specific jurisdictions based on geographic, environmental, or infrastructure-related factors.

For hazards with standardized scientific scales, extent is expressed using nationally recognized measurement systems. Hurricane wind extent is defined using the Saffir-Simpson Hurricane Wind Scale, which categorizes sustained wind speeds and associated damage potential. This scale applies to all participating jurisdictions, with extent varying by location due to proximity to the Gulf Coast, Mobile Bay, and inland attenuation of wind intensity. Storm surge extent is documented using category-based surge modeling, with the greatest extent affecting barrier island and coastal jurisdictions.

Tornado extent is defined using the Enhanced Fujita (EF) Scale, which classifies tornadoes based on observed damage and estimated wind speeds. Tornadoes may affect any

participating jurisdiction, and the full EF0–EF2 range historically observed within the planning area is considered applicable across all jurisdictions due to the unpredictable nature of tornado paths.

Flood hazard extent is described using multiple flood mechanisms rather than a single scale. Flash flooding, riverine flooding, and coastal flooding extents are defined by depth, areal coverage, and frequency using FEMA Flood Insurance Rate Maps (FIRMs), National Weather Service flood stages, and storm surge modeling. These extents vary by jurisdiction based on elevation, drainage capacity, proximity to waterways, and coastal exposure but collectively apply across the planning area.

Severe thunderstorm extent is defined using wind speed thresholds, hail size, and lightning frequency as documented in NOAA Storm Events data. These hazards affect all participating jurisdictions, with intensity varying based on storm track and localized atmospheric conditions.

Wildfire extent is defined using burn area, fire intensity, and exposure within wildland–urban interface areas. While wildfire impacts have historically been localized, the full extent range applies to jurisdictions with significant undeveloped or vegetated land.

Drought and extreme heat extent is defined using temperature thresholds, heat index values, duration, and drought declaration levels issued by state and federal agencies. These hazards affect the entire planning area, with public health and infrastructure impacts varying by population density, land use, and access to cooling or water resources.

Winter storm extent is defined using snowfall accumulation, ice accretion, temperature duration below freezing, and related infrastructure impacts. Although infrequent, winter storm extent applies across the planning area when events occur.

Earthquake and tsunami extents are defined using modeled intensity zones and inundation mapping, respectively. While the probability of high-intensity events is low, the modeled extent ranges are included to capture potential impacts to coastal and low-lying jurisdictions.

Dam failure extent is defined by downstream inundation areas, flood depth, and velocity as identified through National Inventory of Dams data and available Emergency Action Plans. Dam failure impacts may extend beyond jurisdictional boundaries and are considered applicable to affected downstream jurisdictions within the planning area.

Unless otherwise noted, hazard extent definitions apply across the planning area and all participating jurisdictions. Where hazard intensity varies by location, those differences are documented within individual hazard profiles, mapped analyses, and jurisdictional vulnerability summaries.

3.1.4 Jurisdictional Applicability of the Risk Assessment

The risk assessment presented in this chapter applies to all participating jurisdictions in the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Mobile County

planning area shares common exposure to natural hazards due to regional geography, climate patterns, hydrology, and interconnected infrastructure systems.

Where hazard risk, vulnerability, or impacts vary by location, those differences are identified within individual hazard profiles through geographic references, mapped data, or jurisdiction-specific examples. Jurisdictions with unique or heightened exposure to particular hazards are noted where applicable.

Hazard maps and data used in this chapter depict countywide conditions and encompass all participating jurisdictions unless otherwise noted.

Unless otherwise noted, the data, analysis, and conclusions presented in this chapter apply to all participating jurisdictions in the Mobile County planning area.

3.2 Hazard Identification and Profiles

The location of each identified hazard within the Mobile County Multi-Jurisdictional Hazard Mitigation Plan planning area is documented through a combination of narrative descriptions, mapped data, and jurisdiction-specific analysis. Hazard locations are defined by geographic boundaries, environmental features, and asset exposure across participating jurisdictions.

Flood hazards are mapped and described using FEMA Flood Insurance Rate Maps (FIRMs), riverine flood corridors, coastal surge zones, and areas subject to flash flooding due to drainage limitations. Hurricane wind and storm surge exposure is documented across the planning area, with heightened impacts identified along the Gulf Coast, Mobile Bay, and barrier island communities such as Dauphin Island. Severe weather and tornado hazards are shown through historical origination maps and narrative descriptions indicating planning-area-wide exposure.

Additional hazards, including wildfires, drought and extreme heat, winter storms, earthquakes, tsunamis, disease outbreak, and dam failure, are described using geographic references, jurisdiction-specific examples, and mapped data where available. Assets located outside the planning area that may affect participating jurisdictions, such as upstream dams listed in the National Inventory of Dams, are also identified.

Hazard locations and affected areas are illustrated in maps throughout **Chapter 3** and **Appendices C.1 and C.2**, and further refined through jurisdictional vulnerability summaries in **Section 3.5**.

Unless otherwise noted, hazard probability, location, extent, and anticipated intensity information presented in **Chapter 3** applies to the planning area and all participating jurisdictions. Participating jurisdictions share the same regional hazard environment and are subject to the same hazard-generating mechanisms; jurisdiction-specific variations are identified where data are available (e.g., NFIP repetitive loss data, coastal surge exposure, and mapped hazard zones).

Hazard Identification and Ratings Summary

The Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) evaluated all documented hazards across the county, incorporating stakeholder input from Special Districts, using historical data, Special District input, and records of past disaster impacts. Each hazard was assessed for probability of occurrence, severity/impact, spatial extent, warning time, and duration, resulting in an overall risk score to support mitigation planning and prioritization. Detailed methodology and rating tables are provided in **Appendix C.1: Hazard Identification Methodology and Ratings**.

Hurricanes and Flooding present the greatest risks due to the county's coastal exposure and recurring impacts on infrastructure and operations. Hazardous Materials Release and Severe Weather & Tornadoes also pose significant risks across multiple jurisdictions. Mass Casualty Incidents (MCIs), such as Train Derailment, Airplane Crash, and Maritime Rescues, potentially a consequence of these hazards, highlight the need for coordinated emergency response. Wildfire and Drought/Extreme Heat represent moderate concerns affecting critical services and resources. Terrorist Act and Dam Failure are lower-risk hazards that remain important for mitigation planning.

This comprehensive hazard identification and rating process ensures that the plan accounts for all relevant threats to the county and its Special Districts, provides a basis for prioritizing mitigation actions, and fulfills FEMA requirements for risk-based hazard analysis. Supporting tables and the full scoring methodology are documented in **Appendix C.1**.

Hazard Profile Data Summary

The Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) evaluated hazards including hurricanes, flooding, tornadoes, wildfires, winter storms/ice, drought/extreme heat, and hazardous materials incidents using historical data, Special District input, and records of past disaster impacts. Each hazard profile includes description, occurrence history, frequency, risk factors, and supporting maps and data tables. These profiles inform the county's risk assessment, guide mitigation prioritization, and ensure FEMA compliance.

All detailed hazard profiles and supporting data are provided in **Appendix C.2: Detailed Hazard Profiles and Data**, which serves as the technical reference for the full hazard assessment summarized in **Chapter 3**.

3.2.1 THIRA Indicated Hazards Profiles

Hurricanes: Winds and Storm Surge

Much of Mobile County planning area is at risk of hurricane-related winds and storm surge, with Dauphin Island having the most significant exposure due to its location on the Gulf of America. On September 12, 1979, Hurricane Frederic, a Category 3 storm, made landfall at Dauphin Island with sustained winds of 130 mph and maximum wind gusts of 145 mph, destroying the island's bridge to the mainland. In September 1995, Hurricane Opal made landfall at Pensacola Beach as a Category 3 hurricane with sustained winds of 115 mph, while winds in Mobile reached 55 mph. Hurricane Isaac (2012) made two landfalls in

southeast Louisiana as a Category 1 hurricane with sustained winds of 80 mph, producing gusts of 60 mph at the east end of Dauphin Island. During Hurricane Katrina (2005), the Mobile area recorded sustained winds of 67 mph.

Southern Mobile County planning areas, particularly Dauphin Island, Bayou La Batre, and communities along Mobile Bay and its tributaries, are heavily impacted by hurricanes making landfall anywhere along the Gulf Coast. The county is exposed to high winds, heavy rainfall, flooding, and tornadoes from these systems. The probability of another significant hurricane causing major damage in southern Mobile County planning areas is high.

Table 3.2.1-1 Hurricane Occurrences with Local Impacts

Hurricane Name/Date	Category at Landfall	Local Storm Surge	Local Wind Impacts
Camille 8/17/1969	5	10’	Hurricane Camille made landfall near Waveland, MS and is recorded as the second strongest land-falling hurricane in U.S. history at approximately 175 mph and 900 mb (the Labor Day Hurricane of 1935 was 184+ mph and 892 mb). However, the actual sustained winds of Camille are unknown as the hurricane destroyed all the wind-recording instruments in the landfall area. Seventy percent of Dauphin Island was inundated or destroyed, with widespread structural damage and loss of utilities across the barrier island.
Frederick 9/12/1979	4	12-15’	Hurricane Frederick made landfall at Dauphin Island with winds recorded at 145 mph by an automated wind gust recorder located at the top of the Dauphin Island Bridge before the bridge was destroyed. The Downed trees and thousands of power lines blocked roads for several days and areas of Mobile County planning area experienced electrical power outages for five weeks.
Elena 9/2/1985	3	8.4’	Hurricane Elena moved erratically through the Gulf before making a clockwise loop and moving west northwesterly with the eye passing

			closely to Dauphin Island before making landfall near Biloxi, MS. with maximum sustained winds of 115 mph. Dauphin Island being a barrier island on the right side of the eye recorded sustained winds of 106 mph with gusts to 136 mph. Damage to buildings was described as worse than with Hurricane Frederick 6 years earlier with typical houses splintered by the more than three hours of hurricane storm-force winds.
Erin 8/3/1995	2	4-6’	Hurricane Erin made its second U.S. landfall near Pensacola, FL with 100 mph winds. The storm moved west northwesterly across Mobile County planning area with sustained winds at 29 mph and gusts to 50 mph.
Opal 10/4/1995	3	4-7’	Hurricane Opal made landfall between Pensacola and Navarre beaches with sustained winds of 115 mph. In Mobile sustained winds were 52 mph with gusts to 66 mph and 61-77 mph at Dauphin Island.
Danny 7/19/1997	1	5’	Hurricane Danny made landfall in southeastern LA then slowly moved northeasterly to make a second landfall near Fort Morgan with maximum sustained winds at 80 mph.
Georges 9/28/1998	2	7-12’	Hurricane Georges made landfall near Biloxi, MS with maximum sustained winds of 110 mph and crossed southern Alabama thirty miles north of Mobile as a tropical depression. Sustained winds in Mobile were 50 mph with gusts to 65 mph and 68/82 mph at Dauphin Island.
Ivan 9/16/2004	3	10-15’	Hurricane Ivan made landfall just west of Gulf Shores with winds 120 – 130 mph and maintained hurricane strength two hundred miles inland. According to the

			National Hurricane Center, NOAA Bouy 42040 located in the north central Gulf, south of Mobile recorded a wave height of 52.5 feet.
Dennis 7/10/2005	3	6-9’	Hurricane Dennis made landfall near Navarre Beach with winds of 121 mph and gusts to 150 mph. Dennis was very compact with a small eye causing wind damage much like that from a tornado. As Dennis moved across southern Mobile County planning area, wind gusts at the USS Alabama were recorded at 77 mph.
Katrina 8/29/2005	3	Up to 28’ 11.48’ in Mobile Bay	Hurricane Katrina made its first landfall near Grand Isle, LA with winds recorded at 140 mph and a second in Hancock County MS near the mouth of the Pearl River with winds reported of 132 mph. Mobile and Dauphin Island experienced sustained winds of 73+ mph with gusts nearing 103 mph. Two EF-0 tornadoes occurred in Mobile County planning area due to Hurricane Katrina. The wind damage was largely tree and power line damage with widespread power outages for over a week.
Gustav 9/1/2008	2	5-7’	Hurricane Gustav made landfall near Cocodrie, LA with sustained winds of 110 mph.
Ike 9/13/2008	2	Up to 20’	Hurricane Ike made landfall on the north end of Galveston Island with sustained winds at 110 mph. Ike was an unusual storm with the storm surge reported as the most devastating for a storm of its intensity which was attributed to the largest freely propagating shelf wave ever reported.
Ida 11/10/2009	2/TS	3-6’	Hurricane Ida made landfall near Dauphin Island as a tropical storm with

			the worst of the storm surge being in Bayou La Batre.
Isaac 8/28/2012	1	4-6’	Isaac made landfall in Louisiana as a Category 1 hurricane with the highest sustained winds in Alabama being 56 mph with gusts to 69 mph. Scattered blackouts occurred with the greatest impact to Dauphin Island where about 2,400 residences were without electricity.
Sally 9/16/2020	2	6-8’	Hurricane Sally was a slow-moving hurricane that made landfall near Gulf Shores, AL with sustained winds of 105 mph. Sustained winds near the mouth of Mobile Bay were 100 mph with rainfall totals up to 30” in 48 hours.
Zeta 10/28/2020	3	6-7’	Hurricane Zeta made landfall in Cocodrie, LA as a Category 3 with sustained winds of 115 mph. Sustained winds at Mobile Regional Airport were 48 mph with gusts to 91 mph.
Ida 8/29/2021	4	2-4’	Hurricane Ida made landfall at Port Fourchon, Louisiana as a Category 4 with sustained winds of 150 mph. Mobile County planning area did not report any significant sustained wind or related damage, but did have three individuals injured by one of the seven tornadoes in Alabama spawned from Ida.

Source: National Hurricane Center

Hurricanes are classified using the Saffir-Simpson Hurricane Wind Scale (SSHWS), which categorizes hurricanes by sustained wind speed and anticipated impacts. This scale is critical for mitigation planning because it informs building code requirements, zoning restrictions, and the design of flood protection systems.

Table 3.2.1-2 The Saffir-Simpson Hurricane Wind Scale

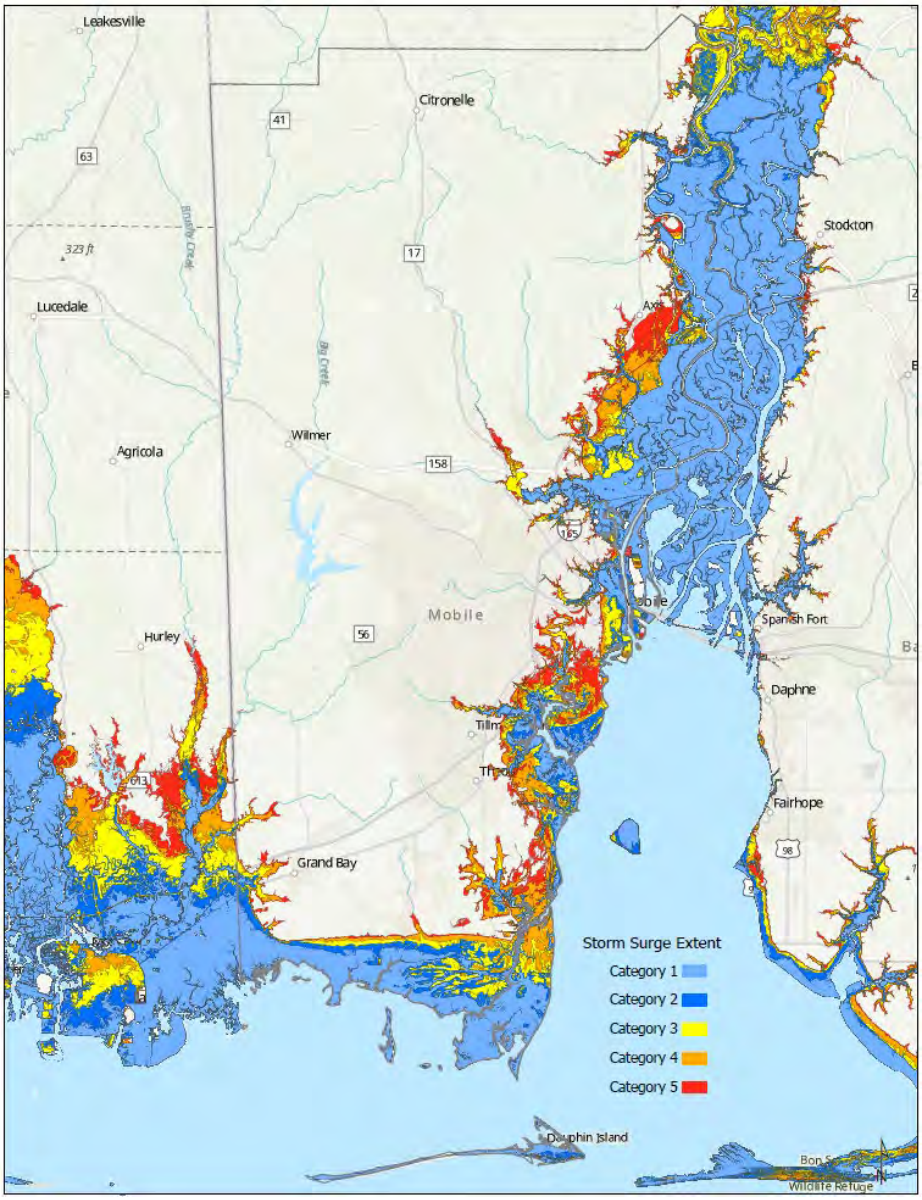
Category	Sustained Winds	Anticipated Impacts
1	74-95 mph	**Very dangerous winds will produce some damage:** Well-constructed frame homes could have damage to roof,

	64-82 kt 119-153 km/h	shingles, vinyl siding and gutters. Large branches of trees will snap, and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph 83-95 kt 154-177 km/h	**Extremely dangerous winds will cause extensive damage:** Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (major)	111-129 mph 96-112 kt 178-208 km/h	**Devastating damage will occur:** Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (major)	130-156 mph 113-136 kt 209-251 km/h	**Catastrophic damage will occur:** Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (major)	157 mph or higher 137 kt or higher 252 km/h or higher	**Catastrophic damage will occur:** A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

Source: https://www.nhc.noaa.gov/aboutsshws.php

Storm surge maps provide essential visual information on the potential extent of flooding from hurricane surge. These maps support evacuation planning, land-use decisions, and mitigation measures for coastal development. For this plan, **Map 3.2.1-1** Mobile County Storm Surge Map shows storm surge extents by hurricane category using color-coded zones.

Map 3.2.1-1 Mobile County planning area Storm Surge Map



Source:
https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/NID_v1/FeatureServer

Flooding: Flash/Urban, Riverine, and Coastal

A flood is a general and temporary condition where two or more acres of normally dry land or two or more properties are inundated by water or mudflow (floodsmart.gov). Many conditions can lead to flooding, including hurricanes, overtopped levees, outdated or clogged drainage systems, and rapid accumulation of rainfall. There are primarily three types of flooding that affect Mobile County and its municipalities:

- **Flash/Urban Flooding (Pluvial Floods)**

  Flash floods can result from large amounts of rainfall from slow-moving or multiple thunderstorms, sudden downpours, or stalled/stationary fronts. These events can occur within minutes to hours. Water levels in streams and creeks can rapidly rise, turning small waterways into violent torrents. Urban areas are especially prone to flash flooding due to antiquated or undersized drainage systems that cannot handle runoff from impervious surfaces such as concrete and asphalt. Flash/urban flooding typically has a rapid onset, with property and roadway infrastructure damage being the primary concerns.

- **Riverine Flooding (Fluvial Floods)**

  Riverine flooding occurs when water levels in rivers rise and overflow their banks, inundating adjacent areas. This can happen far from the location of initial rainfall. The National Weather Service issues Flood Warnings for designated River Forecast Points where flood stage thresholds have been established. The severity of riverine flooding is influenced by local and upstream precipitation. Such events are natural and recurring. Flood frequency is often expressed as an annual probability — for example, a "100-year flood" has a one percent (1%) chance of occurring in any given year within a FEMA-identified floodplain. However, this does not mean such floods only occur once every 100 years.

- **Coastal Flooding (Storm Surge)**

  Coastal flooding occurs when coastal water levels rise above normal, typically due to strong onshore winds, high astronomical tides, or low atmospheric pressure. This can result in erosion, property damage, injury, or loss of life.

The entirety of Mobile County planning area is at risk for flash flooding, particularly during periods of heavy rainfall. Low-lying areas and those with inadequate drainage systems are at higher risk. Riverine flooding poses a concern for municipalities along the Mobile, Fowl, and Dog Rivers, from Creola South to Chickasaw and Prichard and Mobile's Peninsula and Theodore communities. Coastal flooding affects Dauphin Island, Bayou La Batre, and all shoreline-adjacent communities, including those near Mobile Bay.

Table 3.2.1-3 below summarizes recorded flood occurrences in Mobile County from 2000–2024. When flooding occurs as part of tropical weather events, damages are recorded as $0 in this section and are instead included in the Tropical Weather section.

Table 3.2.1-3 Mobile County planning area Flood Occurrences 2000-2024

Location	Date	Flood Type	Rainfall Rate	Death	Injury	Damages
Dauphin Island Pkwy. / North of Dog River	7/12/2019	Coastal		0	0	$0
Shell Belt Rd. / Coden Belt Road	7/12/2019	Coastal		0	0	$0
Isle of Pines Dr. near Weeks Bay	7/12/2019	Coastal		0	0	$0
Beinville Blvd., west end Dauphin Island	7/12/2019	Coastal		0	0	$0
Cochrane and Mobile Bay Causeway	7/12/2019	Coastal		0	0	$0
Mobile	3/19/2000	Flash Flood	3-4”/1 hr.	0	0	$25,000
Mobile	11/6/2000	Flash Flood	2-4”/<1 hr.	0	0	$0
Countywide	3/3/2001	Flash Flood	6”/6 hrs.	0	0	$15,000
Mobile	3/12/2001	Flash Flood	5”/2 hrs.	0	0	$3,000
Lott Rd. and Mobile	7/12/2001	Flash Flood	3-4”/2 hrs.	0	0	$0
Mobile	8/12/2001	Flash Flood		0	0	$0
MOB Bates Field	8/28/2011	Flash Flood	2”+/1 hr.	0	0	$1,000
Theodore / Bayou La Batre	9/14/2002	Flash Flood		0	0	$0
Theodore	9/24/2002	Flash Flood		0	0	$0
Theodore / Bayou La Batre	9/25/2002	Flash Flood		0	0	$0

Southern Mobile Co.	9/25/2002	Flash Flood		0	0	$0
Central Mobile Co.	12/31/2002	Flash Flood	2-4”/<2 hrs.	0	0	$0
Seven Hills / Grand Bay	5/18/2003	Flash Flood	8-10”/6 hrs.	0	0	$0
Mobile	6/6/2003	Flash Flood	5-8”/3 hrs.	0	0	$0
Countywide	6/30/2003	Flash Flood	4-7”/6 hrs.	0	0	$0
Countywide	7/1/2003	Flash Flood	7-8”/<2 hrs.	0	0	$0
Semmes	2/25/2004	Flash Flood	3/5”/< 1 hr.	0	0	$0
Satsuma / Saraland	6/1/2004	Flash Flood	3/5”/<3 hrs.	0	0	$10,000
Mobile	3/31/2005	Flash Flood	3”/1 hrs.	0	0	$5,000
Fowl River area / So. Mobile Co.	4/1/2005	Flash Flood	7-11”/24 hrs.	0	0	$50,000
So. Mobile County planning area	4/6/2005	Flash Flood	6-8”/<12 hrs.	0	0	$25,000
Central & So. Mobile County planning area	4/30/2005	Flash Flood	3-5”/2 hrs.	0	0	$0
MOB Bates Field area	6/11/2005	Flash Flood	4-6”/ <3 hrs.	0	0	$0
MOB / Countywide	7/6/2005	Flash Flood	5-10”/<24 hrs.	0	0	$0
West & Central Mobile County planning area	8/29/2005	Flash Flood	5-8”/12 hrs.	0	0	$0
No. Mobile Co.	6/16/2006	Flash Flood	6-8”/2 hrs.	0	0	$0
Semmes	11/15/2006	Flash Flood	5-7”/<2 hrs.	0	0	$0

So./Central Mobile County planning area	4/1/2007	Flash Flood	4-6”/<2 hrs.	0	0	$0
Citronelle/NW Mobile Co	6/19/2007	Flash Flood	4-6”/1 hr.	0	0	$0
Mobile	7/4/2007	Flash Flood		0	0	$0
Citronelle	10/23/2007	Flash Flood	8-12”/2 hrs.	0	0	$0
Tanner Williams	1/31/2008	Flash Flood	3-5”/2 hrs.	0	0	$0
Grand Bay, Mobile, Saraland	4/5/2008	Flash Flood	6-8”/5 hrs.	0	0	$15,000
Moffett Rd. area & Chunchulla	5/3/2008	Flash Flood	3-4”/1 hr.	0	0	$0
Grand Bay/So. I-10	5/16/2008	Flash Flood	3-4”/<2 hrs.	0	0	$0
Spring Hill/Cottage Hill areas	6/10/2008	Flash Flood		0	0	$5,000
Mobile/Bates Field	8/16/2008	Flash Flood	3-5”/.5 hrs.	0	0	$0
Dog River to Bayou Sara	8/25/2008	Flash Flood	5-8”/<9 hrs.	0	0	$20,000
Mobile/Saraland	9/1/2008	Flash Flood	6-8”/<5 hrs.	0	0	$250,000
Citronelle	3/27/2009	Flash Flood	3-5”/1 hr.	0	0	$0
Citronelle	3/28/2009	Flash Flood	3-5”/1 hr.	0	0	$0
Countywide	3/28/2009	Flash Flood		0	0	$0
Dauphin Island & Bayou La Batre	5/23/2009	Flash Flood	5-7”/1 hr.	0	0	$0
Theodore	12/12/2009	Flash Flood		0	0	$0
SW & south-central Mobile Co.	12/14/2009	Flash Flood		0	0	$0

Central & So. Mobile County planning area	1/20/2010	Flash Flood		0	0	$0
Mobile	8/15/2010	Flash Flood		0	0	$0
Citronelle	3/9/2011	Flash Flood		0	0	$27,000
Theodore	9/3/2011	Flash Flood	10-15”/<24 hrs.	0	0	$0
MOB Bates Field/Eight Mile	5/2/2012	Flash Flood		0	0	$0
Dawes/So. Mobile County planning area	6/9/2012	Flash Flood	10-20”/<24 hrs.	0	0	$5,000
MOB Bates Field	2/5/2013	Flood		0	0	$5,000
Chunchula to Grand Bay-Wilmer	5/1/2013	Flash Flood	5-15”/12 hrs.	0	0	$0
Chunchula	6/2/2013	Flash Flood		0	0	$0
Bayou La Batre /Coden	7/28/2013	Flash Flood		0	0	$0
Semmes	9/3/2013	Flash Flood		0	0	$0
Spring Hill area	3/16/2014	Flash Flood		0	0	$0
Grand Bay/Bayou La Batre areas	4/14/2014	Flash Flood		0	0	$0
Central Mobile Co.	4/29/2014	Flash Flood	4”+/1 hr.	0	0	$6,505,000
Heron Bay / Grand Bay areas	4/12/2015	Flash Flood	7-11”/<12 hrs.	0	0	$200,000
Mobile/Mertz	5/15/2015	Flash Flood		0	0	$1,000
Spring Hill/Mobile	9/27/2015	Flash Flood	5-10”/<2 hrs.	0	0	$204,000

Central & So. Mobile County planning area	12/23/2015	Flash Flood	4-6”/2 hrs.	0	0	$30,000
MOB Bates Field	3/11/2016	Flash Flood		0	0	$0
SW & south-central Mobile Co.	3/24/2016	Flash Flood		0	0	$20,000
Mobile/Cottage Hill	8/12/2016	Flood		0	0	$0
Big Creek Lake	4/3/2017	Flash Flood		0	0	$0
Saraland/MOB Bates Field	5/20/2017	Flash Flood		0	0	$0
Grand Bay /Tillmans Corner	6/6/2017	Flash Flood		0	0	$0
SW & south-central Mobile Co.	6/21/2017	Flash Flood	5-10”	0	0	$0
MOB Bates Field/ Dawes/Cottage Hill	8/4/2017	Flash Flood		0	0	$0
St. Elmo to MOB Bates Field	8/29/2017	Flash Flood		0	0	$0
Seven Hills/Grand Bay	8/30/2017	Flash Flood		0	0	$0
Grand Bay/So. Mobile County planning area	10/22/2017	Flash Flood	3-6”/2 hrs.	0	0	$60,000
Mobile	8/1/2018	Flash Flood		0	0	$0
MOB Bates Field/ So. Mobile County planning area	9/4/2018	Flash Flood	6-12”/<12 hrs.	0	0	$0
Mobile/Mertz	5/9/2019	Flash Flood		0	0	$5,000

Mobile/Cottage Hill	6/28/2019	Flash Flood		0	0	$5,000
Bayou La Batre	8/26/2019	Flash Flood		0	0	$0
Mobile	9/19/2019	Flash Flood	4-10”/5 hrs.	0	0	$100,000
Saraland	2/12/2020	Flood		0	0	$0*
Magazine/ So. Mobile County planning area	6/7/2020	Flash Flood	3-10”/12 hrs.	0	0	$25,000
Theodore/Bayou La Batre	4/15/2021	Flash Flood		0	0	$0
Mobile	4/24/2021	Flash Flood		0	0	$0
Mobile	5/4/2021	Flash Flood		0	0	$0
Tillmans Corner/Mobile	6/19/2021	Flash Flood	3-6”/<12 hrs.	0	0	$0
Tillmans Corner/Mobile	6/22/2021	Flash Flood		0	0	$0
Countywide	8/30/2021	Flash Flood	8-11”/>12 hrs.	0	0	$0
Cottage Hill/Bayou La Batre	9/15/2021	Flash Flood		0	0	$0
Mobile/Mertz	7/9/2022	Flash Flood		0	0	$0
Mobile/Dawes	8/18/2022	Flash Flood		0	0	$0
Cottage Hill & Irvington area	8/24/2022	Flash Flood		0	0	$0
So. Mobile Co.	8/25/2022	Flash Flood		0	0	$0
Chickasaw	6/16/2023	Flash Flood		0	0	$0
So. Mobile Co.	6/19/2022	Flash Flood		0	0	$0

Prichard	6/1/2024	Flash Flood		0	0	$0
Saraland	7/5/2024	Flash Flood		0	0	$0
Mobile/Cottage Hill	7/25/2024	Flash Flood		0	0	$0
Totals				0	0	$7,616,000

*Damages associated with Riverine Flooding in Saraland/Bayou Sara were significant but not recorded.

Source: NOAA Storm Events Database

In compliance with FEMA and NFIP guidelines, the County and all jurisdictions within have adopted Significant Improvement/Significant Damage Administrative Procedures Plans. These plans ensure that any improvements or repairs to habitable structures within the designated floodplain exceeding 50% of fair market value must meet the current adopted building code, reducing repetitive loss risk.

According to the Mobile County Tax Assessor's Office and GIS mapping, there are more than 21,000 structures located within designated floodplains.

The likelihood of future flood damage remains high, particularly from flash flooding due to increased impervious surfaces and aging drainage infrastructure.

Flood Extent

Flood extent within Mobile County planning area varies based on rainfall intensity, storm duration, tidal influence, storm surge, antecedent soil conditions, topography, and drainage capacity. Historical flash flooding events within the planning area have produced rainfall totals exceeding 10 to 20 inches within 24-hour periods, including localized rainfall rates exceeding 4 to 8 inches within several hours during major storm events. These events have resulted in rapid roadway flooding, structure inundation, drainage system failure, and isolation of low-lying communities. The April 29, 2014 flood event alone caused approximately $6.5 million in documented damages within Mobile County planning area.

Riverine flooding may impact areas adjacent to the Mobile River, Dog River, Fowl River, Bayou Sara, and associated tributaries as water levels exceed established flood stages. Flood impacts may extend beyond mapped floodplain boundaries during extreme rainfall events, particularly in areas with aging or undersized drainage infrastructure. According to Mobile County GIS mapping and FEMA floodplain data, more than 21,000 structures are located within designated flood hazard areas.

Mobile County planning area currently contains approximately:

- 5,768 NFIP policies in force,
- 4,048 repetitive loss structures,
- 7,345 repetitive loss claims,
- and more than $230 million in repetitive loss claim payments.

Coastal flooding and storm surge associated with tropical systems may inundate low-lying shoreline areas, particularly within Dauphin Island, Bayou La Batre, coastal Mobile County, and portions of Mobile Bay communities. Storm surge heights during major hurricanes may exceed 10 feet above normal tide levels in vulnerable coastal areas, resulting in substantial structural damage, roadway overtopping, utility disruption, and isolation of coastal populations.

Flooding within Mobile County planning area ranges from nuisance roadway flooding to widespread catastrophic inundation impacting residential structures, businesses, critical facilities, transportation corridors, utilities, and emergency response operations.

Repetitive Loss Property Types and Vulnerability

NFIP repetitive loss (RL) and severe repetitive loss (SRL) properties within Mobile County planning area primarily consist of residential structures, including single-family homes, elevated coastal residences, and manufactured housing located within riverine, coastal, and low-lying flood-prone areas. These properties are concentrated within areas vulnerable to flash flooding, riverine flooding, tidal flooding, storm surge, and drainage-related flooding.

Commercial repetitive loss properties are also present within portions of the planning area, particularly within developed coastal and urbanized corridors where businesses are exposed to recurring flood impacts associated with heavy rainfall events, inadequate drainage capacity, and coastal surge. Commercial impacts may include damage to structures, inventory loss, temporary business interruption, and access limitations.

Mixed-use and multifamily structures may also experience repetitive flood impacts within higher-density portions of the planning area. Public/institutional repetitive loss properties appear limited based on currently available FEMA/OpenFEMA datasets; however, critical facilities located within or adjacent to flood-prone areas remain vulnerable to operational disruption during significant flood events

The predominance of residential repetitive loss properties within the planning area reinforces the importance of continued residential mitigation efforts, including elevation projects, drainage improvements, floodplain management, acquisition initiatives, and resilient construction standards.

Table 3.2.1-3.A provides estimated occupancy types for NFIP-insured repetitive loss and severe repetitive loss structures located within participating jurisdictions of Mobile County planning area based on available FEMA/OpenFEMA datasets.

Table 3.2.1-3.A Estimated Repetitive Loss Property Occupancy Types

Community	Single Family Residential	Condos	Commercial	Manufactured Housing	Other Residential/Multi-Family	Public/ Institutional	Other
Bayou La Batre	41	13	22	4	1	0	0
Chickasaw	19	15	1	0	0	0	0
Dauphin Island	172	476	10	7	22	3	16
Mobile County (Uninc.)	265	79	14	1	2	0	0
City of Mobile	304	131	43	20	28	1	3
Prichard	11	1	0	0	3	0	1
Saraland	27	14	3	0	1	0	0
Satsuma	13	4	0	0	0	0	0
TOTAL	**852**	**733**	**93**	**32**	**57**	**4**	**20**

Based on available FEMA/OpenFEMA repetitive loss datasets, repetitive loss and severe repetitive loss properties within Mobile County planning area primarily consist of single-family residential structures and residential condominiums. Significant concentrations of repetitive loss properties are located within Dauphin Island (172 single-family, 476 condominiums), the City of Mobile (304 single-family, 131 condominiums), and unincorporated Mobile County (265 single-family). Commercial repetitive loss properties are present in several jurisdictions, particularly Bayou La Batre (22 commercial) and the City of Mobile (43 commercial), within developed coastal and urbanized areas vulnerable to recurring flood impacts. Manufactured housing, multifamily residential structures, and limited public/institutional occupancies are also represented within the repetitive loss inventory. Participating jurisdictions with no recorded repetitive loss structures in the FEMA/OpenFEMA dataset (Citronelle, Creola, Mount Vernon, Semmes) have no NFIP-insured structures with qualifying repetitive loss claim histories as of April 2025. Flood extent within Mobile County planning area varies by jurisdiction based on topography, drainage capacity, proximity to waterways, and coastal exposure. Table 3.2.1-3.B

summarizes the range of historical and anticipated flood depths affecting each participating jurisdiction.

Table 3.2.1-3.B Estimated Flood Extent by Jurisdiction

Jurisdiction	Primary Flood Categories	Approximate Historical/Anticipated Flood Extent
Bayou La Batre	Coastal, Flash, Storm Surge, Tidal Flooding	Localized flash flooding may exceed 1–3 feet in low-lying areas; coastal inundation and storm surge may exceed 10 feet during major hurricanes
Chickasaw	Flash, Riverine, Drainage Flooding	Roadway and low-lying drainage flooding may exceed 1–3 feet during intense rainfall events; tropical systems may produce localized riverine and backwater flooding impacts and may exceed 7 feet.
Citronelle	Flash, Drainage Flooding	Localized roadway and low-lying area flooding may exceed 1–3 feet during major rainfall events
Creola	Riverine, Flash Flooding	Flooding adjacent to waterways and low-lying areas may exceed 1–4 feet during prolonged rainfall events and storm surge may exceed 7 feet during major hurricanes
Dauphin Island	Coastal, Storm Surge, Flash Flooding	Coastal inundation and storm surge flooding may exceed 10 feet during major hurricanes; localized flash flooding may exceed 1–3 feet
Mobile County (Uninc.)	Flash, Riverine, Coastal, Storm Surge	Flooding across low-lying and rural areas may range from 1–5 feet during significant rainfall events; coastal surge areas may exceed 10 feet during major hurricanes
City of Mobile	Urban Flash, Drainage, Coastal Flooding	Urban flooding and drainage overflow may exceed 1–4 feet in low-lying developed areas; coastal surge flooding possible in vulnerable shoreline areas and storm surge may exceed 10 feet during major hurricanes
Mount Vernon	Riverine, Flash Flooding	Flooding adjacent to waterways and low-lying areas may exceed 1–4 feet during significant rainfall events
Prichard	Urban Flash, Drainage Flooding	Localized urban flooding and roadway inundation may exceed 1–3 feet in low-elevation developed areas
Saraland	Riverine, Flash, Drainage Flooding	Flooding associated with Bayou Sara and drainage systems may exceed 1–4 feet during prolonged rainfall events and storm surge may exceed 7 feet during major hurricanes

Satsuma	Flash, Drainage Flooding	Localized roadway and low-lying area flooding may exceed 1–3 feet during major rainfall events and storm surge may exceed 7 feet during major hurricanes
Semmes	Flash, Drainage Flooding	Localized inundation associated with heavy rainfall and undersized drainage systems may exceed 1–3 feet in drainage-impaired areas

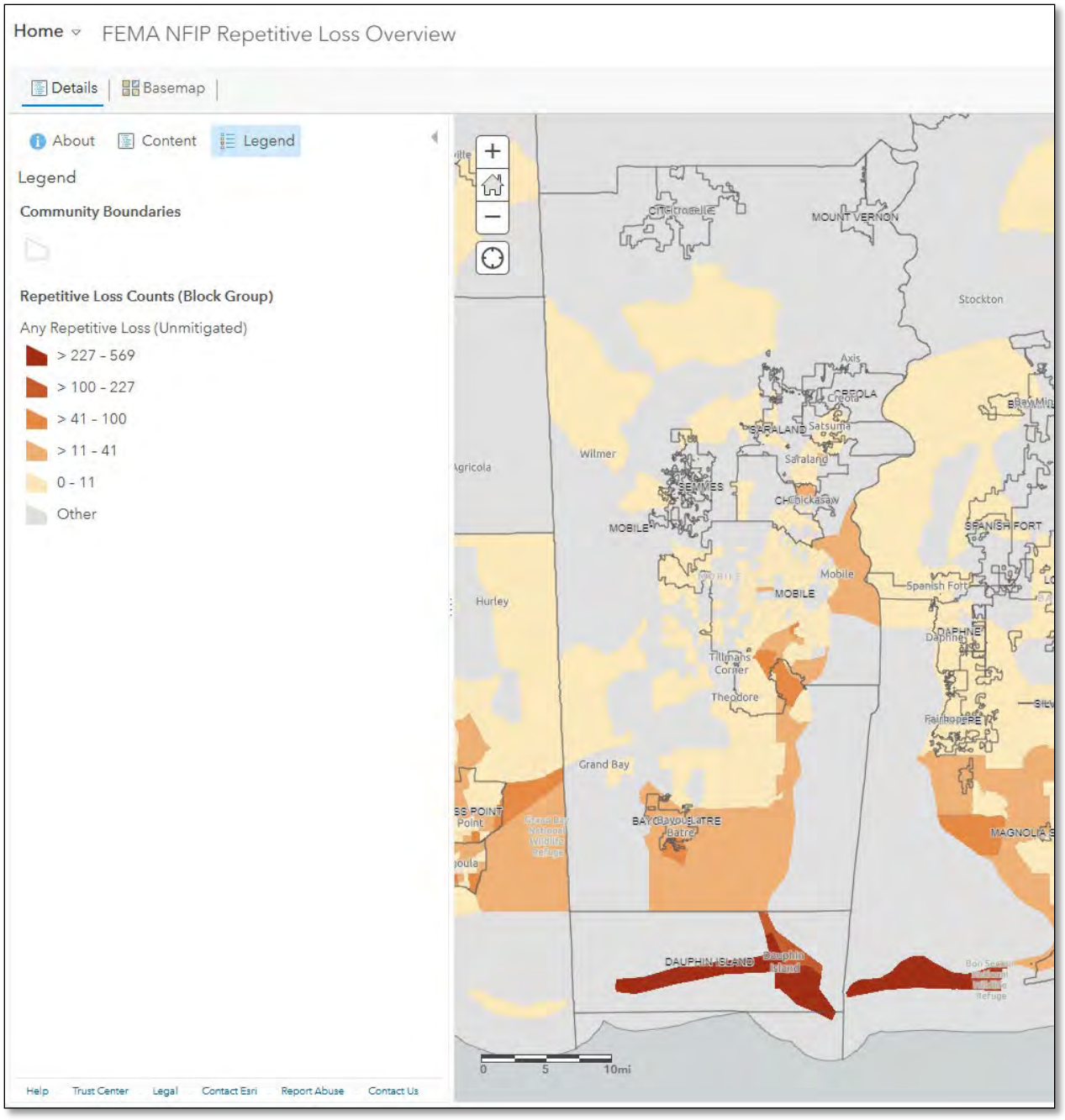
Source: FEMA Flood Insurance Rate Maps (FIRMs), NOAA Storm Events Database, Mobile County GIS Analysis, and historical local flood observations.

Table 3.2.1-4 presents current NFIP policies, repetitive loss (RL) structures, and losses across Mobile County and its jurisdictions:

Table 3.2.1-4 Mobile County planning area NFIP/RL Related Information

Jurisdiction	NFIP Policies in Force	Total Insurance in Force	Repetitive Loss Structures	Total RL Claims	Total RL Losses
Mobile County	1091	$335,495,000.00	1206	2150	$61,222,319.10
Bayou La Batre	151	51,060,000.00	152	228	16,953,684.93
Chickasaw	88	19,586,000.00	62	97	3,353,483.49
Citronelle	1	208,000.00	-	-	0.00
Creola	33	6,765,000.00	-	-	0.00
Dauphin Island	1526	417,904,000.00	1174	2232	74,884,398.52
Mobile	2529	784,944,000.00	1300	2340	69,995,225.49
Mount Vernon	-	0.00	-	-	0.00
Prichard	29	6,661,000.00	31	62	447,131.86
Saraland	241	52,306,000.00	91	173	2,468,518.07
Satsuma	79	22,130,000.00	32	63	924,328.29
Semmes	-	0.00	-	-	0.00
Totals	5768	$1,697,059,000.00	4048	7345	$230,249,089.75

Source: FEMA CIS Database 4/30/2025 via AL NFIP Coordinator



Source: [OpenFEMA Dataset: NFIP Multiple Loss Properties - v1]

Severe Weather: Hail, Lightning, and Tornadoes

The entire area of Mobile County planning area is prone to numerous severe weather and severe thunderstorm events. Damage from hail, lightning, high winds, and tornadoes is likely each year. High winds associated with thunderstorms and tornadoes are the second highest damaging hazards in the county, only behind hurricanes, because of their widespread damage.

The following tables show the county's occurrences of hail, lightning, high wind, and tornadic activities from 2000 through 2024.

Table 3.2.1-5 Mobile County planning area Hail Occurrences 2000-2024

Location	Date	Magnitude	Deaths	Injuries	Damages
Dauphin Island	1/24/2000	.88	0	0	$0
Dauphin Island	3/29/2000	1.75	0	0	$0
Dauphin Island	3/29/2000	.75	0	0	$0
(MOB) Bates Field	4/24/2000	1.00	0	0	$0
Semmes	4/26/2000	1.00	0	0	$0
Mobile	4/26/2000	1.00	0	0	$5,000
Citronelle	5/13/2000	1.00	0	0	$0
Mobile	7/11/2000	.75	0	0	$0
Gulf Crest	7/22/2000	.88	0	0	$0
Tillmans Corner	7/22/2000	.75	0	0	$0
Theodore	7/22/2000	.75	0	0	$0
Mobile	8/9/2000	.75	0	0	$0
Citronelle	8/10/2000	1.75	0	0	$0
Bucks	8/25/2000	1.75	0	0	$0
Grand Bay	9/5/2000	.88	0	0	$0
Dauphin Island	4/24/2001	.75	0	0	$0
Satsuma	5/2/2001	1.00	0	0	$0
Wilmer	5/2/2001	.88	0	0	$0
Kushla	7/12/2001	1.00	0	0	$0
Theodore	8/2/2002	.75	0	0	$0

Saraland	10/20/2002	.88	0	0	$0
Mobile	12/31/2002	.75	0	0	$0
(MOB) Bates Field	3/13/2003	.75	0	0	$0
Saraland	3/13/2003	.88	0	0	$0
Citronelle	4/25/2003	.75	0	0	$0
Citronelle	4/25/2003	1.75	0	0	$5,000
Creola	4/25/2003	1.00	0	0	$0
Satsuma	4/25/2003	1.75	0	0	$5,000
Mount Vernon	5/3/2003	.75	0	0	$0
Wilmer	5/3/2003	1.75	0	0	$0
Semmes	5/3/2003	1.75	0	0	$0
Grand Bay	5/3/2003	.88	0	0	$0
Coden	7/21/2003	.88	0	0	$0
Semmes	8/6/2003	.75	0	0	$0
Wilmer	6/1/2004	1.75	0	0	$0
Semmes	7/3/2004	.75	0	0	$0
Axis	3/26/2005	.75	0	0	$0
Dawes	3/31/2005	.75	0	0	$0
Mobile	4/1/2005	.88	0	0	$0
Dauphin Island	4/1/2005	.88	0	0	$0
(MOB) Bates Field	4/1/2005	.88	0	0	$0
(MOB) Bates Field	4/1/2005	1.00	0	0	$0
Tanner Williams	4/1/2005	1.00	0	0	$0

Citronelle	4/22/2005	1.75	0	0	$4,000
Saraland	4/26/2005	.88	0	0	$0
Semmes	7/8/2005	.88	0	0	$0
Bayou La Batre	1/1/2006	.88	0	0	$0
Tillmans Corner	1/1/2006	1.50	0	0	$0
St. Elmo	1/1/2006	1.00	0	0	$0
Gulf Crest	5/8/2006	1.00	0	0	$0
Mobile	5/9/2006	.88	0	0	$0
(MOB) Bates Field	6/2/2006	.88	0	0	$0
Semmes	6/23/2006	.75	0	0	$0
Semmes	8/9/2006	.88	0	0	$0
Satsuma	8/9/2006	1.00	0	0	$0
Citronelle	2/13/2007	.75	0	0	$0
Grand Bay	2/13/2007	.75	0	0	$0
Dauphin Island	4/10/2007	.88	0	0	$0
(MOB) Bates Field	5/11/2007	1.00	0	0	$0
Theodore	5/11/2007	.88	0	0	$0
Mobile Brookley Field	5/12/2007	.88	0	0	$0
Irvington	5/13/2007	.88	0	0	$0
Whistler	2/12/2008	.88	0	0	$0
Irvington	6/17/2008	.88	0	0	$10,000
Gulf Crest	6/17/2008	1.25	0	0	$2,000
Tillmans Corner	6/22/2008	.88	0	0	$10,000

South Orchard	6/22/2008	.75	0	0	$0
Seven Hills	7/27/2008	1.25	0	0	$0
Citronelle	1/3/2009	.88	0	0	$0
(MOB) Bates Field	3/28/2009	.88	0	0	$0
Wilmer	3/31/2009	1.00	0	0	$0
Saraland	3/31/2009	1.00	0	0	$0
Citronelle	5/5/2009	.88	0	0	$0
Gulf Crest	5/12/2009	.88	0	0	$0
Citronelle	5/14/2009	.75	0	0	$0
Citronelle	4/24/2010	1.00	0	0	$0
Coden	4/24/2010	2.00	0	0	$0
Whistler	5/29/2010	.88	0	0	$0
Wilmer	10/24/2010	.88	0	0	$0
Citronelle	3/8/2011	1.00	0	0	$0
Citronelle	3/9/2011	1.00	0	0	$0
Georgetown	5/26/2011	1.75	0	0	$0
Grand Bay	6/6/2011	1.00	0	0	$0
(MOB) Bates Field	6/16/2011	1.00	0	0	$0
(MOB) Bates Field	6/16/2011	1.00	0	0	$0
(MOB) Bates Field	6/16/2011	1.50	0	0	$0
Coden	8/12/2011	.75	0	0	$0
Bellefontaine	5/21/2012	1.00	0	0	$0
Tillmans Corner	5/30/2012	1.00	0	0	$0

(MOB) Bates Field	5/30/2012	1.25	0	0	$0
Mobile Brookley Field	5/30/2012	1.25	0	0	$0
Satsuma	3/29/2014	1.25	0	0	$0
Dawes	4/29/2014	1.00	0	0	$10,000
Citronelle	6/7/2014	.88	0	0	$0
Mobile	12/23/2014	.88	0	0	$0
(MOB) Bates Field	6/22/2015	.88	0	0	$0
Irvington	6/23/2015	1.00	0	0	$0
Navco	12/23/2015	2.00	0	0	$0
Saraland	2/15/2016	1.00	0	0	$0
Saraland	3/17/2016	1.00	0	0	$0
(MOB) Bates Field	1/21/2017	2.00	0	0	$0
Dauphin Island	2/7/2017	1,75	0	0	$0
Wilmer	4/3/2017	1.00	0	0	$0
Orchard	6/9/2018	1.00	0	0	$0
(MOB) Bates Field	6/9/2018	1.25	0	0	$0
Axis	6/27/2019	1.00	0	0	$0
Tanner Williams	5/27/2020	1.00	0	0	$0
Semmes	5/27/2020	1.00	0	0	$0
Wilmer	5/12/2022	1.00	0	0	$0
Cottage Hill	5/15/2022	1.00	0	0	$0
Wilmer	5/15/2022	1.25	0	0	$0
Semmes	5/15/2022	1.00	0	0	$0

(MOB) Bates Field	6/16/2023	1.00	0	0	$0
Orchard	6/16/2023	1.25	0	0	$0
Seven Hills	6/17/2023	1.00	0	0	$0
Grand Bay	6/17/2023	1.00	0	0	$0
Theodore	6/19/2023	1.00	0	0	$0
St. Elmo	6/19/2023	1.00	0	0	$0
Dixon Corner	6/19/2023	1.00	0	0	$0
Dauphin Island	3/9/2024	1.25	0	0	$0
Total Damages					$51,000

Source: NOAA Storm Events Database

During severe weather, lightning poses a significant danger as it can cause serious injury or even death and cause damage to infrastructure such as fires and power outages. Lightning can strike even when it's not raining or when seemingly far from the storm due to its ability to travel long distances; therefore, if you can hear thunder, you are close enough to be struck by lightning. Community outreach events and public service announcements (PSAs) should educate the public to seek immediate shelter indoors, and stay away from any metals when lightning is detected. Although metal does not attract lightning, it does conduct electricity, so people should be instructed to stay away from metal fencing, railings, bleachers, etc., during a thunderstorm or severe weather.

Table 3.2.1-6 Mobile County planning area Lightning Occurrences 2000-2024

Location	Date	Deaths	Injuries	Damages
Mobile	6/25/2000	0	1	$0
Mobile	6/25/2000	0	1	$0
Mobile	7/21/2000	0	0	$5,000
Mobile	7/22/2000	0	0	$100,000
Prichard	9/1/2000	0	0	$5,000
Mobile	3/12/2001	0	0	$100,000

Mobile	5/2/2001	0	0	$5,000
Eight Mile	5/30/2001	0	1	$0
Prichard	5/30/2001	0	1	$0
(MOB) Bates Field	8/28/2001	0	0	$100,000
Mobile	9/23/2001	0	1	$0
(MOB) Bates Field	6/30/2002	0	1	$85,000
Bayou La Batre	7/11/2002	0	2	$0
(MOB) Bates Field	8/5/2002	0	2	$0
(MOB) Bates Field	8/16/2002	0	1	$0
Tanner Williams	6/3/2003	0	0	$50,000
(MOB) Bates Field	6/13/2003	0	0	$20,000
Saraland	8/6/2003	0	1	$0
Mobile	8/6/2003	0	0	$30,000
Mobile	6/6/2004	0	1	$0
Mobile	8/10/2004	0	0	$30,000
Saraland	8/10/2004	0	0	$10,000
Chickasaw	8/10/2004	0	0	$5,000
Mobile	8/10/2004	0	0	$50,000
Seven Hills	8/20/2004	0	0	$500,000
Tillmans Corner	8/23/2004	0	0	$50,000
Forest Hill	8/30/2004	0	1	$0
Citronelle	6/7/2005	0	0	$10,000
Semmes	8/20/2005	0	0	$0

Theodore	8/20/2005	0	0	$0
Semmes	4/22/2006	0	0	$800,000
Mobile	6/2/2006	0	0	$100,000
Theodore	6/2/2006	0	1	$0
Cottage Hill	7/30/2006	0	0	$40,000
(MOB) Bates Field	8/9/2006	0	0	$40,000
Mount Vernon	8/15/2006	0	0	$500,000
(MOB) Bates Field	8/15/2006	0	0	$150,000
Prichard	6/19/2007	0	0	$100,000
Mobile	6/27/2007	0	0	$0
Mobile	7/15/2007	0	0	$16,000
Mobile	8/30/2007	0	0	$65,000
Mobile	7/26/2008	0	0	$10,000
Tillmans Corner	7/26/2008	0	0	$5,000
Theodore	8/18/2008	0	0	$0
(MOB) Bates Field	2/25/2013	0	0	$5,000
Theodore	5/2/2013	0	0	$15,000
(MOB) Bates Field	8/5/2013	0	0	$10,000
(MOB) Bates Field	8/5/2013	0	0	$10,000
(MOB) Bates Field	7/17/2015	0	1	$0
(MOB) Bates Field	½/2017	0	0	$10,000
Cottage Hill	½/2017	0	0	$10,000
Prichard	6/16/2019	1	0	$0

Totals	1	16	$3,041,000

Source: NOAA Storm Events Database

Table 3.2.1-7 Mobile County planning area Thunderstorm/Severe Weather Wind Occurrences 2000-2024

Year	# days with TS Event	Average/High Gust Windspeed mph*	Deaths	Injuries	Total Reported Damages
2000	11	66.2 avg. / 86.3 (16 reports)	0	0	$157,000
2001	7	66.5 avg. / 74.8 (12 reports)	0	0	$398,000
2002	10	60.6 avg. / 63.3 (15 reports)	0	0	$119,000
2003	2	57.5 avg. / 57.5 (3 reports)	0	0	$32,000
2004	4	59.0 avg. / 63.3 (4 reports)	0	0	$30,000
2005	5	64.9 avg. / 86.3 (5 reports)	0	0	$181,000
2006	7	57.7 avg. / 57.5 (11 reports)	0	0	$160,000
2007	5	60.5 avg. / 70.2 (5 reports)	0	8	$3,570,000
2008	5	61.0 avg. / 73.7 (6 reports)	0	0	$122,000
2009	4	59.1 avg. /59.9 (6 reports)	0	0	$82,000
2010	1	59.9 avg. / 59.9 (1 report)	0	0	$5,000
2011	10	62.3 avg. / 80.6 (16 reports)	0	0	$42,000
2012	3	63.3 avg. / 70.2 (3 reports)	0	0	$9,000
2013	1	59.9 avg. / 59.9 (1 report)	0	0	$5,000
2014	4	54.7 avg. / 70.2 (8 reports)	0	0	$50,000
2015	8	57.1 avg. / 80.6 (28 reports)	0	0	$96,000
2016	10	62.0 avg. / 70.2 (25 reports)	0	0	$142,000
2017	7	63.7 avg. / 80.6 (11 reports)	0	0	$355,000

2018	4	63.5 avg. / 70.2 (5 reports)	0	0	$35,000
2019	8	60.6 avg. / 80.6 (23 reports)	0	1	$74,000
2020	8	60.1 avg. / 70.2 (12 reports)	0	0	$0
2021	2	64.6 avg. / 79.4 (15 reports)	0	0	$0
2022	7	64.5 avg. / 74.8 (10 reports)	0	0	$0
2023	7	59.9 avg. / 59.9 (10 reports)	0	0	$0
2024	6	60.6 avg. / 70.2 (14 reports)	0	0	$0
Totals			**0**	**9**	$5,664,000

*Only wind events of 50 mph gust and greater were available.

Source: NOAA Storm Events Database

Table 3.2.1-8 Mobile County planning area Tornado Occurrences 2000-2024

Location	Date	Time	Magnitude	Deaths	Injuries	Damages
Mobile	4/24/2000	03:00	F1	0	0	$200,000
Irvington	11/6/2000	21:30	F2	0	2	$100,000
(MOB) Bates Field	11/24/2000	10:40	F0	0	0	$10,000
(MOB) Bates Field	6/11/2001	06:40	F0	0	0	$20,000
Theodore	9/14/2002	08:30	F0	0	0	$8,000
(MOB) Bates Field	9/22/2002	14:08	F0	0	0	$1,000
Semmes	9/26/2002	05:30	F0	0	0	$5,000
Mobile	8/29/2003	13:55	F0	0	0	$0
Dauphin Island	6/25/2004	17:23	F0	0	0	$0
Mon Louis	11/24/2004	07:10	F0	0	0	$5,000
Semmes	7/6/2005	03:00	F0	0	0	$50,000
Chunchula	7/6/2005	03:53	F0	0	0	$20,000

Semmes	8/28/2005	14:54	F0	0	0	$5,000
Alabama Port	8/28/2005	18:22	F0	0	0	$5,000
Dauphin Island	10/22/2007	14:07	EF0	0	0	$0
Bayou La Batre	10/22/2007	15:33	EF1	0	0	$750,000
Dauphin Island	8/18/2008	09:05	EF0	0	0	$5,000
Cottage Hill	10/25/2010	04:17	EF1	0	0	$0
Grand Bay	3/9/2011	08:31	EF1	0	0	$0
Theodore	3/9/2011	08:37	EF2	0	4	$0
Citronelle	4/15/2011	21:05	EF0	0	0	$30,000
Dauphin Island	9/3/2011	12:12	EFO	0	0	$0
Mon Louis	9/4/2011	00:02	EF1	0	0	$45,000
Cottage Hill	12/20/2012	04:49	EF1	0	0	$0
Mertz	12/25/2012	16:54	EF2	0	0	$1,350,000
Piercie	12/25/2012	19:22	EF1	0	0	$0
Laurendine	4/11/2013	16:29	EF1	0	0	$1,500,000
(MOB) Bates Field	10/7/2017	15:47	EF0	0	0	$50,000
Chickasaw	6/7/2019	11:57	EF0	0	0	$25,000
Dawes	10/25/2019	15:12	EF1	0	0	$0
Seven Hills	10/25/2019	15:19	EFO	0	0	$0
Semmes	10/25/2019	15:37	EF1	0	0	$0
Prichard	11/7/2019	13:35	EF0	0	0	$0
Tanner Williams	4/19/2020	21:55	EF1	0	0	$0
Theodore	4/19/2020	22:05	EF1	0	0	$0

(MOB) Bates Field	4/19/2020	22:06	EF1	0	0	$0
Gulf Crest	4/23/2020	05:37	EF1	0	0	$0
Orchard	6/24/2020	12:39	EF0	0	0	$0
Gulf Crest	6/24/2020	12:49	EF1	0	0	$0
Irvington	10/10/2020	04:01	EF0	0	0	$0
Heron Bay	6/19/2021	02:16	EF0	0	1	$0
Saraland	8/30/2021	11:20	EF1	0	3	$0
Seven Hills	3/9/2022	00:42	EF1	0	0	$0
Tanner Williams	3/30/2022	21:31	EF0	0	0	$0
Big Creek Lake	3/30/2022	12:41	EF0	0	0	$0
Orchard	3/30/2022	21:43	EF0	0	0	$0
Tillmans Corner	3/30/2022	21:58	EF1	0	0	$0
Mertz	5/6/2022	01:56	EF1	0	0	$0
Laurendine	10/29/2022	16:03	EF0	0	0	$0
Brookley Field	10/29/2022	16:23	EF0	0	0	$0
St. Elmo	10/29/2022	17:40	EF1	0	0	$0
Spring Hill	1/29/2022	17:57	EF0	0	0	$0
Orchard	10/29/2022	18:09	EF0	0	0	$0
Gulf Crest	1/12/2023	12:15	EF2	0	0	$0
Salco	6/16/2023	07:00	EF1	0	0	$0
Irvington	6/16/2023	23:21	EF0	0	0	$0
Tanner Williams	1/9/2024	03:47	EF0	0	0	$0
Dawes	1/9/2024	03:56	EF0	0	0	$0

Delchamps	1/9/2024	04:12	EF0	0	0	$0
Georgetown	4/10/2024	11:20	EF1	0	0	$0
Totals				0	8	$4,184,000

Source: NOAA Storm Events Database

When reviewing historical data from NOAA's Storm Events Database, tornado activity reporting for Mobile County, Alabama began in 1950. During the seventy-four years of recording, there were 116 tornadoes reported with twenty-seven years of no tornadic activity. The longest period without activity was four years from 1991 through 1994.

Tornadoes are not constrained to follow any definite path, so the entirety of Mobile County planning area and its residents are at risk. A tornado's path is generally 300-400 yards wide and four miles long (NOAA 1973), and areas anywhere within the path can suffer from slight to severe damage depending upon the tornado's strength. Injury and death can occur as a result of even the weakest tornado. Peak tornado season in Alabama is reported to be March through May of each year, with a secondary season during November and December. However, the table below, **Table 3.2.1-9**, shows tornadic activity reported for all twelve months of the seventy-four years of recording.

Table 3.2.1-9 Mobile County planning area Tornado Occurrences by Month 1950-2024

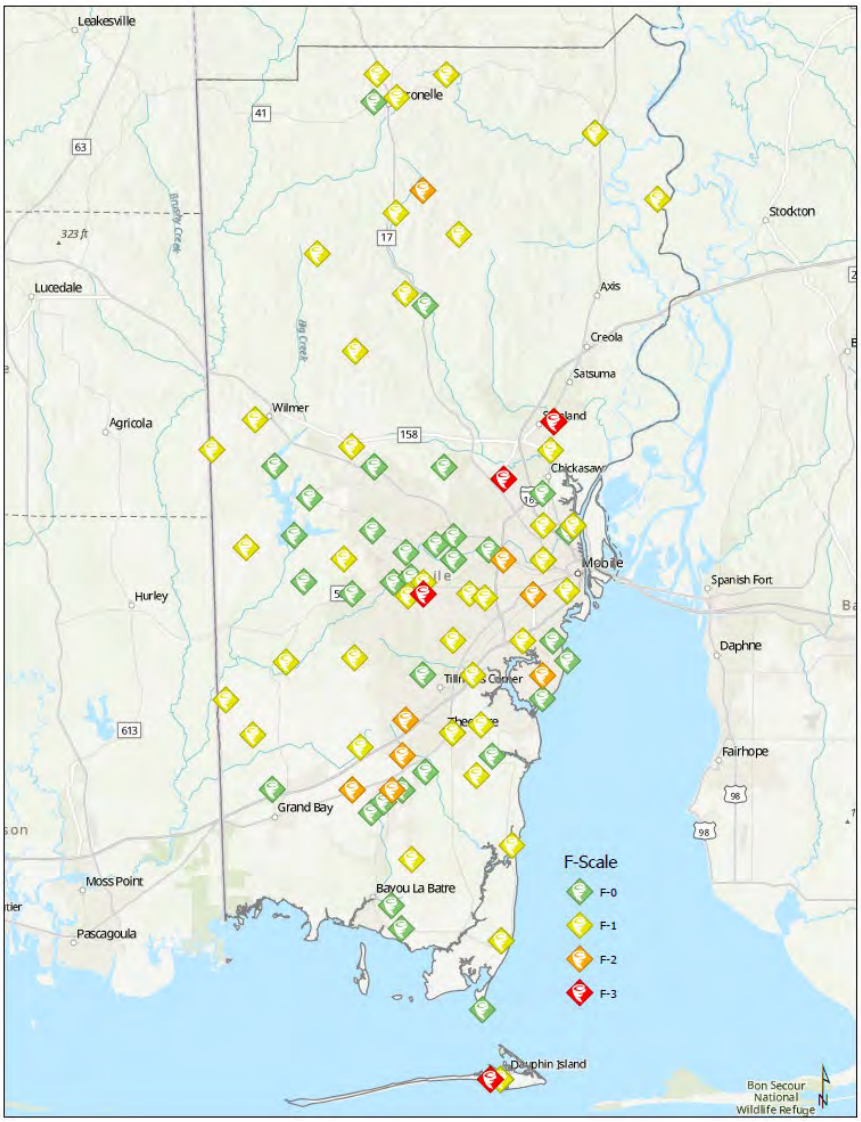
Month	Number of Tornadoes Reported	Approximate % of 116 Reported Tornadoes
January	7	6%
February	2	2%
March	13	11.2%
April	17	14.7%
May	11	9.5%
June	11	9.5%
July	9	8%
August	6	5.2%
September	8	7%
October	17	14.7%

November	8	7%
December	6	5.2%

Source: NOAA Storm Events Database

During this seventy-four-year reporting period, both April and October reported the greatest number of tornadoes, each at seventeen (14.7%), followed by March with thirteen (11.2%), followed by May and June with eleven percent each. The month reporting the least number of tornadoes was February, with 1.7 percent of the tornadoes reported.

Map 3.2.1-2 Mobile County planning area Tornado Origination Sites 1950-2024



Source: https://www.spc.noaa.gov/gis/svrgis/

Overwhelmingly, the number of reported tornadoes happened in the afternoon/evening hours or overnight/early morning. Tornadoes occur more often during this time for two

reasons: one being the sun's energy heats the ground during the afternoon, causing the air above to warm up and expand. This warm air rises and cooler air rushes in to replace it, making the environment unstable. Overnight or early morning tornadoes occur when a low-level jet (LLJ) creates a strong, concentrated flow of wind near the ground, which can transport warm, moist air into a region, fueling thunderstorm development and increasing the potential for tornado formation, especially when combined with other atmospheric conditions during the cooler nighttime hours; this is particularly prevalent in the early morning due to the intensified temperature gradients that develop overnight, leading to stronger LLJ winds.

None of the reported tornadoes for Mobile County during the 1950-2024 reporting period were rated above F3/EF2. Prior to 2007, the Fujita scale or F-scale was used to rate the intensity of tornadoes based on damage; however, in 2007 the Enhanced Fujita scale was adopted and takes into account a wider range of damage indicators (DIs) and degrees of damage (DoD), such as type of building structure, type of damage to structures, and destruction patterns to surrounding trees and power lines to provide a more precise estimate of tornado wind speeds. The chart below shows the differences between the two scales, and the following table reflects the numbers and percentages for Mobile County planning area's reported tornado intensities for this period of reporting.

Chart 3.2.1-1 F-Scale in Comparison to EF-Scale

Fujita Scale		Enhanced Fujita Scale* * In use since 2007	
F–0	40–72 mph winds	EF–0	65–85 mph winds
F–1	73–112 mph	EF–1	86–110 mph
F–2	113–157 mph	EF–2	111–135 mph
F–3	158–206 mph	EF–3	136–165 mph
F–4	207–260 mph	EF–4	166–200 mph
F–5	261–318 mph	EF–5	>200 mph

Table 3.2.1-10 Intensity of Mobile County Reported Tornadoes 1950-2024

Scale Rating	Number of Reported Ratings	Percentage of 116 Reported Tornadoes
F0	33	28.4%
F1	24	20.7%
F2	9	7.8%
F3	4	3.4%
EF0	22	19%
EF1	21	18.1%
EF2	3	2.6%

Source: NOAA Storm Events Database

The probability of future damage(s) resulting from hail, lightning, and tornadoes associated with severe weather/thunderstorms is high.

Wildfires

Though wildfires are a likely hazard to occur in the area, the impact of wildfires has been minor and localized, mostly affecting undeveloped areas. In these areas, land management is performed through controlled burns, which aid in prevention and limit the impact of wildfires. Historically, wildfires have affected timber resources; however, encroachment and future development in wildland-urban interface areas increase the potential for costlier impacts to both life and property.

Most fires responded to in recent history have been accidental or "burns" that have gotten out of control and spread. According to the Southern Wildfire Risk Assessment Tool, the majority of Mobile County planning area has a low probability of suffering major damage from wildfires.

Community education and outreach efforts regarding safe burning practices and vegetation management are encouraged to further reduce wildfire risk and promote preparedness among residents, particularly in wildland-urban interface areas.

Disease Outbreak

Mobile County's coastal location and warm, moist climate make it a prime environment for Vibriosis and vector-borne diseases, which are the most significant natural disease outbreak concerns for the county.

Vibrio bacteria thrive in warm coastal waters. Infections typically occur through the consumption of contaminated seafood or exposure of open wounds to infected water. Vector-borne diseases are infections transmitted to humans or animals by arthropods such as mosquitoes, ticks, fleas, and flies. Two of the most common vector-borne diseases in the region—West Nile Virus (WNV) and Eastern Equine Encephalitis (EEE)—are transmitted by mosquitoes and actively monitored by the Mobile County Health Department (MCHD).

Community education, environmental management, and mosquito abatement programs are key to preventing the disease outbreak threats noted above. Public awareness efforts should focus on the following:

- Avoiding the consumption of raw or undercooked seafood
- Using mosquito repellents
- Avoiding outdoor activity during peak mosquito hours
- Eliminating standing water from containers and property to reduce mosquito breeding grounds

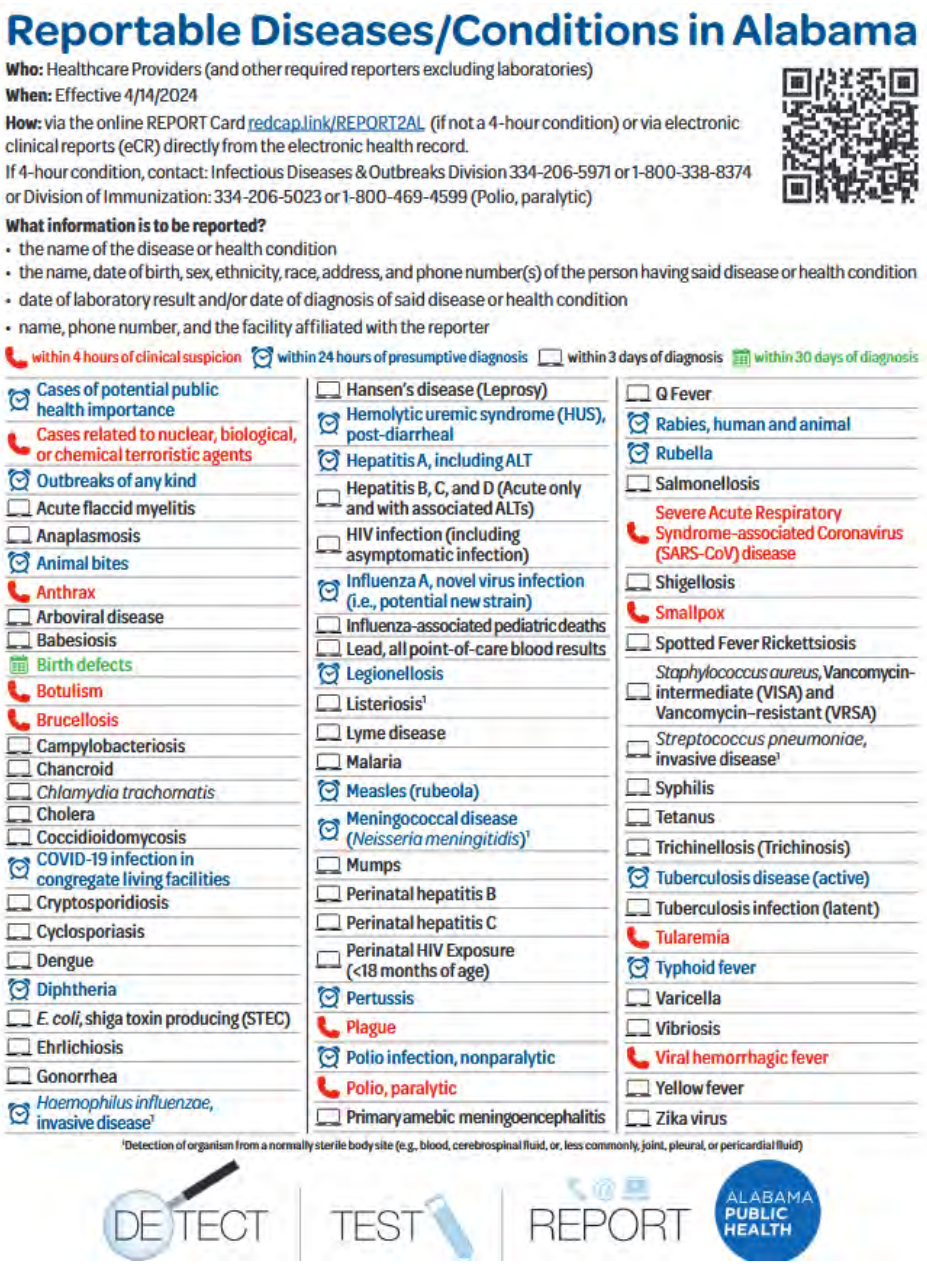
Due to the lasting effects of the COVID-19 pandemic, disease outbreak was identified as one of the leading concerns in the 2024 Threat and Hazard Identification and Risk Assessment (THIRA) by government and local stakeholders.

Beyond COVID-19, a range of infectious diseases pose a potential threat to the public. These are tracked as part of Alabama's list of "notifiable diseases"—conditions that must be reported to the Alabama Department of Public Health (ADPH) and the Centers for Disease Control and Prevention (CDC). This reporting allows public health officials to allocate resources efficiently, track trends, identify outbreaks, and implement timely interventions.

While the probability of another pandemic-level event like COVID-19 remains low, continued vigilance and monitoring of notifiable diseases remain critical.

Chart 3.2.1-2 below lists Alabama's reportable diseases and conditions.

Chart 3.2.1-2 Alabama Notifiable Diseases and Conditions



Source: Alabama Department of Public Health (ADPH)

Dam/Levee Failure

Dam failure typically occurs when spillway capacity is inadequate and water overtops the dam, or when internal erosion (commonly known as piping) compromises the dam's foundation. A full structural failure may result in a high-velocity, debris-laden surge of water, capable of destroying everything in its path.

Common causes of dam failure include:

- Prolonged periods of rainfall and flooding (the most frequent cause)

- Inadequate spillway capacity causing overtopping flows
- Internal erosion through embankment or foundation leakage
- Improper maintenance or design
- Negligent operation
- Failure of upstream dams
- Landslides into reservoirs
- High winds
- Earthquakes (not a significant threat in Mobile County planning area)

On July 17, 2023, Senate Bill 284 was signed into law, establishing Alabama's first Dam Safety Program. Participation is voluntary; dam owners must opt in. Those who do are eligible for state inspections and must develop Emergency Action Plans (EAPs) for certain dams, with notification provided to the Mobile County Emergency Management Agency (MCEMA).

Big Creek Lake, owned by the Mobile Area Water and Sewer System (MAWSS), is considered a high-hazard potential dam and has a formal EAP on file with MCEMA. The structure is listed in the National Inventory of Dams (NID), though the State has not yet updated the U.S. Army Corps of Engineers with information regarding its EAP requirement. This highlights ongoing gaps in Alabama's dam tracking and regulatory systems as the new program develops.

According to the NID, Mobile County planning area has 31 identified dams (see **Table 3.2.1-11**), with an average age of 57 years. Historically, none have been regulated by a state or federal agency. This information should be considered incomplete, as Alabama previously lacked regulatory authority over dams and privately owned structures are not consistently tracked or permitted.

Within the City of Mobile, two structures at Langan Park create a retention pond and are inspected bi-annually through above-ground and underwater assessments. Dam failure from these structures, or from upstream facilities, is included in the City's Emergency Action Plan. While these actions demonstrate strong local oversight, FEMA and the Alabama Dam Safety Program define an EAP as a formal document that includes inundation mapping, notification protocols, and response procedures coordinated with MCEMA. Continued coordination between the City and MCEMA will ensure inspection findings and potential impacts are reflected in future updates.

In addition, the City of Mobile requires a Land Disturbance Permit for dams, reviewed and approved by the Engineering Department. This requirement provides an additional layer of local oversight and complements the emerging state dam safety framework.

Table 3.2.1-11 Mobile County planning area Identified Dams

Mobile County planning area Dams

Dam Name	Purpose(s)	Dam Height	Dam Type	Hazard Potential
Bahlman Lake	Pvt. Recreation	14’	Earthen	Low
Bermuda Run Dam	Govt. Fish/Wildlife/Other	19’	Earthen	Significant
Bernard Brooks Pond	Pvt. Fish/Wildlife/Recreation	23’	Earthen	Low
Big Creek Lake / Converse Reservoir	Govt. Water Supply/Recreation	75’	Earthen	High
Citronelle Municipal Park Lake	Govt. Recreation	33’	Earthen	Low
Clay Bassett	Pvt. Other	25’	Earthen	Low
Cloverdale/Luther Hall Lake	Pvt. Other	19’	Earthen	Low
Cochran Lake	Pvt. Recreation	17’	Earthen	Low
Cold Creek	Govt. Water Supply	22’	Earthen	Low
Cole Lake	Pvt. Other	19’	Earthen	Low
Dawes Lake	Pvt. Recreation	20’	Earthen	High
Davis Pilot	Pvt. Fish/Wildlife/Recreation	28’	Earthen	Low
Duboise Lake	Pvt. Recreation	15’	Earthen	Low
Echo Lake	Pvt. Recreation	20’	Earthen	Low
Fred Hildesheim	Pvt. Recreation	24’	Earthen	Low
G C Outlaw	Pvt. Recreation	12’	Earthen	Low
George Radcliff Pond	Pvt. Fish/Wildlife/Recreation	23’	Earthen	Low
H G Quinnelly	Pvt. Recreation	23’	Earthen	Low

Howard E. Smith	Pvt. Recreation	16’	Earthen	Low
Joe McDavid (1 and #2)	Pvt. Recreation	17’	Earthen	Low
Maples Lake	Pvt. Other	17’	Earthen	Low
M C Farmer	Recreation	15’	Earthen	Low
Municipal Lake Park	Govt. Other	13’	Earthen	Significant
Pratt Turner	Pvt. Other	26’	Earthen	Low
Red Nichols (1 and #2)	Pvt. Recreation	16’/19’	Earthen	Low
R L Lambert	Pvt. Recreation	20’	Earthen	Low
Smith Pond	Pvt. Recreation	15’	Earthen	Low
Wayne Rasco Pond and Rasco Farm Pond	Pvt. Fish/Wildlife/Other	19’	Earthen	Low

Source: https://nid.sec.usace.army.mil/#/

Federal Guidelines for Dam Safety present three classifications for “hazard potential” (see **Table 3.2.1-12**). Hazard potential classification reflects downstream consequences of failure (e.g., probable loss of life, lifeline disruption, economic/environmental damage) and does not indicate the dam’s condition or likelihood of failure. Classifications shown are based on NID/engineer of record information available at the time of this plan.

For most dams in Mobile County planning area, failure would likely result in localized flooding of several feet in mainly agricultural areas, with some infrastructure and isolated structures impacted. The extent of impact would vary based on storage capacity and proximity to structures and infrastructure. For larger dams with high-hazard potential, the extent of damage could be much greater and lead to loss of life, as well as economic, environmental, and lifeline losses.

Table 3.2.1-12 Dam Hazard Classification

Hazard Potential Classification	Loss of Human Life	Economic, Environmental, Lifeline Losses
Low	None expected	Low – generally limited to owner
Significant	None expected	Yes
High	Probable- 1+ expected	Yes

Source: FEMA, Federal Guidelines for Dam Safety (April 2004)

There are no reliable historical records of dam failure in Mobile County planning area. This lack of data presents challenges in accurately assessing the probability of future failure events.

High Hazard Potential Dam (HHPD)

Coordination with Dam Owners and State Dam Safety Authorities (HHPD1-a)

The Mobile County Emergency Management Agency (MCEMA) coordinates with local dam owners, municipal partners, and the Alabama Emergency Management Agency (AEMA) to support hazard mitigation and emergency planning related to dam and levee failure risks within the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) planning area. Coordination efforts focus on identifying high-hazard potential dams, understanding downstream risk, maintaining situational awareness of Emergency Action Plans (EAPs), and integrating dam-related risk into emergency response and mitigation planning.

In July 2023, Alabama enacted Senate Bill 284, establishing the state's first Dam Safety Program. While participation in the program is voluntary, dam owners who opt in are eligible for state inspections and are required to develop Emergency Action Plans (EAPs) for qualifying dams. Under this framework, dam owners provide notification to MCEMA when EAPs are developed or updated. MCEMA coordinates with AEMA and participating dam owners to track EAP status, confirm notification protocols, and integrate available information into emergency planning efforts.

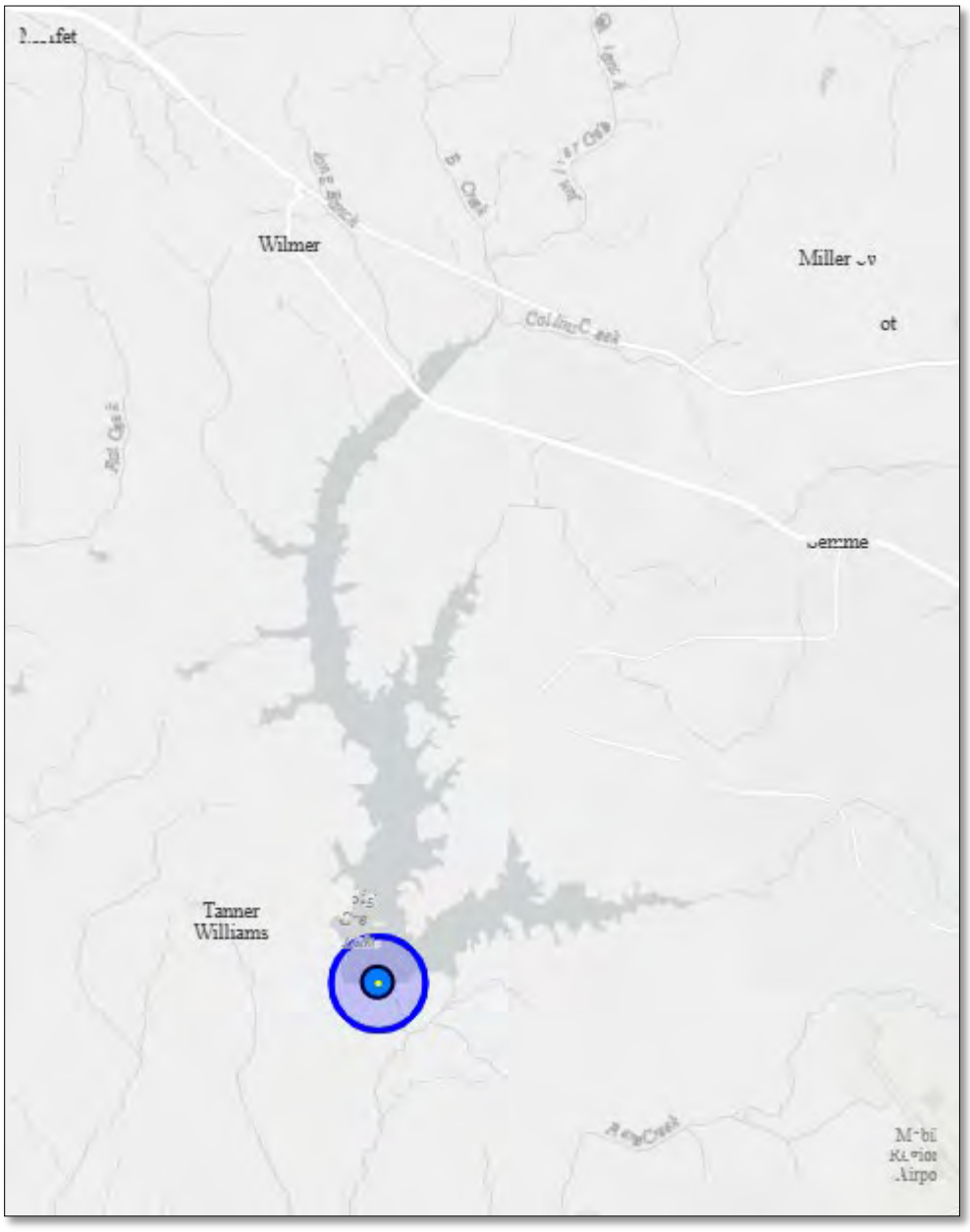
MCEMA uses the National Inventory of Dams (NID), coordination with AEMA, and direct communication with local dam owners to identify dams within the planning area and to assess potential downstream impacts. As Alabama historically lacked a comprehensive dam safety regulatory program, available dam data are recognized as incomplete. MCEMA acknowledges these limitations and incorporates them into mitigation planning through conservative assumptions, data-improvement actions, and continued coordination with emerging state oversight efforts.

Big Creek Lake (also known as Converse Reservoir), owned by the Mobile Area Water and Sewer System (MAWSS), is identified as a high-hazard potential dam and represents the most significant dam-related risk within the planning area. MCEMA maintains active coordination with MAWSS regarding the dam's Emergency Action Plan, notification procedures, and downstream risk considerations. The EAP for Big Creek Lake is on file with MCEMA and is incorporated into emergency planning and response coordination. While the dam is listed in the National Inventory of Dams, state-level regulatory updates are ongoing as Alabama's Dam Safety Program continues to develop.

At the municipal level, the City of Mobile coordinates with MCEMA regarding structures that function as retention dams within city parks, including those located at Langan Park. These structures are inspected bi-annually through above-ground and underwater assessments and are addressed within the City's Emergency Action Plan. While these actions demonstrate proactive local oversight, FEMA and the Alabama Dam Safety

Program define an Emergency Action Plan as a formal document that includes inundation mapping, notification protocols, and coordinated response procedures. MCEMA continues coordination with municipal partners to ensure inspection findings, downstream impacts, and response considerations are reflected in emergency planning and future mitigation updates.

Map 3.2.1-3 Location of Big Creek Lake Dam



Source: National Inventory of Dams (NID), https://nid.sec.usace.army.mil/#/

Information Shared by Dam Owners and State Partners (HHPD1-b)

Information shared through coordination with dam owners, municipal partners, and AEMA is used by MCEMA to support hazard identification, emergency planning, and mitigation strategy development. This information includes, where available and appropriate:

Identification of dams and their hazard potential classifications based on downstream consequences rather than structural condition

- General descriptions of populations, critical facilities, infrastructure, and lifelines located downstream of high-hazard potential dams
- Emergency Action Plan status and notification procedures for participating dam owners
- Inundation mapping or summaries derived from dam breach modeling, where provided by dam owners or utilities
- Floodplain management considerations related to potential dam failure scenarios

To assess potential downstream impacts, MCEMA collaborates with dam owners and local agencies to review available inundation mapping and to overlay generalized residential, infrastructure, and critical facility data using GIS tools. This analysis supports emergency planning by identifying areas that may require evacuation, public notification, or protective actions in the event of dam failure. Detailed inundation maps and sensitive dam security information are not published within this plan in order to protect sensitive and personally identifiable information.

Within the Mobile County MJHMP planning area, the National Inventory of Dams identifies 31 dams with varying hazard classifications. Most are low-hazard potential structures where failure would likely result in localized flooding impacts. However, high-hazard potential dams, such as Big Creek Lake, pose a greater risk due to the potential for loss of life, significant infrastructure damage, and disruption of essential lifelines, including the regional water supply.

Due to the lack of historical dam failure events within the planning area and limited inspection data for privately owned dams, the probability of dam failure cannot be reliably quantified. These data gaps are acknowledged in the risk assessment and are addressed through mitigation actions focused on coordination, data improvement, emergency planning integration, and continued engagement with dam owners and state partners as Alabama's Dam Safety Program matures.

Integration into Mitigation Strategy

Information obtained through coordination with dam owners and state partners is incorporated into the MJHMP risk assessment (**Chapter 3**), jurisdictional vulnerability summaries (**Section 3.5**), and mitigation strategy (**Chapter 4**). Mitigation actions related to dam safety focus on:

- Continued coordination with dam owners and AEMA
- Maintenance and integration of Emergency Action Plans
- Improved data sharing and mapping where feasible
- Public warning and evacuation planning for downstream communities

- Identification of data gaps and planning limitations as actionable mitigation items

This coordinated approach ensures that dam-related risks, particularly those associated with high-hazard potential dams, are addressed in a manner consistent with FEMA guidance while recognizing current regulatory and data limitations within Alabama.

3.2.1.1 Special District Considerations

Participating Special Districts provided hazard-specific information on capability challenges to critical facilities, infrastructure, and service areas. These data were incorporated into the hazard profiles where relevant, particularly for flooding, severe weather, and hurricane-related impacts. Full facility listings and hazard details are available in **Appendix B.4 Special District Participation**.

3.2.2 Potential Natural Hazards Profiles

Drought/Extreme Heat

Mild to moderate droughts and periods of extreme heat are common in southern Alabama during the summer months. Extended drought, however, can have significant impacts on agriculture, water resources, and wildfire risk. These conditions can develop rapidly, particularly when low rainfall coincides with high temperatures, increasing water loss through evapotranspiration. Drought and extreme heat frequently occur together, compounding risks to public health, agriculture, and energy demand.

Mobile County planning area has no drought events reported in the NOAA Storm Event Database. However, NOAA's National Center for Environmental Information (NCEI) reports sixteen drought events statewide in Alabama between 1980 and 2024, with an estimated cost of $5 to $10 billion. According to FEMA's Disaster Declaration site, Mobile County planning area had one federally declared drought disaster (3045) in July 1977. The National Risk Index assigns Mobile County an 86.0 risk index for drought, indicating a relatively moderate risk primarily due to agricultural crop-loss impacts, though no specific event dates are provided.

The Alabama Department of Economic and Community Affairs' (ADECA) Office of Water Resources (OWR), with input from the Alabama Monitoring and Impact Group (MIG), issues or revises State Drought Declarations. These declarations assess drought intensity and forecast conditions (generally up to 10 days ahead) to alert water users, managers, and stakeholders about drought status in their areas.

The probability of an impactful drought in Mobile County planning area is considered low, though extreme heat events posing a threat to life are assessed as low to medium risk. The county promotes drought preparedness through water conservation efforts and coordination with agricultural and utility sectors to mitigate drought impacts.

Table 3.2.2-1 shows recent OWR Drought Declarations affecting Mobile County planning area (Region 9).

Table 3.2.2-1 OWR Drought Declarations Affecting Mobile County planning area (Region 9)

Declaration Date	Drought Declaration Level
June 17, 2020	Advisory
April 20, 2022	Advisory
May 26, 2022	Advisory
June 29, 2022	Advisory
October 5, 2022	Watch
November 15, 2022	Advisory
August 16, 2023	Advisory
September 19, 2023	Warning
October 11, 2023	Warning
November 8, 2023	Warning
March 13, 2024	Advisory
August 21, 2024	Advisory
September 25, 2024	Advisory
October 25, 2024	Watch

Source: adecaalabama.gov website

In addition to drought, Mobile County planning area experiences recurring periods of extreme heat during the summer months. The National Weather Service typically issues Heat Advisories when the heat index reaches 105°F and Excessive Heat Warnings at or above 110°F. Recent summers, including August 2023 and August 2024, set record or near-record temperatures, with July 2025 advisories reporting heat index values as high as 112°F. These events have disrupted normal operations, increased EMS calls for heat-related illness, and strained local power systems. While extreme heat does not appear in the historical events table, its inclusion in this section highlights its growing frequency and impact as part of the County's broader natural hazard risk profile.

Year	Notable Events	Notes
2020	Heat advisories issued	Isolated July event
2021	Heat advisories issued	Short duration, limited impacts
2022	Heat advisories issued	Heat index near 106°F
2023	Heat advisories and 1 excessive heat warning	Warmest August on record; multiple days >110°F
2024	Heat advisories and excessive heat warnings	Second warmest August on record
2025	Multiple heat advisories	July advisories with heat indices up to 112°F
Year	Notable Events	Notes
2020	Heat advisories issued	Isolated July event
2021	Heat advisories issued	Short duration, limited impacts
2022	Heat advisories issued	Heat index near 106°F
2023	Heat advisories and 1 excessive heat warning	Warmest August on record; multiple days >110°F
2024	Heat advisories and excessive heat warnings	Second warmest August on record
2025	Multiple heat advisories	July advisories with heat indices up to 112°F

Source: NOAA Storm Events Database

Earthquakes

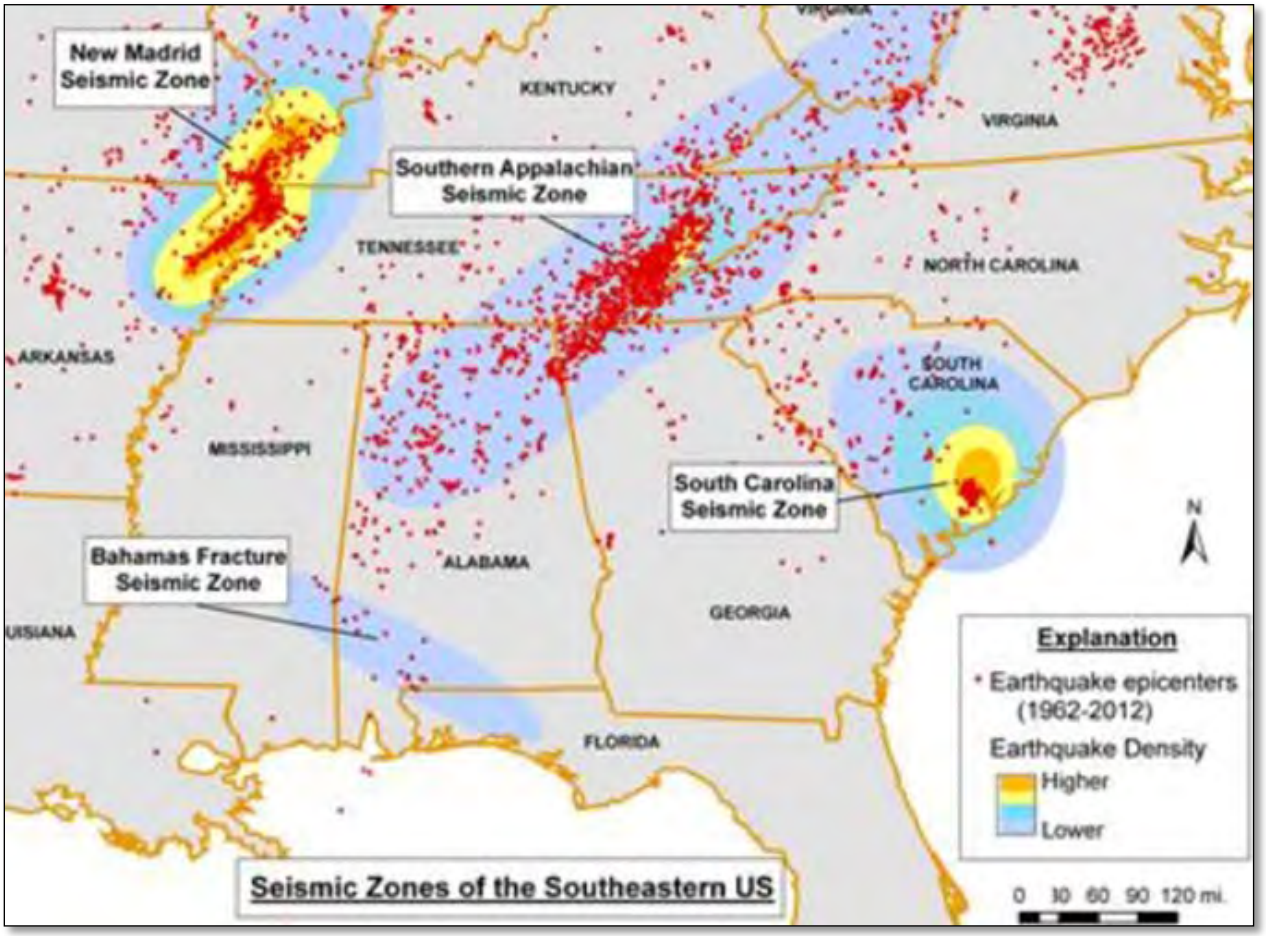
Although some regions of the United States are better known for earthquake activity, Alabama does experience earthquakes. Four seismic zones affect Alabama: the New Madrid Seismic Zone, the Southern Appalachian Seismic Zone, the South Carolina Seismic Zone, and the Bahamas Fracture Seismic Zone.

Most earthquakes felt in Alabama are associated with the Southern Appalachian Seismic Zone—an extension of the East Tennessee Seismic Zone—running along the Appalachian Mountains from the northeastern corner into the central part of the state, as well as the Bahamas Fracture Seismic Zone in southern Alabama.

The most recent significant earthquake felt in Mobile County planning area occurred on April 29, 2003, with a magnitude of 4.9. This earthquake's epicenter was in DeKalb County, approximately 10 miles northeast of Fort Payne.

Historically, mild earthquakes have been felt in Mobile County planning area; however, the probability of a high-intensity earthquake occurring in the county is considered low.

Map 3.2.2-1 Seismic Zones Affecting Alabama



Source: https://gsa.state.al.us/

Tsunami

The Gulf of America's geography and the relatively low frequency of major seismic events in the region contribute to a low tsunami hazard for Mobile County planning area. According to the NOAA Storm Events Database, there have been no reported tsunami events affecting the county from 1950 to 2024. Additionally, the FEMA National Risk Index reports insufficient data regarding tsunami activity for Mobile County planning area.

The probability of a tsunami occurring in Mobile County planning area within the next 50 years is very low, though not zero. Tsunamis in the Gulf region could be triggered by earthquakes in the Caribbean, underwater landslides in the Gulf, or other rare but

plausible geologic events. Sea level rise and climate change may also increase the risk of coastal flooding from any large wave event and amplify the impacts of a tsunami.

Given the Gulf Coast's exposure to hurricanes, flooding from storm surge remains a more significant and well-documented coastal flood hazard in the region. However, tsunami risk continues to be monitored due to the potential for severe consequences in low-lying coastal areas, even from low-probability events.

The following table lists tsunami source zones modeled for potential inundation impacts on Mobile and Dauphin Island:

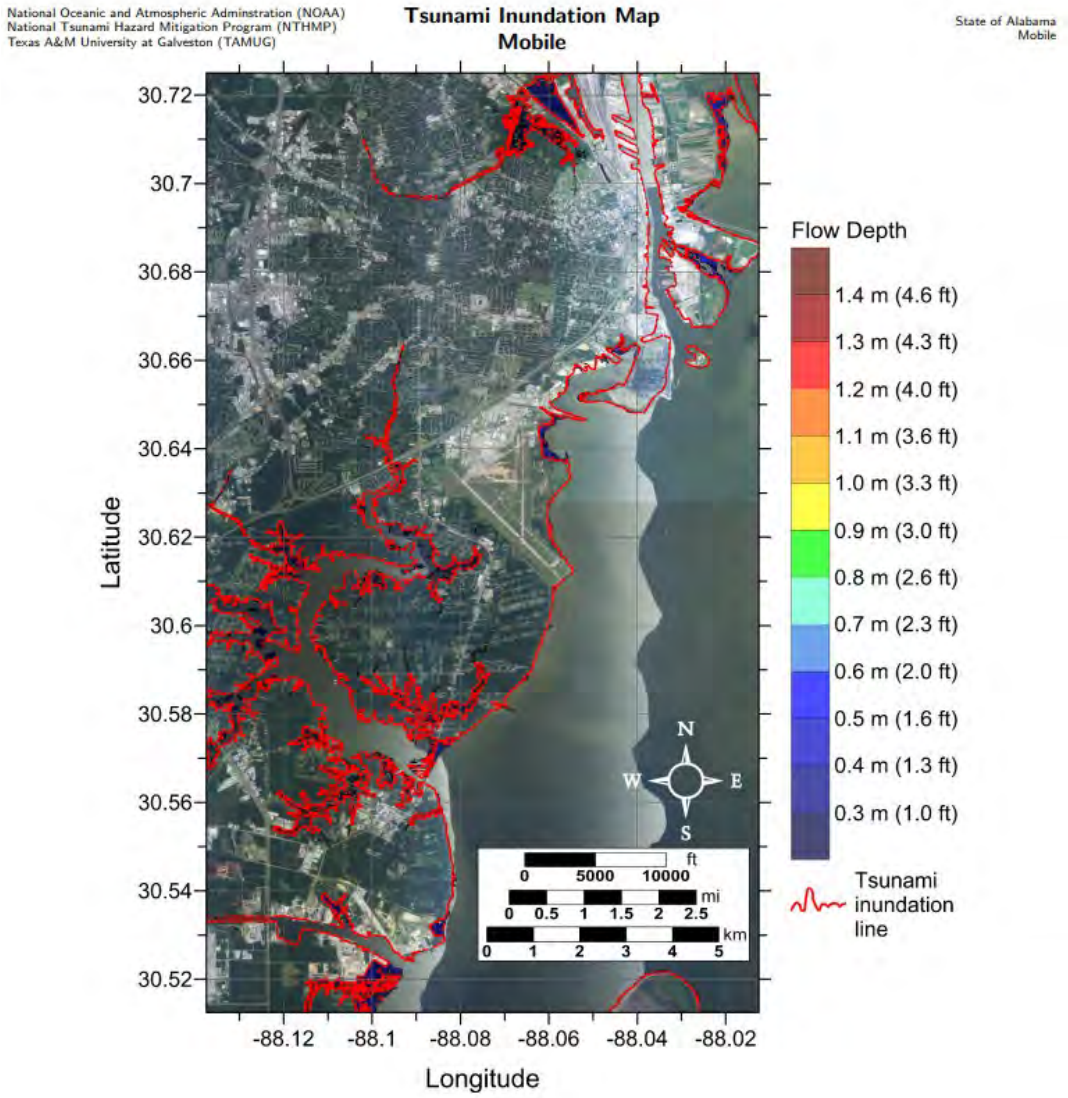
Table 3.2.2-2 Tsunami Sources Modeled for the Mobile and Dauphin Island Coastlines

Local Landslide Sources Gulf of America		Location (Deg)
Geological	East Breaks	Long: -95.68 Lat: 27.70
	Mississippi Canyon	Long: -90.00 Lat: 28.60
	West Florida	Long: -84.75 Lat: 25.95
Probabilistic	PSL-A	Long: -94.30 Lat: 27.98
	PSL-B1	Long: -91.56 Lat: 28.05
	PSL-B2	Long: -91.01 Lat: 26.17
	PSL-C	Long: -87.20 Lat: 28.62

Source: Texas A&M University at Galveston, Tsunami Inundation Mapping Project

The following maps show modeled tsunami inundation zones for Mobile and Dauphin Island:

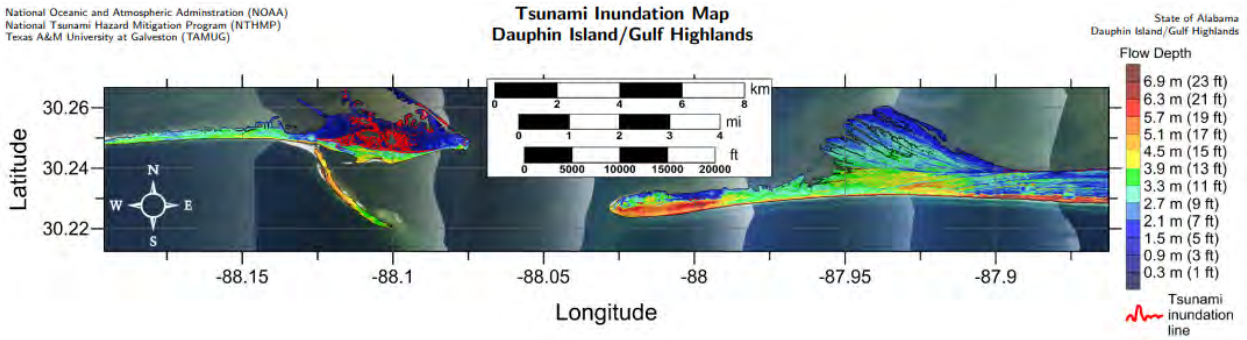
Map 3.2.2-2 Tsunami Inundation Map – Mobile



Source: Texas A&M University at Galveston, Tsunami Inundation Mapping Project

https://www.tamug.edu/tsunami/pdf/4-2_inund_Mobile_tsunami_map.pdf

Map 3.2.2-3 Tsunami Inundation Map – Dauphin Island



Source: Texas A&M University at Galveston, Tsunami Inundation Mapping Project

https://www.tamug.edu/tsunami/pdf/4-1_inund_Dauphin_tsunami_map.pdf

Wildfires

Wildfire risk within Mobile County planning area is primarily associated with wildland-urban interface areas where residential, commercial, or infrastructure development is located adjacent to forested, brush, grassland, marsh, or otherwise undeveloped land. The highest wildfire exposure generally exists within the northern, western, southwestern, and rural portions of the county where larger concentrations of timberland, unmanaged vegetation, and forest fuels are present.

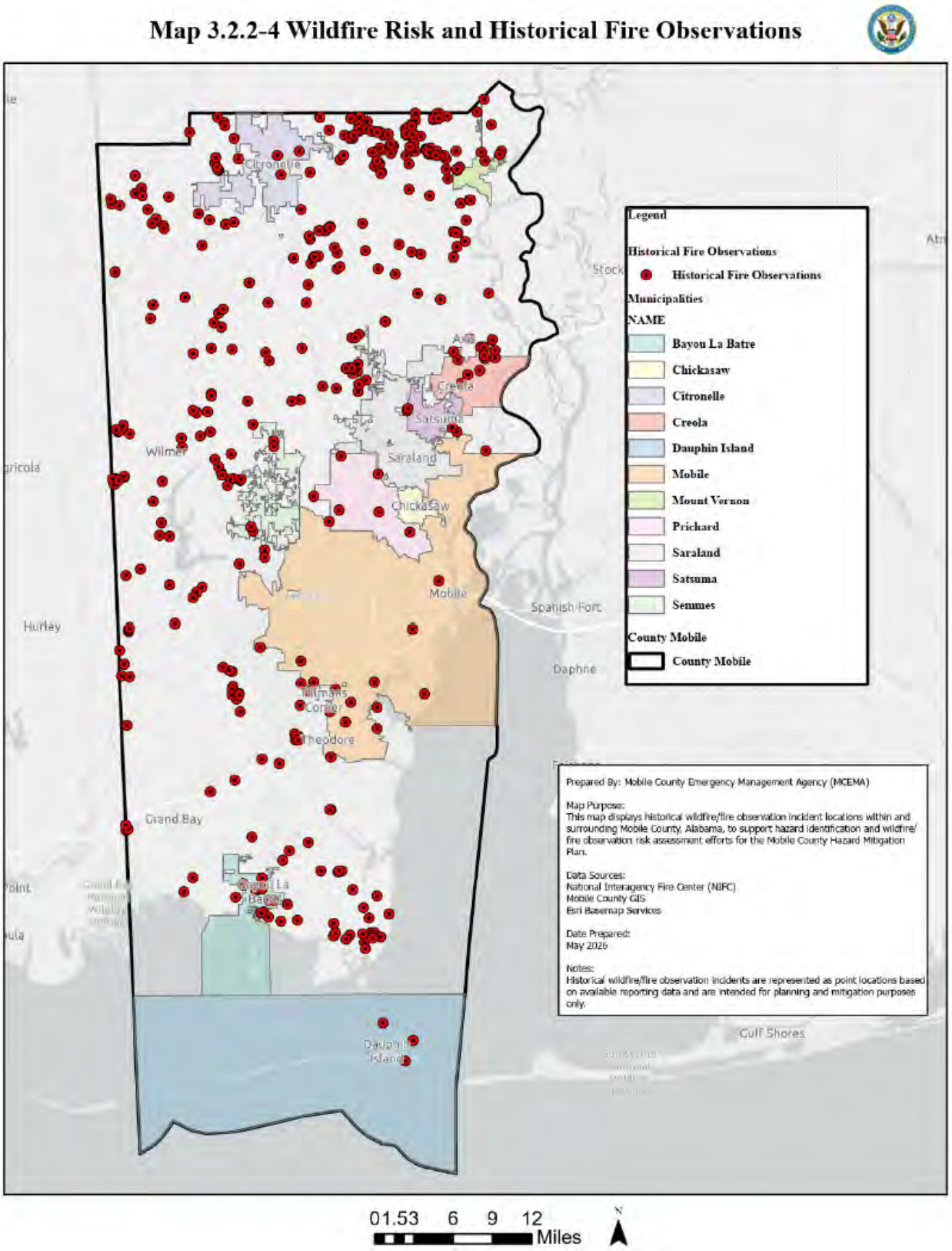
Jurisdictions with greater wildfire exposure include Citronelle, Semmes, Mount Vernon, Creola, Saraland, Satsuma, and unincorporated Mobile County due to the presence of forested areas, undeveloped land, and interface development patterns. Lower but still present wildfire exposure exists within the City of Mobile, Chickasaw, Prichard, Bayou La Batre, and Dauphin Island where vacant vegetated parcels, drainage corridors, marsh areas, and undeveloped properties may contribute to localized wildfire risk.

Historical wildfire observation data from the National Interagency Fire Center (NIFC) indicates wildfire activity has occurred throughout Mobile County planning area, with higher concentrations generally observed within rural, forested, and wildland-urban interface areas. Historical fire observations represented in Map 3.2.2-4 are based on available NIFC reporting data for the period of record available through 2025 and are intended to support hazard identification and mitigation planning efforts.

Wildfire exposure may impact residential areas, transportation corridors, utilities, public infrastructure, and other assets located adjacent to forested or undeveloped lands throughout Mobile County planning area.

Wildfire hazard locations and historical fire observation areas within Mobile County planning area are illustrated in Map 3.2.2-4 Wildfire Risk and Historical Fire Observations.

Map 3.2.2-4 Wildfire Risk and Historical Fire Observations



Map 3.2.2-4.A General Wildfire Exposure by Jurisdiction

Jurisdiction	General Wildfire Exposure Characteristics
Bayou La Batre	Marsh, vegetated, and undeveloped land exposure
Chickasaw	Localized wildfire exposure in vegetated and undeveloped parcels
Citronelle	Elevated wildfire exposure due to forested and rural land areas
Creola	Wildland-urban interface and undeveloped land exposure
Dauphin Island	Localized vegetation and marsh-related wildfire exposure
Mobile County (Uninc.)	Extensive rural, forested, and interface wildfire exposure
City of Mobile	Localized wildfire exposure near undeveloped and vegetated areas
Mount Vernon	Elevated wildfire exposure associated with forested/rural lands
Prichard	Limited to moderate wildfire exposure in vegetated corridors
Saraland	Moderate wildfire exposure in interface development areas
Satsuma	Moderate wildfire exposure adjacent to undeveloped lands
Semmes	Elevated wildfire exposure due to interface growth and forest fuels

Winter Storms

Mobile County planning area experiences significant winter weather events infrequently; however, when they occur, the impacts can be substantial. Forecasting capabilities have improved in recent years, enhancing local government response, but Mobile County planning area remains at risk due to limited resources and preparation. Winter-weather equipment and materials are not standard budget items for most local jurisdictions, which can delay the clearing of roads and restoration of essential services during events involving significant ice or snow accumulation.

Motorists in Mobile County planning area typically lack experience driving on icy or snow-covered roads, increasing the likelihood of accidents during winter weather. Accumulation of ice and snow can damage infrastructure, as falling tree limbs and overloaded power lines may lead to widespread outages and property damage. These disruptions can impact utilities and local communications for several days. Extended power outages are particularly challenging since many residents and businesses lack backup generators. Many non-essential businesses close during these events, resulting in economic losses.

All residents of Mobile County planning area remain at risk from severe winter weather because such events are rare and lack defined tracks, unlike tropical storms. According to the National Weather Service, the county has recorded eleven winter-weather events

producing three inches or more of snow since 1895. The most recent event occurred on January 21, 2025, when the southern portion of Mobile County planning area received six to eight inches of snow, breaking the previous record of six inches set on February 15, 1895. In recent years, multi-day periods of subfreezing temperatures have occurred, occasionally accompanied by light icing, though overall impacts have generally been minimal.

Table 3.2.2-3 Historical Winter Storm Events (Mobile County planning area)

Date	Snow (inches)	Ice (Yes/No)	Notes
January 21, 2025	6”–8”	Yes	Record snowfall/blizzard
January 16-17, 2018	0.1”	Yes	Sleet/Snow
December 8-9, 2017	0.2”-1.0”	Yes	Snow Event
January 28-29, 2014	1.3”	Yes	Sleet/Ice
January 1, 2002	0.0”	Yes	Sleet/Ice
December 18, 1996	3.4”	No	Heavy Snowband

Source: National Weather Service – https://www.weather.gov/mob/events

Mobile County planning area recognizes the potential for concurrent or compounding disasters, where one hazard event occurs alongside or worsens the impacts of another. For example, during 2020 the county managed hurricane response operations while simultaneously addressing public health challenges from the COVID-19 pandemic. While pandemics are not classified as natural hazards under FEMA’s mitigation planning regulations, this experience highlights the importance of mitigation strategies that provide co-benefits across multiple hazards and strengthen resilience during overlapping or cascading events.

3.3 Risk Assessment and Loss Estimates

3.3.1 Risk Overview

Mobile County planning area faces a range of natural hazards with varying degrees of risk and potential impact. Based on historical data, stakeholder input, and regional analyses, the county experiences moderate to high risk primarily from hurricanes, tornadoes, flooding, and severe thunderstorms. Risk levels for each hazard were determined using criteria including probability, impact severity, geographic extent, warning time, and duration. These factors were weighted to produce an overall risk score for prioritization.

Hazard	Probability	Impact	Location Extent	Warning Time	Duration	Weighted Score
Flooding	High	Critical	Moderate	6–12 hours	Less than 1 week	3.3
High Winds – Hurricanes	High	Catastrophic	Large	More than 24 hrs	Less than 24 hrs	3.2
High Winds – Tornadoes	High	Critical	Small	Less than 6 hrs	Less than 6 hrs	3.0
High Winds – Severe Thunderstorms	High	Minor	Moderate	Less than 6 hrs	Less than 6 hrs	2.8
Wildfires	High	Minor	Moderate	Less than 6 hrs	Less than 1 week	2.8
Drought / Extreme Heat	Medium	Minor	Moderate	More than 24 hrs	More than 1 week	2.3
Winter Storms	Low	Limited	Large	More than 24 hrs	Less than 1 week	2.4
Landslides	Low	Minor	Negligible	Less than 6 hrs	Less than 6 hrs	1.6
Land Subsidence/ Sinkholes	Low	Minor	Small	Less than 6 hrs	Less than 6 hrs	1.8
Tsunamis	Very Low	Minor	Negligible	Less than 6 hrs	Less than 6 hrs	1.3

3.3.2 Community Characteristics and Infrastructure Risk

- **Age:** Dauphin Island and Semmes are the only jurisdictions where more than 20% of the population is aged 65 and older. In the City of Mobile communities east of I-65, 18% of residents are 65 or older, with some neighborhoods exceeding 75%. Older adults generally face higher exposure to hazards due to reduced physical and cognitive resilience.
- **Income:** Jurisdictions including Bayou La Batre, Chickasaw, Mobile, Prichard, and others have over 20% of residents living below the poverty line, limiting their ability to prepare for and recover from disasters. The City of Mobile estimates 42,660 residents live under the poverty line (20.7% of the total population). These residents are concentrated East of I-65 and in Northwest Mobile.
- **Housing:** Mobile homes, especially prevalent in Creola (over 20% of housing stock), are highly susceptible to damage from high winds.
- **Group Living Facilities:** Assisted living centers and nursing homes pose elevated risk due to high population density and evacuation challenges, particularly during wind and wildfire events.
- **Flood Risk:** Extensive floodplains exist countywide with heightened risk in coastal and low-lying areas. Flash flooding is exacerbated by inadequate drainage infrastructure. All municipalities participate in the National Flood Insurance Program (NFIP), but smaller jurisdictions lack certified floodplain managers.

  In addition to general flood exposure, Mobile County planning area includes National Flood Insurance Program (NFIP)–insured structures that have experienced repetitive flood losses. Estimated numbers and general property types (residential and non-residential) of repetitive and severe repetitive loss structures were reviewed as part of the flood vulnerability assessment. The planning team also considered other properties at elevated flood risk, including structures located within Special Flood Hazard Areas (SFHAs) with lowest floors below the Base Flood Elevation (BFE), which may experience damage during both base flood and more frequent flood events. This information informed the prioritization of flood mitigation actions across participating jurisdictions.
- **Critical Industries:** Shipbuilding, government, education, retail, and tourism are vital sectors at risk from wind, flood, wildfire damage, and associated power outages or transportation interruptions.
- **Backup Power:** Though some critical facilities have generators, many remain without backup power, increasing risk during outages.
- **Communications:** Limited internet access and the decline in radio and cable use present ongoing barriers to delivering emergency alerts, underscoring the need for multi-platform warning systems.

In addition to County and municipal infrastructure, Special District assets represent significant components of the community's overall critical infrastructure. Risks to these assets, such as water and wastewater treatment facilities, distribution systems, and fire

protection equipment, were evaluated using information provided by the districts. This information is summarized in this chapter and fully documented in **Appendix B.4 Special District Participation**.

3.3.3 Development Trends and Effects on Risk Exposure

Population growth within Mobile County planning area has been modest, and new industrial development has not yet drastically changed risk exposure.

The expansion of the wildland-urban interface heightens wildfire risk exposure. Continued enforcement of floodplain management and NFIP participation will be critical for minimizing flood risks amid ongoing development.

Probability of Future Hazard Events

The probability of future hazard events for the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) planning area is based on documented historical occurrence data, observed regional hazard patterns, and scientific analysis. Probability represents the likelihood that a specific hazard will occur or reoccur within the planning area and is expressed both quantitatively (annual probability) and qualitatively through standardized probability descriptors defined in this plan.

Annual probability values shown in **Table 3.3.3-1** were calculated using the number of recorded events over the documented period of record and are used to support hazard ranking and loss estimation. These probabilities reflect the likelihood of occurrence across the planning area as a whole. Where hazards exhibit jurisdiction-specific differences in exposure or intensity (such as coastal storm surge or riverine flooding), those variations are addressed within the individual hazard profiles in **Chapter 3.2** and **Appendix C.2**.

Table 3.3.3-1 Probability of Future Occurrences and Estimated Losses

Hazard Type	Recorded Period	Occurrences	Recorded Damage ($)	Annual Probability	Estimated Annual Damage ($)
Hurricanes	1979–2020	18	12,571,600,000*	43%	N/A
Tornadoes	2015–2020	102	12,952,000	100%	2,158,667
Flooding	2000–2020	94	38,669,000	100%	1,841,381
Severe Thunderstorms	2014–2019	600	11,726,500	100%	1,954,417
Drought / Extreme Heat	2000–2020	2	N/A	100%	N/A

Winter Storms	1995–2020	15	0	58%	0
Landslides	N/A	N/A	N/A	N/A	N/A
Land Subsidence/ Sinkholes	N/A	N/A	N/A	N/A	N/A
Tsunamis	All Years	0	0	0%	0

*Damage estimates for hurricanes do not include all storms; actual figures likely higher.

Hazard intensity ranges associated with these probabilities are described within each hazard profile using appropriate scientific scales, including the Saffir-Simpson Hurricane Wind Scale, Enhanced Fujita Scale for tornadoes, and FEMA flood frequency classifications.

Overall development trends within Mobile County planning area indicate that growth and redevelopment patterns have not substantially altered the countywide hazard risk profile since the previous plan update. While localized development may influence exposure to specific hazards in certain areas, these changes do not significantly affect the overall risk characterization for participating jurisdictions.

These development trends were reviewed by the planning team and participating jurisdictions and are considered representative of conditions across Mobile County planning area unless otherwise noted.

3.3.4 Changes in Development Since the Previous Plan Update

Since approval of the previous hazard mitigation plan, participating jurisdictions within the Mobile County Multi-Jurisdictional Hazard Mitigation Plan planning area have experienced modest population growth and incremental development. No participating jurisdiction reported development activity that has fundamentally altered its overall hazard risk profile; however, localized changes in development patterns have affected exposure in specific areas.

Development since the prior plan update has primarily consisted of residential infill, limited commercial expansion, infrastructure maintenance, and continued growth in unincorporated areas adjacent to municipal boundaries. In unincorporated portions of the planning area, increased residential and commercial development has concentrated people and assets in areas subject to flooding, drainage constraints, and wildfire risk. Expansion of the wildland–urban interface has increased localized wildfire exposure in several jurisdictions.

In growing municipalities, increases in impervious surface area have contributed to localized drainage and flash flooding concerns. These conditions are reflected in the updated hazard profiles and jurisdiction-specific vulnerability summaries in **Section 3.5**,

which document how development trends influence exposure to flooding, wind, wildfire, and other identified hazards.

No participating jurisdiction reported large-scale new development within Special Flood Hazard Areas that would significantly increase flood vulnerability beyond previously identified conditions. Continued enforcement of floodplain management ordinances, building codes, and land-use regulations has helped manage growth and limit increases in hazard vulnerability.

Where development trends or land-use changes have the potential to increase future risk, those conditions are explicitly identified within the jurisdictional vulnerability summaries in **Section 3.5** and addressed through jurisdiction-specific mitigation actions in **Chapter 4.**

3.3.5 Hazard-Specific Loss Summaries

- **Dam Failure:** Lack of historic data prevents loss estimates. Failure would cause critical downstream damage but is rare.
- **Drought / Extreme Heat:** Medium probability events primarily affect agriculture and water resources; exact loss quantification is unavailable.
- **Flooding:** Flash, riverine, and coastal flooding are common, with significant financial impact. Flooding ranks as the third most damaging hazard in Mobile County planning area.
- **High Winds (Hurricanes):** Hurricanes produce catastrophic damages and are the highest-cost hazard for the county.
- **High Winds (Tornadoes and Severe Thunderstorms):** Tornadoes occur almost yearly with notable damage costs; severe thunderstorms cause frequent, minor damages.
- **Wildfires:** Historically minor impact localized to undeveloped timber areas; wildfire risk may increase with continued wildland-urban interface development.
- **Winter Storms:** Occasional with generally minor impact; the county is less prepared for prolonged events.
- **Landslides and Sinkholes:** Rare, localized events with minor impact; insufficient data for loss estimates.
- **Tsunamis:** No recorded events or damage in Mobile County planning area.

Sources: National Climatic Data Center (NCDC), Alabama Forestry Commission, FEMA Disaster Declarations, Mobile County planning area EMA data.

3.4 Federally Declared Disasters

3.4.1 Overview

Since 1960, Mobile County planning area has experienced multiple federally declared disasters and emergencies. These declarations primarily involve flooding and high wind events, including hurricanes, tornadoes, and severe storms.

Table 3.4-1 Federally Declared Disasters and Emergencies

Disaster Number	Declaration Date	Type of Incident
280	11/7/69	Hurricane Camille
369	3/17/73	Tornadoes, Flooding
3045*	7/7/77	Drought
598	9/13/79	Hurricane Frederick
619	4/20/80	Severe Storms, Tornadoes, Flooding
639	5/14/81	Severe Storms, Flooding
742	9/17/85	Hurricane Elena
861	3/21/90	Severe Storms, Tornadoes, Flooding
3096*	3/15/93	Severe Snowfall, Winter Storm
1070	10/4/95	Hurricane Opal
1185	7/25/97	Hurricane Danny
3133*	9/28/98	Hurricane Georges
1250	9/30/98	Hurricane Georges
1438	10/9/02	Tropical Storm Isidore
1466	5/12/03	Severe Storms, Tornadoes, Flooding
1549	9/15/04	Hurricane Ivan
1593	7/10/05	Hurricane Dennis
3214*	8/28/05	Hurricane Katrina
1605	8/29/05	Hurricane Katrina
3237*	9/10/05	Hurricane Katrina Evacuation

1797	9/26/08	Hurricane Ike
1866	12/22/09	Tropical Storm Ida
3319*	4/27/11	Severe Storms, Flooding
1971	4/28/11	Severe Storms, Tornadoes, Straight-line winds, Flooding
4082	9/21/12	Hurricane Isaac
4176	5/2/14	Severe Storms, Tornadoes, Straight-line winds, Flooding
3389*	9/11/17	Severe Storms, Tornadoes, Straight-line winds, Flooding
3394*	10/8/17	Severe Storms, Tornadoes, Straight-line winds, Flooding
4349	11/16/17	Hurricane Nate
3407*	10/12/18	Hurricane Michael
4406	11/5/18	Hurricane Michael
3472*	3/13/20	COVID-19 Pandemic
4503	3/29/20	COVID-19 Pandemic
4563	9/20/20	Hurricane Sally
4573	12/10/20	Hurricane Zeta
4684	2/3/23	Severe Storms, Tornadoes, Straight-line winds,
3618*	9/26/24	Hurricane Helene

*Denotes an emergency rather than a declared disaster

Source: www.fema.gov

3.4.2 Summary of Impacts and Use of Declarations:

- **Primary Hazards Involved:** Flooding, hurricanes, tornadoes, severe thunderstorms, drought, winter storms, and public health emergencies.

- **Local Eligibility:** Following a disaster declaration, Mobile County planning area is eligible for Public Assistance (PA) and Hazard Mitigation Grant Program (HMGP) funds.
- Mitigation Funding Opportunities:
    - *Post-Disaster:* Hazard mitigation grants (HMGP) are made available to fund identified actions from the Community Action Programs.
    - *Pre-Disaster:* FMA and BRIC grants are available competitively, regardless of declaration status.
- Funding Calculation:
    - 15% of the first $2B in assistance
    - 10% for amounts between $2B–$10B
    - Based on total federal disaster aid obligated.

Based on the historical record, Mobile County planning area experiences federally declared disasters approximately every 2 to 3 years, with hurricanes and flooding being the most frequent causes. Clustering of declarations is noted during periods of elevated tropical activity, such as 2004–2005 and 2017–2020. This trend reinforces the need for continued emphasis on wind and flood hazard mitigation.

Loss estimates for Special District infrastructure were incorporated where asset data were provided. These include facilities in floodplains, structures in hurricane evacuation zones, and systems exposed to severe weather hazards. These estimates support prioritization of district-specific mitigation actions found in **Chapter 4.4.1** and **Appendix D.2 Community-Specific Action Plans**.

3.5 Jurisdictional Vulnerability Summary

For each participating jurisdiction, the following summaries describe the potential impacts of identified hazards on people, structures, systems, and essential services. Impacts reflect observed consequences from past hazard events, including structural damage, infrastructure disruption, service interruptions, economic effects, and threats to life safety, as well as anticipated future impacts associated with development trends, infrastructure capacity, and recurring hazard conditions. Where data gaps or limitations exist, these are addressed through mitigation actions identified in **Chapter 4**.

Vulnerability Overview

Vulnerability within the planning area varies by hazard type, geographic location, development patterns, infrastructure capacity, and population characteristics. For each participating jurisdiction, vulnerability is described in relation to the specific hazards identified in **Section 3.2**, including the assets exposed, the conditions that increase susceptibility to damage, and the potential consequences of hazard events. These narratives consider current conditions as well as future vulnerability associated with growth, land-use changes, and infrastructure demands. Together, the jurisdictional

summaries provide a hazard-specific and participant-specific assessment of vulnerability consistent with FEMA risk assessment requirements.

3.5.1 Mobile County (Unincorporated Areas)

Mobile County's unincorporated areas are vulnerable to multiple natural hazards identified in this plan, including flooding, hurricanes, severe storms, extreme heat, drought, and other weather-related hazards. Vulnerability is influenced by the county's geographic location, extensive flood-prone areas, reliance on interconnected infrastructure systems, and development patterns that include rural, suburban, and environmentally sensitive lands.

Assets subject to potential impact include residents, residential and non-residential structures, transportation corridors, drainage systems, utilities, critical facilities, and natural resources. Floodplains, drainage basins, and low-lying areas increase susceptibility to riverine flooding, storm surge impacts, and localized drainage failures. Severe weather and hurricanes may result in damage to buildings, power distribution systems, communications infrastructure, and emergency access routes, while drought and extreme heat may place stress on water supply systems and public health.

Hazard events may result in structural damage, infrastructure disruption, service interruptions, economic impacts, and threats to life safety. Future vulnerability may increase due to continued development, aging infrastructure, and recurring hazard conditions. Mitigation priorities identified in the Mobile County Community Action Plan address these vulnerabilities through floodplain management, drainage improvements, infrastructure protection, land use planning, public warning systems, and preparedness measures.

3.5.2 City of Bayou La Batre

The City of Bayou La Batre is vulnerable to multiple natural hazards identified in this plan, with the highest exposure associated with its coastal location and susceptibility to hurricanes, storm surge, coastal flooding, and heavy rainfall flooding. Vulnerability is influenced by low elevations, proximity to coastal waters, and reliance on infrastructure that supports residential areas, critical facilities, and economic activity.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, transportation routes, drainage systems, and utility infrastructure. Storm surge and coastal flooding may result in inundation, structural damage, roadway impacts, and service disruptions, while hurricane and severe storm winds may damage buildings and disrupt power, communications, and emergency access.

Hazard impacts may include structural damage, drainage failures, prolonged outages, restricted access, and threats to life safety, particularly where flooding limits response routes. Future vulnerability may increase due to continued development, aging infrastructure, and repetitive flooding conditions. Mitigation actions identified in the City's Community Action Plan address these risks through floodplain management, drainage

improvements, land use controls, protection of critical facilities, public warning systems, and sheltering strategies.

3.5.3 City of Chickasaw

The City of Chickasaw is vulnerable to multiple natural hazards identified in this plan, with exposure influenced by its proximity to inland waterways and low-lying areas. Primary hazards include riverine flooding, heavy rainfall flooding, hurricanes, severe storms, and high winds.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, transportation routes, drainage systems, and utility infrastructure. Flooding may overwhelm drainage systems, damage structures, and restrict roadway access, while severe weather and wind events may result in power outages, communications disruptions, and debris impacts.

Hazard events may result in structural damage, infrastructure disruption, restricted emergency access, and threats to life safety. Future vulnerability may increase due to continued development, impervious surface expansion, and aging infrastructure. Mitigation priorities identified in the City's Community Action Plan address these vulnerabilities through comprehensive planning, drainage studies and improvements, stormwater and floodplain management, critical facility protection, communications upgrades, and public preparedness measures.

3.5.4 City of Citronelle

The City of Citronelle is vulnerable to multiple natural hazards identified in this plan, with exposure influenced by its inland and northern location. Primary hazards include severe storms, tornadoes, straight-line winds, heavy rainfall flooding, extreme heat, drought, and wildfire conditions.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, transportation corridors, drainage systems, and utility and communications infrastructure. Heavy rainfall may overwhelm drainage systems and impact roadways, while tornadoes and severe winds may damage structures, disrupt power and communications, and generate debris hazards.

Hazard impacts may include structural damage, infrastructure disruption, service interruptions, and threats to life safety and public health. Future vulnerability may increase due to continued development, infrastructure aging, and recurring weather extremes. Mitigation actions identified in the City's Community Action Plan address these risks through comprehensive and continuity planning, drainage improvements, stormwater management, resilient building standards, critical facility protection, and public warning and education.

3.5.5 City of Creola

The City of Creola is vulnerable to multiple natural hazards identified in this plan, with exposure influenced by its interior location along waterways and surrounding drainage

features. Primary hazards include heavy rainfall flooding, localized flash flooding, severe thunderstorms, tornadoes, straight-line winds, extreme heat, drought, and wildfire conditions.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, roadways and bridges, drainage infrastructure, and utility and communications systems. Flooding vulnerability is associated with intense rainfall events that may exceed drainage capacity and impact low-lying areas and transportation routes. Severe wind events may damage structures, disrupt utilities, and restrict access.

Hazard events may result in property damage, service disruptions, and threats to life safety. Future vulnerability may increase due to development pressures, aging infrastructure, and recurring hazard conditions. Mitigation priorities identified in the City's Community Action Plan address these vulnerabilities through comprehensive planning, drainage improvements, floodplain management, building standards, critical facility protection, and public warning and education.

3.5.6 Town of Dauphin Island

The Town of Dauphin Island is highly vulnerable to natural hazards due to its barrier island setting, low elevations, limited evacuation routes, and dependence on lifeline infrastructure. Primary hazards include hurricanes, tropical storms, storm surge, coastal flooding, shoreline erosion, high winds, and heavy rainfall flooding. Secondary hazards include tornadoes associated with tropical systems, extreme heat, drought, and wildfire potential.

Assets subject to potential impact include residents and visitors, housing, public buildings, critical facilities, water and sewer systems, power and communications infrastructure, roadways, and evacuation routes. Storm surge and coastal flooding may result in widespread inundation, structural damage, and prolonged service disruptions. High winds may damage buildings, down powerlines, and create debris hazards that delay response.

Future vulnerability is influenced by development patterns, seasonal population fluctuations, and repetitive coastal impacts. Mitigation actions identified in the Town's Community Action Plan address these risks through floodplain management, code enforcement, drainage maintenance, hazard documentation, critical facility protection, and public warning and preparedness measures.

3.5.7 City of Mobile

The City of Mobile is vulnerable to multiple natural hazards identified in this plan, with exposure influenced by population density, aging infrastructure, extensive critical facilities, and varied geographic conditions. Primary hazards include hurricanes, tropical storms, storm surge impacts, riverine and flash flooding, severe thunderstorms, tornadoes, high winds, and extreme heat.

Assets subject to potential impact include residents, housing, public buildings, hospitals, schools, government facilities, transportation corridors, drainage systems, utilities, and communications infrastructure. Flooding vulnerability is associated with intense rainfall, constrained urban drainage, flat terrain, tidal influences, and repetitive-loss areas. Wind hazards may damage older structures, trees, and power distribution systems.

Hazard events may result in structural damage, service disruptions, restricted access, economic impacts, and threats to life safety. Social vulnerability varies across neighborhoods, influencing preparedness and recovery capacity. Mitigation priorities identified in the City's Community Action Plan address these vulnerabilities through infrastructure upgrades, drainage studies, code enforcement, critical facility protection, public warning systems, and preparedness initiatives.

3.5.8 Town of Mount Vernon

The Town of Mount Vernon is vulnerable to natural hazards due to its inland location, dispersed development, limited staff capacity, and reliance on a small number of key transportation and utility corridors. Primary hazards include hurricanes and tropical storms (wind and rainfall impacts), severe thunderstorms, tornadoes, flash flooding, and extreme heat.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, roadways, drainage systems, and utilities. Rainfall-driven flooding may impact roadside ditches, culverts, and low-lying areas, resulting in roadway flooding and access restrictions. Wind events may cause downed trees, power outages, and debris impacts.

Hazard events may result in service disruptions, restricted access, and life-safety concerns. Mitigation actions identified in the Town's Community Action Plan address these vulnerabilities through coordination with Mobile County EMA, public warning and preparedness measures, and continuity planning to support effective response and recovery.

3.5.9 City of Prichard

The City of Prichard is vulnerable to multiple natural hazards identified in this plan, with exposure influenced by urban development patterns, aging infrastructure, and proximity to waterways and low-lying areas. Primary hazards include heavy rainfall flooding, severe thunderstorms, tornadoes, and hurricane-related wind and rainfall impacts.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, transportation routes, drainage systems, and utilities. Flooding may overwhelm drainage systems, impact roadways, and disrupt essential services. Severe weather events may cause structural damage, power outages, and debris hazards.

Social vulnerability is a compounding factor in some areas, increasing sensitivity to prolonged outages and recovery challenges. Mitigation actions identified in the City's Community Action Plan emphasize public warning, preparedness, infrastructure improvements, and information distribution to reduce life-safety risk and support recovery.

3.5.10 City of Saraland

The City of Saraland is vulnerable to natural hazards due to rapid growth, expanding development, and increasing demands on stormwater and transportation infrastructure. Primary hazards include heavy rainfall flooding, severe thunderstorms, tornadoes, and hurricane-related wind impacts.

Assets subject to potential impact include residents, housing, commercial areas, critical facilities, roadways, drainage systems, and utilities. Increased impervious surfaces may contribute to localized flooding and roadway impacts during heavy rainfall events. Severe weather may result in wind damage, power outages, and debris impacts.

Hazard events may result in cascading impacts affecting public safety, schools, and essential services. Mitigation priorities identified in the City's Community Action Plan address these vulnerabilities through coordinated planning, infrastructure maintenance, drainage improvements, and public awareness initiatives.

3.5.11 City of Satsuma

The City of Satsuma's vulnerability is driven primarily by flooding, severe weather, and infrastructure sensitivity in low-lying and drainage-dependent areas. Portions of the city are susceptible to flash flooding and localized drainage issues, particularly during heavy rainfall events when culverts, roadside ditches, and stormwater systems are overwhelmed. These conditions increase the risk of roadway overtopping, property damage, and temporary isolation of neighborhoods.

Satsuma is also exposed to severe thunderstorms, tornadoes, and tropical systems, which pose risks from high winds, falling trees, power outages, and debris impacts. Residential areas, public facilities, and utility systems are vulnerable to service disruptions during these events, particularly where aging infrastructure or limited redundancy exists.

Additional vulnerability stems from wildfire potential during dry periods, especially in areas adjacent to vegetated or undeveloped land, and from drought conditions that can strain water supply systems and require conservation measures. The city's reliance on critical lifelines—road access, power, water, and communications, means that even moderate hazard events can produce cascading impacts affecting public safety, emergency response, and daily operations.

Overall, Satsuma's vulnerability reflects the interaction of natural hazards, infrastructure capacity, and community exposure, underscoring the need for continued focus on drainage improvements, resilient construction practices, protection of critical facilities, and public preparedness to reduce future hazard impacts.

3.5.12 City of Semmes

The City of Semmes is vulnerable to natural hazards associated with flooding, severe weather, and infrastructure exposure related to growth and development. Primary hazards include heavy rainfall flooding, flash flooding, severe thunderstorms, tornadoes, and hurricane-related wind impacts.

Assets subject to potential impact include residents, housing, public buildings, critical facilities, transportation networks, drainage systems, and utilities. Flooding vulnerability is influenced by increased impervious surfaces, drainage constraints, and culvert capacity. Wind hazards may result in power outages, debris impacts, and structural damage.

Hazard events may disrupt critical services and emergency response. Mitigation priorities identified in the City's Community Action Plan address these vulnerabilities through floodplain management, land-use planning, protection of critical facilities, infrastructure upgrades, and public preparedness.

3.5.13 Mobile/Washington Band of Choctaw Indians (MOWA)

The Mobile/Washington Band of Choctaw Indians (MOWA) is vulnerable to natural hazards including flooding, heavy rainfall, severe thunderstorms, tornadoes, and tropical system impacts. Vulnerability is influenced by localized drainage limitations, roadway crossings susceptible to overtopping, and reliance on critical facilities that support governance and community services.

Assets subject to potential impact include tribal housing, public and administrative facilities, transportation routes, drainage infrastructure, utilities, and communications systems. Flood-related hazards may result in property damage, restricted access, and service disruptions. Severe weather may damage structures, disrupt utilities, and affect continuity of operations.

A key vulnerability includes maintaining continuity of government and essential services during hazard events. Mitigation actions identified in the Community Action Plan address these risks through drainage improvements, floodplain management, resilient construction practices, critical facility assessments, and Continuity of Government and Continuity of Operations planning.

Assets Outside the Planning Area

In addition to assets located within participating jurisdictions, certain hazards affecting the planning area originate outside jurisdictional boundaries. These include upstream dams listed in the National Inventory of Dams, regional transportation corridors, shared utility and communications systems, and watershed features extending beyond jurisdictional limits. Potential impacts from these external assets are addressed within applicable hazard profiles and considered in jurisdictional vulnerability and mitigation planning where relevant.

Chapter 4: Mitigation Strategy

4.1 Goals and Objectives

The mitigation goals and objectives outlined in this plan were developed through a collaborative process involving all participating jurisdictions. These goals reflect the shared priorities and values of Mobile County planning area and its municipalities and serve as the foundation for identifying and implementing specific mitigation actions in **Section 4.2**.

Jurisdictions reviewed hazard data, past impacts, risk assessments, local capabilities, and community priorities to ensure the goals support practical and meaningful mitigation outcomes. The goals are organized into five categories, each with supporting objectives that provide a framework for mitigation activities.

#	Goal	Objective
1	Prevention and Risk Reduction — Manage land use and building practices to reduce hazard exposure.	**1.1 Comprehensive Plans and Smart Growth**. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development. **1.2 Geographic Information System (GIS)/Database**. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities. **1.3 Planning.** Conduct studies, as needed, to identify hazard risks and mitigation measures. **1.4 Zoning**. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development. **1.5 Stormwater & Floodplain Management**. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations. **1.6 Building and Technical Codes**. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages. **1.7 Dam Safety Management**. Establish a comprehensive dam safety program.

		1.8 Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure to damage and disruption of operations during sever weather and disaster events.
2	Property Protection — Safeguard structures, occupants, and essential assets.	**2.1 Acquisition, Relocation, and Elevation.** Alleviate repetitive loss and create green space. **2.2 Hazard Insurance Awareness.** Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies. **2.3 Critical Facilities Protection.** Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.
3	Public Education and Outreach — Increase awareness of hazards and promote participation in mitigation activities.	3.1 Safety/Preparedness Community Outreach. **3.2 Community Hazard Mitigation Plan Distribution.** Distribute the hazard mitigation plan to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution. 3.3 Public Notifications, Warnings, & Instruction.
4	Natural Systems Protection — Preserve and restore environmental systems that provide hazard mitigation benefits.	4.1 River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands. **4.2 Water Resources Conservation Programs.** Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.
5	Community Sheltering — Ensure safe refuge through community shelters and safe rooms.	5.1 Building Projects.

These goals are designed to address all natural hazards identified in **Chapters 2 and 3** and apply to Mobile County and all participating jurisdictions, with implementation achieved through jurisdiction-specific mitigation actions documented in **Appendix D.2.**

4.1.1 Changes in Jurisdictional Mitigation Priorities

Since approval of the previous Hazard Mitigation Plan, participating jurisdictions within the Mobile County Multi-Jurisdictional Hazard Mitigation Plan planning area reviewed and reassessed mitigation priorities based on updated risk assessment findings, stakeholder engagement, and public input. While the overall hazard environment has remained consistent, several jurisdictions identified shifts in emphasis and refinement of priorities rather than wholesale changes.

Changes in priorities are reflected through updates to jurisdiction-specific vulnerability summaries (**Section 3.5**) and revised Community Action Plans (**Chapter 4**). Common priority adjustments across participating jurisdictions include increased emphasis on flood mitigation and drainage improvements, protection of critical facilities and lifeline infrastructure, wildfire risk associated with expansion of the wildland–urban interface, and improved public warning and communication capabilities. Coastal jurisdictions placed greater priority on storm surge, evacuation, and repetitive flooding concerns, while inland and growing jurisdictions emphasized drainage capacity, wind vulnerability, and infrastructure resilience.

These refined priorities resulted in revisions to mitigation actions, including updated project scopes, reprioritization of actions, identification of data and planning gaps, and alignment with available funding opportunities. Where jurisdictions did not identify a change in overall mitigation priorities, existing actions were reaffirmed and carried forward with updates to timelines, responsible parties, or implementation status.

The mitigation strategy presented in **Chapter 4** reflects these jurisdiction-defined priorities and demonstrates how changes identified during the planning process directly informed plan revisions.

4.2 Mitigation Actions and Implementation

4.2.1 Overview of Mitigation Actions

The mitigation actions identified in this chapter apply to Mobile County planning area and its participating jurisdictions under the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Actions are intended to be implemented on a countywide, jurisdiction-specific, or collaborative basis, depending on the nature of the action, local authority, and hazard exposure.

Unless otherwise noted, mitigation actions included in this plan may be implemented by any participating jurisdiction, either independently or in coordination with Mobile County planning area or other partners.

Each participating jurisdiction in Mobile County planning area identified specific mitigation actions during the planning process. In addition, jurisdictions identified opportunities for shared or coordinated mitigation actions that may be implemented collaboratively or adopted by other participating jurisdictions where appropriate. These actions were developed in support of the mitigation goals and objectives presented in **Section 4.1** and were informed by the hazard identification and risk assessment in **Chapters 2 and 3**. Jurisdictions considered their existing capabilities, risk exposures, and community needs when developing actions.

The resulting mitigation actions are documented in **Appendix D.2 Community-Specific Action Plans**. While actions are organized by jurisdiction in **Appendix D.2**, the mitigation framework allows actions to be implemented independently, collaboratively, or adapted by other participating jurisdictions as appropriate. **Appendix D.2** includes, for each action:

- Associated goal and objective
- Lead responsibility for carrying out the measure
- Priority (as determined by the jurisdiction)
- Timeline (Short-term: less than 2 years; Mid-term: 2 to 5 years; Long-term: more than 5 years)
- Potential funding sources
- Estimated cost

The actions reflect a jurisdiction-specific, community-driven mitigation strategy.

Mitigation actions include maintaining coordination with the identified high-hazard potential dam (Big Creek Lake) owner, MAWSS, and incorporating relevant Emergency Action Plan elements into countywide and local hazard mitigation and notification strategies.

4.2.2 Action Prioritization

Participating jurisdictions prioritized their mitigation actions as part of their Community Action Plan (CAP) development. Prioritization was based on locally determined factors such as community need, feasibility, cost-effectiveness, and alignment with local planning goals.

In prioritizing mitigation actions, participating jurisdictions considered the extent to which each action maximizes risk-reduction benefits relative to its anticipated cost. Jurisdictions evaluated actions based on their ability to reduce impacts to life safety, protect existing buildings and critical infrastructure, limit future losses, and improve long-term resilience, while also considering feasibility, implementation cost, available funding sources, and staff capacity. Actions that offered higher benefit-to-cost outcomes, such as protecting critical facilities, addressing repetitive loss areas, or reducing risk to vulnerable populations, were generally assigned higher priority, even when precise cost estimates were not yet available.

While a formal STAPLEE analysis was not documented, jurisdictions completed action charts that included the following fields:

- Goal, objectives, and mitigation measures
- Lead responsibility for carrying out the measure
- Priority (High, Medium, or Low)
- Timeline (Short-term: less than 2 years; Mid-term: 2 to 5 years; Long-term: more than 5 years)
- Funding source (if known)
- Estimated cost (if available)

These priorities help guide resource allocation and implementation over the life of the plan.

Where specific funding has not yet been identified, potential funding sources listed reflect programs for which the action may be eligible. Jurisdictions will pursue applicable funding opportunities as actions advance through the implementation process. Actions listed as ongoing or policy-based may be implemented using existing staff capacity and local operating budgets.

Actions that address multiple hazards, provide countywide or multi-jurisdictional benefit, or reduce risk to critical facilities and vulnerable populations were generally assigned higher priority.

The Community-Specific Action Plans in **Appendix D.2** were developed collaboratively by each participating jurisdiction based on local priorities, capacity, and available information at the time of plan development. In some instances, specific fields within the action tables—such as estimated cost, funding source, or implementation timeline—are listed as “TBD” or “Local.” These entries reflect actions that are conceptual, policy-based, or dependent on future studies, grant availability, capital improvement programming, or governing body approval prior to refinement.

For these actions, jurisdictions emphasized identifying feasible mitigation concepts and responsible parties rather than assigning speculative cost estimates or funding sources. Where “Local” is identified, the action may be implemented using existing staff capacity, routine operating budgets, capital planning processes, or future locally appropriated funds. As actions advance toward implementation, jurisdictions will refine cost estimates, identify specific funding mechanisms (including FEMA Hazard Mitigation Assistance programs), and update timelines through the plan maintenance process described in **Chapter 5**.

The inclusion of actions with incomplete cost or funding details does not diminish their prioritization or eligibility for future implementation; rather, it reflects an intentional, scalable approach that allows jurisdictions of varying size and capacity to participate meaningfully in the mitigation strategy while maintaining flexibility to pursue funding and

implementation opportunities as they become available. This approach is consistent with FEMA mitigation planning guidance, which allows actions to be included at a conceptual level provided that prioritization, responsible parties, and a mechanism for future refinement are documented.

4.2.3 Types of Mitigation Actions

The mitigation actions identified in **Appendix D.2 Community-Specific Action Plans** represent a variety of approaches consistent with FEMA guidance. Actions are organized under the five mitigation goals and associated objectives described in **Section 4.1** and fall into the following general categories:

- **Prevention**: Actions that reduce risk through planning, land use regulation, codes, and data systems (e.g., zoning ordinances, stormwater management, GIS updates).
- **Property Protection**: Actions that directly protect structures or their contents (e.g., structure elevation, acquisition, relocation, and retrofit).
- **Public Education and Awareness**: Actions that inform and educate the public (e.g., outreach campaigns, plan distribution, emergency alerts).
- **Natural Resource Protection**: Actions that preserve or restore natural systems (e.g., stream corridor restoration, water conservation).
- **Emergency Services**: Actions that improve emergency response and life safety (e.g., critical facility protection, safe room construction).

Each action is associated with one or more mitigation goals and directly supports the reduction of hazard risks identified in this plan.

4.2.4 Implementation and Monitoring

Jurisdictions will implement their mitigation actions over the life of the plan according to their assigned timelines and available resources. Local governments are responsible for advancing actions through their internal processes and in coordination with applicable agencies and partners.

Progress on implementation will be reviewed annually by the planning team and documented as part of the ongoing plan maintenance process described in **Chapter 5**. Any changes in funding availability, community priorities, or identified needs may be reflected in updated Community Action Plans.

4.3 Significant Improvement and Repair Procedures

The Significant Improvement/Significant Repair (SI/SR) procedures ensure that construction projects within Mobile County and its municipalities comply with local floodplain ordinances, FEMA National Flood Insurance Program (NFIP) regulations, and hazard mitigation standards. These procedures directly support repetitive loss reduction and long-term flood risk mitigation.

4.3.1 Purpose and Scope

The SI/SR procedures serve to:

- Reduce risk from future flooding and other hazards.
- Ensure compliance with 44 CFR §59.1 and §60.3 for Substantial Improvement (SI) and Substantial Damage (SD).
- Support eligibility for NFIP and Community Rating System (CRS) benefits.

Definitions

- **Significant Improvement (SI):** Any reconstruction, rehabilitation, addition, or improvement to a structure where the cost equals or exceeds 50% of the pre-improvement market value.
- **Significant Repair (SR):** Any repair costing 50% or more of the pre-damage market value of the structure.

4.3.2 Floodplain Management and Compliance

All SI/SR projects located in Special Flood Hazard Areas (SFHAs) must be evaluated for:

- Elevation requirements above Base Flood Elevation (BFE).
- Flood-resistant construction materials and methods.
- Mitigation measures to prevent repetitive losses.

4.3.3 Administrative Procedures for SI/SR Review

1. **Permit Requirement:** A building permit is required for any SI/SR project and must be obtained from the local building department or floodplain administrator.
2. **Cost Analysis:** Local building departments or floodplain officials determine whether the project cost meets or exceeds the 50% threshold.
3. **Compliance Evaluation:** Projects are reviewed to ensure adherence to floodplain management standards and mitigation requirements.
4. **Documentation and Recordkeeping:** Jurisdictions maintain SI/SR determinations and associated documentation to support audit and NFIP compliance.
5. **Inspections:** Authorized officials conduct inspections at key stages—prior to construction, during construction, and upon completion—to verify compliance with approved plans and mitigation measures.

Including SI/SR procedures in this plan ensures that post-disaster recovery activities incorporate hazard mitigation principles, decreasing repetitive flood losses and maintaining NFIP compliance for all jurisdictions in Mobile County planning area.

Additional details on SI/SR administrative procedures are provided in **Appendix E Implementation and Capabilities.**

4.4 Multi-Jurisdiction Summary

The Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) includes Mobile County and its 11 incorporated municipalities. Each jurisdiction participated in the plan update process to ensure that mitigation strategies reflect local priorities, risk exposure, and capabilities.

The Hazard Mitigation Planning Committee (HMPC) coordinated with representatives from all participating jurisdictions through meetings, workshops, and document reviews. Participation included:

- Attending HMPC meetings and providing local data for the risk assessment.
- Reviewing hazard profiles and providing feedback on risk exposure and past damages.
- Identifying and prioritizing mitigation actions, including hazard-specific strategies.
- Coordinating the plan review, public input process, and adoption by the local governing body.

This plan is structured to provide a countywide risk assessment and mitigation strategy, with jurisdiction-specific differences highlighted to ensure that each community's needs are addressed.

Jurisdiction-Specific Differences and Unique Hazards

While all jurisdictions in Mobile County planning area are exposed to the same core hazards, hurricanes, flooding, severe weather (hail, wind, lightning, tornadoes), and wildfires, certain jurisdictions face unique risk exposures due to geographic, topographic, and land-use conditions:

- Dauphin Island and Bayou La Batre are at the highest risk of storm surge, tidal flooding, and coastal erosion due to their coastal locations and low elevations.
- Prichard, Saraland, City of Mobile, and Chickasaw are at risk of riverine flooding along Bayou Sara, Dog River, and Eight Mile Creek, where repetitive loss structures are concentrated.
- Citronelle, Mount Vernon, City of Mobile, and Creola face increased exposure to tornadoes and severe straight-line winds due to their inland positions and proximity to forested and rural terrain.
- Mobile (City) and unincorporated Mobile County have the greatest exposure to flash flooding in urbanized areas due to extensive impervious surfaces and aging drainage infrastructure.
- Semmes and northern rural areas have moderate wildfire potential where wildland-urban interface areas exist, though historically impacts have been limited.

These differences informed the hazard-specific mitigation actions in **Section 4.2** and the jurisdictional capabilities summarized in **Appendix C Hazard Assessment and Analysis**.

4.4.1 Multi-Jurisdiction Participation Table

Table 4.4-1 documents participation and compliance for all jurisdictions covered by this plan. It summarizes adoption status, NFIP participation, and compliance with FEMA's Local Mitigation Plan Review Tool elements (A-F).

INSTRUCTIONS: For multi-jurisdictional plans, a Multi-jurisdiction Summary Spreadsheet may be completed by listing each participating jurisdiction, which required Elements for each jurisdiction were 'Met' or 'Not Met,' and when the adoption resolutions were received. This Summary Sheet does not imply that a mini-plan be developed for each jurisdiction; it should be used as an optional worksheet to ensure that each jurisdiction participating in the Plan has been documented and has met the requirements for those Elements (A through E).

Table 4.4-1 Multi-Jurisdiction SI/SD and NFIP Summary

#	Jurisdiction Name	Jurisdiction Type	Adoption Resolution	NFIP Community Status Book / Plan	POC Email	POC Phone	Requirements Met (Y/N)					
							A	B	C	D	E	F
							Planning Process	HIRA	Mitigation Strategy	Plan Maintenance	Plan Update	Adoption
1	Mobile County	County	Y	Active	tina.sanchez@mobilecountyal.gov		Y	Y	Y	Y	Y	Y
2	Bayou La Batre	City	Y	Active	inspector@cityofbayoulabatre.com		Y	Y	Y	Y	Y	Y
3	Chickasaw	City	Y	Active	cityclerk@cityofchickasaw.org	251-452-6450	Y	Y	Y	Y	Y	Y
4	Citronelle	City	Y	Active	inspector@cityofcitronelle.com		Y	Y	Y	Y	Y	Y
5	Creola	City	Y	Active	dmoss@cityofcreola.org	251-454-0281	Y	Y	Y	Y	Y	Y
6	Dauphin Island	City	Y	Active	wsandagger@townofdauphinisland.org	251-861-5525	Y	Y	Y	Y	Y	Y
7	Mobile	City	Y	Active	lance.slater@cityofmobile.org	251-208-1676	Y	Y	Y	Y	Y	Y
8	Mount Vernon	City	Y	Active	imbcrdp1@yahoo.com	251-455-5001	Y	Y	Y	Y	Y	Y
9	Prichard	City	Y	Active	tj.pettway@thecityofprichard.org	251-300-0625	Y	Y	Y	Y	Y	Y
10	Saraland	City	Y	Active	mblack@saraland.org	251-679-5502	Y	Y	Y	Y	Y	Y
11	Satsuma	City	Y	Active	gfralic@cityofsatsuma.com	251-662-5307	Y	Y	Y	Y	Y	Y
12	Semmes	City	Y	Active	permits@cityofsemmesal.gov	251-649-5752 opt 1	Y	Y	Y	Y	Y	Y

4.4.1 Special District Summary

In addition to the County and eleven municipalities, the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) incorporates the participation of multiple Special Districts. Their inclusion ensures that the plan addresses critical infrastructure systems that are not under direct municipal control but serve essential community functions.

Each participating Special District identified hazards of concern, assessed risks to their assets, and proposed mitigation actions. Examples of proposed projects include infrastructure hardening, backup power installations, system redundancies, and improved flood protection for facilities in hazard-prone areas.

Special District actions have been integrated into the overall mitigation strategy and are included in the jurisdiction-specific action tables (**Appendix D.2 Community-Specific Action Plans**) where applicable. The supporting documentation for their participation can be found in **Appendix B.4 Special District Participation**.

Chapter 5: Plan Maintenance and Integration

Plan Update Overview

This document represents an update to the previously approved Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The update was completed in accordance with the five-year update requirement of 44 CFR §201.6(d)(3) and builds upon the structure, data, and mitigation framework of the prior plan.

The update process focused on reviewing and refining existing plan content, incorporating updated hazard, loss, and development data, and revising mitigation actions where needed to reflect current conditions and priorities. Where no substantive changes were identified, existing plan elements were carried forward from the previous plan following review by the planning team and participating jurisdictions.

Participating jurisdictions were provided the opportunity to review existing plan content, identify changes in risk and development trends, update mitigation priorities, and revise or reaffirm mitigation actions during the update process. Jurisdictions that did not propose changes to specific plan elements reaffirmed that existing content continues to accurately reflect local conditions, development patterns, capabilities, and mitigation priorities.

Review of development trends across Mobile County planning area indicated that changes in growth and redevelopment patterns resulted in localized variations in exposure, but did not significantly alter the overall countywide hazard risk profile for participating jurisdictions since the previous plan update. Where localized changes were identified, they are reflected in updated mitigation actions and priorities.

Mitigation actions identified in the previous plan were reviewed as part of this update to determine implementation status, continued relevance, and alignment with current risk conditions. Actions that were completed, remain ongoing, or are no longer feasible were documented and updated through jurisdictional Community Action Plans, while new or revised actions were incorporated as appropriate.

Updates made as part of this plan revision are reflected throughout the document, including updated hazard and risk information in **Chapter 3 (Risk Assessment)** and revised mitigation actions and priorities in **Chapter 4 (Mitigation Strategy)**. Ongoing monitoring, integration, and future updates are governed by the maintenance procedures described in this chapter.

5.1 Monitoring and Evaluation

The Mobile County Hazard Mitigation Planning Committee (HMPC), coordinated by the Mobile County EMA Director, will oversee ongoing implementation of the plan. Participating jurisdictions will submit annual progress reports documenting:

- Mitigation actions initiated or completed

- Changes in action status, priorities, responsibilities, or funding
- Discontinued actions, with justification
- Barriers to progress or emerging opportunities

The HMPC will review these reports to track plan implementation and identify needed adjustments. Annually, and following any major disaster, the HMPC will evaluate the plan's overall effectiveness. Evaluation will consider:

- Relevance of identified hazards and risks
- Effectiveness of mitigation strategies
- Lessons learned from disasters or exercises
- Emerging threats and hazard data
- Local capacity, funding, or regulatory changes
- Alignment with laws, standards, and organizational goals

Findings will inform updates and revisions, and will be documented for internal use and compliance audits.

5.1.1 Monitoring, Evaluation, and Public Involvement

Mobile County EMA and participating jurisdictions will monitor and evaluate mitigation actions through:

- **Annual Review:** Progress toward mitigation goals will be reviewed yearly, with adjustments made as needed based on evolving risks and resources.
- **Public Involvement:** Ongoing public participation will be encouraged to provide feedback on project progress and emerging priorities.
- **Plan Updates:** The plan will be updated every five years to incorporate changes in hazards, risks, and mitigation strategies. Jurisdictions will update their individual action programs accordingly.

MCEMA will coordinate annually with the Big Creek Lake dam owner to ensure Emergency Action Plan information is current and integrated into hazard mitigation and emergency response planning.

5.2 Update Procedure

The Mobile County EMA will initiate a formal five-year update no less than 9–12 months prior to plan expiration. The update process includes:

- Reviewing FEMA guidance and best practices
- Assessing the planning process and recommending improvements
- Updating the risk assessment and development trends

- Revising mitigation goals, strategies, and action items
- Reviewing and adjusting this maintenance process
- Ensuring compliance with all applicable federal and state requirements

The draft updated plan will be submitted to Alabama EMA and FEMA. Upon conditional approval, the plan will be formally adopted by all participating jurisdictions.

5.2.1 Revisions and Approval

Revisions may also be triggered by:

- Findings from the annual evaluation
- Major incidents or exercises that identify gaps
- Changes in law, regulation, or agency structure

All proposed revisions are reviewed by the Deputy Director and approved by the Director. Approved updates are documented in the Record of Changes, communicated to stakeholders, and integrated into relevant training and exercise programs.

5.2.2 Storage and Accessibility

Current versions of the plan will be maintained in both digital and hardcopy formats. All authorized personnel will have access through the agency's secure document management system.

5.3 Integration with Other Plans

Integration of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) into other local plans and programs occurs through a structured, recurring review and coordination process. On an annual basis, participating jurisdictions review relevant planning documents, including emergency operations plans, comprehensive plans, capital improvement programs, and land use regulations, for consistency with hazard mitigation goals and strategies.

Mobile County EMA coordinates this review and provides technical guidance, while local planning, public works, floodplain management, and emergency management staff are responsible for identifying opportunities to incorporate mitigation principles during plan updates, ordinance revisions, and capital project development. Findings from these reviews are documented through annual progress reports and inform plan maintenance, revisions, and future mitigation priorities.

The Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) will be integrated into broader local planning and policy frameworks, including:

- Mobile County Emergency Operations Plan (EOP)
- Comprehensive and land use plans
- Capital improvement programs

- Zoning and building code enforcement
- Floodplain ordinances and regulations

Each jurisdiction is responsible for incorporating mitigation goals and strategies into its respective plans. Mobile County EMA will support and coordinate these efforts by:

- Providing annual integration guidance and technical assistance to participating jurisdictions
- Maintaining a mitigation integration checklist to assist local planning departments
- Facilitating coordination with zoning, permitting, and capital improvement offices
- Reviewing local planning and development updates for alignment with mitigation priorities

Jurisdictions will report annually on their efforts to integrate hazard mitigation strategies into relevant plans, ordinances, and policy updates. These reports will be reviewed during the annual plan evaluation process. Findings will inform adjustments to mitigation strategies and provide a basis for continued alignment across emergency management, land use, and development initiatives.

By embedding mitigation goals into decision-making processes, this plan will guide risk-reduction strategies across operational, regulatory, and capital planning activities throughout Mobile County planning area.

5.3.1 Integration with Other Planning Mechanisms

Mobile County EMA integrates the Hazard Mitigation Plan's data, risk information, goals, and mitigation actions into other local planning mechanisms through a structured, recurring coordination process involving all participating jurisdictions.

Integration occurs through the following steps:

1. **Annual Plan Alignment Review**
   As part of the annual mitigation progress review, Mobile County EMA coordinates with participating jurisdictions to review updates to related planning mechanisms, including comprehensive plans, land use plans, capital improvement programs (CIPs), emergency operations plans (EOPs), and major infrastructure or development initiatives. Jurisdictions assess whether identified hazards, vulnerability data, and mitigation priorities are reflected in these documents.
2. **Use of Hazard and GIS Data in Planning Decisions**
   Hazard identification, risk assessment results, floodplain data, repetitive loss information, and GIS-based vulnerability mapping developed through this plan are made available to local planning, public works, floodplain management, and emergency management staff. These data are used to inform land use decisions, development review, capital project siting, infrastructure upgrades, and emergency planning activities.

3. **Integration During Plan and Ordinance Updates**
   When participating jurisdictions update comprehensive plans, zoning ordinances, subdivision regulations, floodplain ordinances, or capital improvement programs, mitigation goals and actions from this plan are reviewed for incorporation where applicable. This ensures that hazard mitigation principles are embedded into regulatory, policy, and investment decisions rather than addressed as standalone activities.
4. **Capital Improvement and Budget Coordination**
   Mitigation actions identified in this plan are considered during capital improvement planning and annual budget development. Jurisdictions evaluate opportunities to incorporate mitigation measures, such as drainage improvements, facility hardening, property acquisition, or infrastructure resilience, into planned capital projects to leverage funding and achieve co-benefits.
5. **Interagency Coordination and Technical Support**
   Mobile County EMA provides technical assistance and coordination support to participating jurisdictions, including guidance on FEMA mitigation funding eligibility, integration of mitigation actions into other plans, and alignment with state and federal requirements. Coordination occurs through the Hazard Mitigation Planning Committee (HMPC), direct staff engagement, and ongoing communication.
6. **Documentation and Continuous Improvement**
   Jurisdictions document integration activities through annual progress reports submitted to the HMPC. These reports identify how mitigation strategies have been incorporated into other plans, programs, or projects. Findings are used to refine mitigation priorities, inform future updates, and ensure continuous integration throughout the five-year plan cycle.

Through this process, hazard mitigation principles are systematically incorporated into day-to-day planning, policy, and investment decisions across Mobile County planning area, reducing risk to existing and future development while increasing long-term community resilience. This integration process applies to Mobile County and all participating municipalities and special districts covered by this plan.

5.4 Ongoing Public Participation

Public involvement will be sustained throughout the plan maintenance cycle. Mobile County EMA will:

- Make the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) accessible online and at agency offices
- Facilitate public input opportunities during annual reviews, major amendments, and the five-year update process
- Conduct public meetings to present plan progress and gather community feedback

- Utilize surveys, social media, and other digital outreach tools to assess risk awareness and community mitigation priorities

This ongoing engagement promotes transparency, fosters trust, and builds community ownership of mitigation actions, supporting effective implementation and long-term resilience.

5.5 Supporting Risk Management Mechanisms

The ongoing maintenance and successful implementation of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan are reinforced by existing federal, state, and local programs that provide structure, funding, and regulatory support. These mechanisms help sustain the plan's relevance, inform updates, and ensure compliance with applicable standards. Key supporting mechanisms include:

- **National Flood Insurance Program (NFIP):** Provides flood insurance and incentives for flood risk reduction; participation and compliance are tracked for all jurisdictions.
- **State Hazard Mitigation Plan:** Serves as a higher-level guide and ensures eligibility for FEMA mitigation funding.
- **Local Floodplain and Building Regulations:** Adopted codes and ordinances that regulate development in hazard-prone areas.
- **Community Rating System (CRS):** Rewards jurisdictions exceeding NFIP minimum standards with reduced flood insurance premiums.
- **Threat and Hazard Identification and Risk Assessment (THIRA):** Informs hazard prioritization and capability targets for emergency management.
- **Emergency Management Accreditation Program (EMAP):** Supports standardized plan maintenance and integration with overall emergency management practices.

Together, these programs provide the framework, resources, and authority needed to implement and maintain hazard mitigation actions, and to continuously evaluate and enhance community resilience.

5.6 Plan Maintenance Responsibilities Matrix

The following matrix defines the roles, responsibilities, and timelines for monitoring, evaluating, and updating the mitigation plan. These tasks are in accordance with the Mobile County EMA Policy 2004 – Policy for Maintenance and Evaluation of Agency Plans and Procedures and meet FEMA and EMAP requirements for maintaining operational readiness and continuous improvement.

Table 5.6-1 Maintenance Responsibilities Matrix

Task	Responsible Party	Frequency	Deliverable

Track mitigation action progress	Participating Jurisdictions; HMPC	Annual	Progress Reports
Evaluate plan effectiveness	HMPC; Mobile County EMA	Annual; Post-disaster	Evaluation Report; Recommended Revisions
Update risk assessment	Mobile County EMA	Every 5 years	Revised Hazard and Risk Profiles
Revise plan and strategies	Mobile County EMA; HMPC	Every 5 years or as needed	Updated Plan Document
Integrate plan into local mechanisms	Participating Jurisdictions	Ongoing	Reports on Local Integration
Facilitate public engagement	Mobile County EMA	Ongoing	Meeting Notes; Survey Results; Public Feedback
Store and distribute plan updates	Mobile County EMA	As updated	Updated Digital and Hardcopy Plan Versions
Monitor policy compliance	Planning and Operations Director	Annual	Internal Audit Report; Compliance Recommendations

Source: Mobile County EMA Policy 2004 – Policy for Maintenance and Evaluation of Agency Plans and Procedures

Chapter 6: Plan Adoption and Approval

6.1 Plan Adoption Process (Pre-Approval)

Adoption of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) will occur following final approval by FEMA, in accordance with 44 CFR §201.6(c)(5). Each participating jurisdiction is required to formally adopt the plan by resolution or other official action of its governing body in order to remain eligible for Hazard Mitigation Assistance (HMA) funding.

At the time of plan submittal, adoption has not yet occurred, as participating jurisdictions may not adopt the plan until FEMA approval is granted. Upon receipt of FEMA approval, the Mobile County Emergency Management Agency (MCEMA) will coordinate with each participating jurisdiction to facilitate plan adoption within the required timeframe.

Documentation of plan adoption, including signed resolutions, meeting minutes, or other official records demonstrating official adoption, will be collected and retained by MCEMA and submitted to the Alabama Emergency Management Agency (AEMA) and FEMA as required. Adoption documentation will be compiled in **Appendix G: Adoption Resolutions.**

Participating jurisdictions are encouraged to complete plan adoption within one year of FEMA's issuance of Approvable Pending Adoption (APA) status to ensure receipt of a new plan expiration date. Jurisdictions adopting more than one year after APA issuance will comply with FEMA requirements by validating that risk and mitigation information remains current or by submitting necessary updates prior to adoption.

Appendices

Appendix A Federal Requirements (44 CFR Part 201)

Appendix B Planning Process Documentation

- Appendix B.1 Planning Committee Process and Meetings
- Appendix B.2 Community and Public Involvement
- Appendix B.3 Multi-Jurisdictional Coordination
- Appendix B.4 Special District Participation

Appendix C Hazard Assessment and Analysis

- Appendix C.1 Hazard Identification Methodology and Ratings
- Appendix C.2 Detailed Hazard Profiles and Data
- Appendix C.3 Risk Assessment Results

Appendix D Mitigation Strategy and Action Plans

- Appendix D.1 Mitigation Measure Analysis and Evaluation
- Appendix D.2 Community-Specific Action Plans

Appendix E Implementation and Capabilities

Appendix F Acronyms & Abbreviations

Appendix G Adopting Resolutions

Appendix A Federal Requirements (44 CFR Part 201)

Overview

This section documents compliance with the federal requirements for local hazard mitigation plans as established in 44 Code of Federal Relations (CFR) Part 201 - Local Mitigation Plans (§201.6). These regulations implement Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5165) and are administered by the Federal Emergency Management Agency (FEMA).

Legal Authority

Primary Legislation:

- Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.)
- Section 322 – Mitigation Planning (42 U.S.C. 5165)

Implementing Regulations:

- 44 CFR Part 201 – Mitigation Planning
- 44 CFR Part 201 – Local Mitigation Plans (§201.6)

Key Federal Requirements Summary

§ 201.6 Local Mitigation Plans.

The local mitigation plan is the representation of the jurisdiction's commitment to reduce risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards. Local plans will also serve as the basis for the State to provide technical assistance and to prioritize project funding.

§201.6(a) – Plan Requirements
Local governments must have an approved mitigation plan to be eligible for HMGP and other mitigation grants. Multi-jurisdictional plans are allowed if all participating jurisdictions are involved and adopt the plan; statewide plans are not accepted.

§201.6(b) – Planning Process: An Open Public Involvement Process
The planning process must provide opportunities for public comment and involvement from neighboring communities, relevant agencies, businesses, academia, and nonprofit interests. Existing plans, studies, and technical information should be reviewed and incorporated as appropriate.

§201.6(c) – Plan Content

1. **Documentation of the Planning Process:** Plans must describe how they were prepared, who was involved, and how the public participated.
2. **Risk Assessment:** Plans must describe hazards, assess risk exposure, identify assets at risk, estimate potential losses, and for multi-jurisdictional plans, assess jurisdiction-specific risks.
3. **Mitigation Strategy:** Plans must include mitigation goals, a range of actions and projects, an action plan for prioritization, implementation, and administration, and NFIP compliance where applicable. Multi-jurisdictional plans must include jurisdiction-specific actions.
4. **Plan Maintenance:** Plans must describe monitoring, evaluation, and updating procedures within a five-year cycle, integration into other planning mechanisms, and continued public participation.
5. **Documentation:** Plans must be formally adopted by the governing body; multi-jurisdictional plans require adoption by each participating jurisdiction.

§201.6(d) – Plan Review
Plans must be submitted to the State for initial review, then to FEMA for formal approval. Plans must be updated every five years to reflect changes in development, mitigation progress, and priorities to maintain eligibility for mitigation grants. Managing States with delegated approval authority may review and approve plans on FEMA's behalf.

Additional Federal Guidance Documents

FEMA Resources Referenced:

- Local Mitigation Planning Policy Guide (April 11, 2025)
- Hazard Mitigation Assistance Program and Policy Guide, Version 2.1 (January 20, 2025)
- Restrictions on Grant Obligations to State, Tribal, and Local Governments without a FEMA-Approved Mitigation Plan, FP 306-112-1 (August 18, 2013)

Related Federal Programs:

- Hazard Mitigation Grant Program (HMGP)
- Flood Mitigation Assistance Program (FMA) – Under review
- Building Resilient Infrastructure and Communities (BRIC) – Under review
- Housing and Urban Development (HUD)
    - CDBG-DR: Community Development Block Grant – Disaster Recovery.
    - CDBG-MIT: Community Development Block Grant – Mitigation.
- Economic Development Administration (EDA)
    - Economic Adjustment Assistance (EAA) program

- DOT (Department of Transportation)
    - BUILD (Better Utilizing Investments to Leverage Development)
    - INFRA (Infrastructure for Rebuilding America)
    - Emergency Relief Program

This Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) has been developed in accordance with the requirements of 44 CFR Part 201. It meets all federal criteria for approval by FEMA, including the documentation of the planning process, risk assessment, mitigation strategy, plan adoption, and updates, as detailed throughout this document and its appendices.

Appendix B Planning Process Documentation

B.1 Planning Committee Process and Meetings

Purpose:

The Hazard Mitigation Planning Committee (HMPC) serves as the core decision-making body for the development, review, and update of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). As described in **Section 1.4**, the HMPC consists of members of the Mobile County Emergency Management Agency (MCEMA) Executive Board and MCEMA staff. This committee guides the planning process, ensures compliance with federal and state mitigation planning requirements, and maintains coordination and alignment with the Mobile County Emergency Operations Plan (EOP) and its annexes.

This appendix documents all HMPC meetings held throughout the planning process, demonstrating stakeholder involvement, transparency, and adherence to planning requirements. Meeting records include dates, locations, participant roles, agenda topics, summaries of discussion, decisions made, and supporting documentation such as sign-in sheets and presentations.

Table B.1-1 Planning Committee Process & Meetings

	Policy 1020 Coordination Procedures
Attendees (Names & Affiliations)	MCEMA Personnel
Summary of Discussion	Policy 1020 establishes internal procedures for communication and coordination within Mobile County EMA, ensuring hazard mitigation actions are implemented efficiently and responsibilities are clear.
Key Decisions or Actions	Policy 1020 was adopted to standardize communication and coordination processes and integrate them into the planning and execution of hazard mitigation actions.
Supporting Documents	Policy 1020 Coordination Procedures.pdf

2024-06-20	Kickoff Meeting @ Government Plaza
Attendees (Names & Affiliations)	Councilman Joe Beaty, Citronelle Chief Shayne Lovitte, Saraland Councilman Newton Cromer, Saraland Dir. External Affairs Stephen McNair, City of Mobile Councilman Ben Reynolds, City of Mobile Mayor Brandon Van Hook, Semmes Mayor Mark Barlow, Satsuma Mayor Jeff Collier, Dauphin Island Mayor Barry Broadhead, Chickasaw Councilman Marcellious Jones, Mt. Vernon Mayor Don Nelson, Creola City Clerk Marcy Brown, Creola Dir. Mike Evans, Mobile County EMA Commissioner Randall Dueitt, Mobile County Commission Commissioner Conne Hudson, Mobile County Commission Commissioner Merceria Ludgood, Mobile County Commission County Administrator Eddie Kerr, Mobile County Commission
Summary of Discussion	Municipal leaders were briefed on the importance of participating in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Their involvement is critical to ensuring jurisdictions remain eligible for future federal funding opportunities, including grants for infrastructure improvements and disaster resilience projects. By contributing local knowledge of hazards, risk exposure, and priorities,

Key Decisions or Actions	municipalities help shape a stronger countywide plan that addresses real risks. This participation not only strengthens the ability to protect lives and property but also supports faster recovery after disasters. Municipal representatives were encouraged to actively participate in the Hazard Mitigation Planning Committee. Those interested in joining the planning committee should contact Mike Evans or Latica Fultz at Mobile County EMA. Jurisdictions agreed to provide hazard and mitigation information specific to their communities for inclusion in the draft plan.
Supporting Documents	2024-06-20 Authority Board Minutes.pdf
2024 –09-13	**Risk Assessment Review Meeting @ MCEMA**
Attendees (Names & Affiliations)	Chief Shayne Lovitte, City of Saraland Mr. Eddie Kerr, Mobile County Mr. Randall Dueitt, Mobile County Commissioner Mr. Mike Evans, MCEMA Mr. Doug Cooper, MCEMA Ms. Sharon Counts, MCEMA Ms. Renetta Thames, MCEMA Ms. Sherry Crush, MCEMA
Summary of Discussion	Sherry Crush and Doug Cooper provided the Board with an overview of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update process. The Board agreed that each member would engage with their respective jurisdictions, agencies, and organizations to identify local hazard concerns, risk exposure, priority issues, and current or proposed mitigation measures. Information gathered through this

	outreach will be presented at the next meeting for collective review. This process is intended to ensure that the 2025 MJHMP reflects the needs of participating communities and supports the development of a shared set of mitigation priorities, thereby strengthening the plan's effectiveness and positioning the county to pursue future mitigation funding opportunities.
Key Decisions or Actions	Board members will consult with their respective jurisdictions, agencies, and organizations to gather input on hazard concerns, risk exposure, priorities, and mitigation needs. Collected feedback will be shared at the next meeting to build a consolidated list of mitigation priorities for inclusion in the 2025 MJHMP.
Supporting Documents	2024-09-13 Executive Committee Minutes.pdf
2024-11-13	**Mitigation Strategy Meeting @ MCEMA**
Attendees (Names & Affiliations)	Chief Shayne Lovitte, City of Saraland Mr. Robert Lasky, City of Mobile Mr. Mike Evans, MCEMA Mr. Doug Cooper, MCEMA Ms. Sharon Counts, MCEMA Ms. Renetta Thames, MCEMA Ms. Laticia Fultz, MCEMA Mr. Caleb Watson, MCEMA Ms. Angel Wilson
Summary of Discussion	Board reviewed routine approvals, EMA updates, and Mitigation Plan progress. Key hazards discussed were storm surge (evacuation routes, critical facilities, protective infrastructure, outreach) and tornadoes (manufactured housing, schools, shelters, warning systems). Flooding, severe storms, and other hazards

	were also noted. A GIS contractor was hired to enhance floodplain data and hazard mapping. Discussion focused on prioritizing risks and improving planning data to guide mitigation strategies.
Key Decisions or Actions	The Board approved the October 2024 minutes, registers, and financial reports. Storm surge and tornado mitigation were identified as countywide priorities, and jurisdictions will submit written input for EMA to consolidate. EMA staff will draft a mitigation priority matrix, and a GIS contractor was hired to support mitigation planning and floodplain management.
Supporting Documents	2024-11-13 Executive Committee Minutes.pdf
2025-04-09	**Mitigation Strategy Meeting @ MCEMA**
Attendees (Names & Affiliations)	Chief Shayne Lovitte, City of Saraland Mr. Eddie Kerr, Mobile County Mr. Mike Evans, MCEMA Mr. Doug Cooper, MCEMA Ms. Renetta Thames, MCEMA Ms. Sharon Counts, MCEMA Ms. Pat Creamer, MCEMA
Summary of Discussion	Updates were provided on the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), including limited CAP submissions, operational incidents highlighting risk exposure, and the new GIS portal to support planning.
Key Decisions or Actions	Increase outreach to special districts to collect CAPs, use the GIS portal for mitigation planning, and clarify Health Department contacts to maintain preparedness and mitigation support.

Supporting Documents	2025-04-09 Executive Committee Minutes.pdf
2025-06-16	**MJHMP – Special District Meeting**
Attendees (Names & Affiliations)	Jesse Sluder, MCCD911 Roy Hodge, MCCD911 Chuck Harben, MCPSS Frank Byrd, Theodore Dawes Fire Department Kim Bouler, MCEMA Sherry Crush, MCEMA Stephanie Crawford, MCHD Kimberly Levingston, Prichard Housing (HACP) Will Montalban, MCEMS Steve Schnieder, Satsuma Water Sean McQuade, DI VFD Cole Lucky, MCEMA
Summary of Discussion	The meeting provided an overview of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan update, explaining the planning process, the difference between participants and stakeholders, the benefits of participation, project timelines, and funding opportunities. Districts were informed about required commitments, including providing a Letter of Commitment, Point of Contact, District Profile, risk and facility information, and project ideas. The meeting emphasized FEMA compliance, grant eligibility, and alignment with county mitigation priorities.

Key Decisions or Actions	Districts were requested to submit commitments and information by August 1, identify mitigation project ideas, designate points of contact, and plan to formally adopt the updated MJHMP in early 2026 once FEMA approval is received.
Supporting Documents	2025-06-16 MJHMP Agenda.pdf
2025-08-13	**Review Meeting @ MCEMA**
Attendees (Names & Affiliations)	Chief Shayne Lovitte, City of Saraland Mr. Eddie Kerr, Mobile County Mr. Mike Evans, MCEMA Mr. Doug Cooper, MCEMA Ms. Renetta Thames, MCEMA Ms. Sharon Counts, MCEMA Ms. Sherry Crush, MCEMA Mr. Dale Jackson
Summary of Discussion	All required municipal paperwork for the Mobile County Multi-Jurisdictional Hazard Mitigation Plan update had been received, including submissions from six special districts (Dauphin Island Fire, George Town Fire, Grand Bay Fire, St. Elmo/Irvington Fire, MCEMSS, MCCD, and MCPSS). The Executive Board received a briefing on the draft 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), covering the planning process, key findings, and proposed mitigation strategy. While the full document was provided in advance, the briefing emphasized compliance with FEMA and state requirements and confirmation that jurisdictional input was incorporated.

Key Decisions or Actions	Confirmed receipt of all required municipal and special district paperwork. Approved the draft Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) for distribution to participating jurisdictions for review. Directed Doug Cooper and Kim Bouler to complete final edits and formatting prior to circulation.
Supporting Documents	2025-08-13 Executive Committee Minutes.pdf
2025-09-02	**Jurisdictional and Special Districts Distribution and Review**
To (Names & Affiliations)	Mobile County Commission: Commissioner Merceria Ludgood (President), Commissioner Connie Hudson, Commissioner Randall Dueitt <u>Municipalities:</u> City of Mobile – Lance Slater, Resilience Officer; Madeleine Dotson Bayou La Batre – Mayor Henry Barns; Marcia Barns, City Clerk Chickasaw – Mayor Barry Broadhead; Michelle Ross, City Clerk Citronelle – Mayor Jason Stringer; Lori Bryan, City Clerk Creola – Mayor Don Nelson; Marcy Brown, City Clerk Dauphin Island – Mayor Jeff Collier; Wanda Sandagger, City Clerk Mt. Vernon – Mayor Eric Peoples; Lacie Taylor, City Clerk Prichard – Mayor Jimmie Gardner; T.J. Pettway Saraland – Mayor Howard Rubenstein; Chief Shayne Lovitte (CAP Lead); Judi Smith, City Clerk Satsuma – Mayor Mark Barlow; Jessica Jones, City Clerk Semmes – Mayor Brandon Van Hook; Kristy Roberts, City Clerk

	<u>Special Districts:</u> Dauphin Island Fire District – Chief Jeremy Tousinau; Sean McQuade, Public Safety Officer Georgetown Fire District – Chief Hugh McWhorter Grand Bay Fire District – Chief Richie Dodge St. Elmo/Irvington Fire District – Chief Kalleigh Grayson Mobile County Emergency Medical Services System (MCEMSS) – Director Mark Turner Mobile County Communications District (MCCD) – Director Roy Hodge Mobile County Public School System (MCPSS) – Chuck Harben
Summary of Discussion	The draft 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan was distributed via email to all municipal mayors, city clerks, county commissioners, and participating special districts. Recipients were asked to review the document and provide any corrections, updates, or feedback to Mobile County EMA. The review process was designed to ensure accuracy, confirm local priorities, and meet FEMA's multi-jurisdictional participation requirements.
Key Decisions or Actions	All jurisdictions and special districts were given until September 9, 2025 to submit corrections or comments. Feedback received will be incorporated into the final draft prior to state submission. Non-response by the deadline will be interpreted as concurrence with the distributed draft.
Supporting Documents	Distribution emails (Sept 4, 2025) Copy of draft plan as distributed (Upon Request) Comment log (Sept 15, 2025)

B.1.1 Supporting Documentation

Policy 1020 Coordination Procedures.pdf

Revised: June 1, 2024

Mobile County Emergency Management Coordination Procedures

Introduction

These coordination procedures are designed to streamline and enhance the emergency response efforts of all personnel involved in emergency management within Mobile County. The goal is to ensure effective communication, resource allocation, and collaborative action during emergencies.

Roles and Responsibilities

- Mobile County Emergency Management Director: Oversees all emergency response operations, ensures inter-agency coordination, and communicates with state and federal agencies.
- County Commission President: Provides strategic guidance and resources, approves emergency funding, and ensures public information dissemination.
- County Departments (e.g., Public Works, Health Department): Coordinate internally to provide resources and expertise specific to their functions.
- Municipal Governments: Collaborate with the county to address localized issues and share resources.
- Emergency Services (Fire, Police, EMS): Execute on-the-ground response activities, provide immediate aid, and report situational updates to the Emergency Operations Center (EOC).
- Community Organizations (e.g., Red Cross, Salvation Army): Support shelters, provide food and supplies, and assist with community outreach.
- Adjacent Counties: Share resources and information, coordinate evacuation and sheltering plans, and provide mutual aid as needed.
- State and Federal Agencies: Offer additional resources, expertise, and funding; provide guidance on compliance with state and federal regulations.

Coordination Procedures

Pre-Emergency Planning

- Regularly update emergency plans to reflect current risks, resources, and inter-agency agreements.
- Conduct regular meetings with representatives from all involved entities to review and update emergency plans, share information, and conduct joint training exercises.
- Conduct regular training and joint exercises with all stakeholders to ensure readiness and interoperability.
- Maintain updated lists of available resources, including personnel, equipment, and facilities, across all agencies and jurisdictions.
- Ensure all personnel are trained in and have access to interoperable communication systems.

Activation of Emergency Operations Center (EOC)

- Upon recognition of a potential or actual emergency, the Mobile County EOC will be activated. The EOC Director will notify all relevant personnel and agencies.

  Notification Protocol: Implement a tiered notification system to inform all relevant personnel and agencies of the emergency:

  - **Primary Notification**: Notify all MCEMA staff and primary response agencies.
  - **Secondary Notification**: Inform neighboring jurisdictions and mutual aid partners.
  - **Public Notification**: The PIO will disseminate information to the public through predefined channels.
- Assign roles and responsibilities within the EOC, ensuring representation from all critical agencies and jurisdictions.

Incident Command System (ICS)

- Assign a Liaison Officer to facilitate communication and coordination with neighboring jurisdictions and external agencies.
- If the incident affects multiple jurisdictions, establish a Unified Command to ensure a cohesive response.
- Use a centralized information-sharing platform (e.g., WebEOC, ESRI) to share real-time data and situational reports with all stakeholders.
- Conduct regular briefings to update all personnel on the current situation, response objectives, and resource status.

Communication and Information Sharing

- Require regular Situational Reports from all agencies to provide a comprehensive overview of the situation and response activities.
- Hold regular coordination meetings (in-person or virtual) with key stakeholders to assess the situation and adjust response strategies.
- Designate a PIO to coordinate public information dissemination, ensuring consistent and accurate messaging across all agencies.

- Establish a JIC to coordinate public information efforts among all agencies involved.
- Conduct regular media briefings to provide updates and instructions to the public.
- Utilize social media platforms for timely dissemination of information and to address public inquiries.

Resource Management

- Utilize the Resource Management System to track and deploy resources efficiently.
- Identify staging areas for incoming resources and personnel.
- Activate mutual aid agreements as necessary to supplement local response capabilities.
- Assign a Logistics Coordinator to manage the distribution of resources, ensuring they are allocated based on priority needs and operational objectives.
- Establish liaison role(s) to facilitate communication and coordination with adjacent jurisdictions and state agencies.

Post-Emergency Activities

- Develop and implement recovery plans in collaboration with all relevant agencies, focusing on restoring normalcy and addressing long-term needs.
- Conduct after-action debriefings with all participating agencies to evaluate response effectiveness and identify areas for improvement.
- Compile AARs that document the response activities, challenges encountered, and lessons learned.
- Develop and implement a corrective action plan based on the findings of the AAR.

Conclusion

Effective coordination among all emergency response personnel and neighboring jurisdictions is crucial for the successful management of emergencies in Mobile County. By adhering to these procedures, we can ensure a cohesive, efficient, and effective response to any emergency.

2024-06-20 Authority Board Minutes.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
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Mobile, Alabama 36608
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www.mcema.net

APPROVED
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AUTHORITY BOARD MINUTES

June 20, 2024

PRESENT:
Councilman Joe Beaty, Citronelle
Chief Shayne Lovitte, Saraland
Councilman Newton Cromer, Saraland
Dir. External Affairs Stephen McNair, City of Mobile
Councilman Ben Reynolds, City of Mobile
Mayor Brandon Van Hook, Semmes
Mayor Mark Barlow, Satsuma
Mayor Jeff Collier, Dauphin Island
Mayor Barry Broadhead, Chickasaw
Councilman Marcellious Jones, Mt. Vernon
Mayor Don Nelson, Creola
City Clerk Marcy Brown, Creola
Dir. Mike Evans, Mobile County EMA
Commissioner Randall Dueitt, Mobile County Commission
Commissioner Conne Hudson, Mobile County Commission
Commissioner Merceria Ludgood, Mobile County Commission
County Administrator Eddie Kerr, Mobile County Commission
Non-Authority in Attendance:
Dir. Adam Bourne, MCPB
Dep. Dir, Gloria Reed, MCPB
Dir. Stepanie Woods Crawford, MCHD

The annual Authority Meeting was held at 7:40 PM in the Council Pre-Meeting Room hosted by the Mobile County Commission at Government Plaza as part of the Mobile County League of Municipalities meeting.

APPROVAL OF THE JUNE 15, 2023, MINUTES:
The minutes were approved and signed by the representatives at tonight's meeting.

OLD BUSINESS:

- Each municipality needs to come up at the end of this meeting and sign June 15, 2023, minutes from last year's Authority Board meeting that we just approved.
- The MCEMA Warehouse construction project was completed, and the final payment was made to Roy Lewis Construction. We are using the warehouse to store disaster supplies and MCEMA equipment.

NEW BUSINESS:

- The EMA Duty Officer has improved their response and support process; the Duty Officer Responses went from 1 in 2023 to 11 so far in 2024 – Actual Scene response:
  - EMA recently worked the HAZMAT scene in Creola with Chief Lovitte from Saraland
  - New procedure: if the first responders need an EMA person to come to the scene and assist with coordination and support, make a request
- The staff has met with all municipalities individually to discuss mitigation grants and safer places and will be revisiting this fall to discuss the needs
- Training has been ramped up at the EOC; we have brought in Texas A&M University along with other FEMA courses
- These courses are for all staff members who perform EM actions for your municipality
- Next week, we are offering a cyber awareness course from Texas A&M; if interested, go to our website or call Kim Bouler
- Training Specific for municipalities and volunteer fire departments
  - Damage assessments
  - Emergency Action Plan for Public Works
  - How to prepare your workplace and family
- Public outreach: our staff is returning to the community as in past years.
- We are trying to get the CERT program reinstituted, which is geared towards citizen's preparedness
- Public Outreach has increased by 45% since last year with our new "Be Informed, Be Prepared, Be Resilient" campaign
- We are preparing for EMAP Accreditation
  - The *ANSI/EMAP 5-2019 Emergency Management Standard* is the set of 66 standards by which programs that apply for EMAP accreditation are evaluated.
- The State of Alabama EMA is the only one in the state that has met this requirement, but currently, MCEMA is going through this process to see where we stand, and our end goal is to get the Mobile County EMA EMAP accreditation

- EMAP is making us look at procedures, processes, and documentation with this approach of how we streamline and improve what we do
- We will keep working with the State, County Commission, and City of Mobile to develop a system to simplify the ORION damage assessment data collection process
- No matter what system is used to collect data, the data will need to be entered into the ORION system to meet the state's threshold guideline for a declaration
- FEMA has also updated IA procedures, which should streamline the declaration process for citizens to receive support post-event
- Currently working with the County Commission team to execute a new shelter management contract; life safety is the number one priority
- Working with City, County, and National programs to improve our pet sheltering
- Working with DHS to acquire new flood mapping capabilities to improve predictive modeling and support public and individual assistance claims, intended to show citizens the flood and surge impacts they could face
- Municipal leaders were briefed on the importance of participating in the 2025 Hazard Mitigation Plan, as their involvement is critical to keeping jurisdictions eligible for future federal funding opportunities, including grants for infrastructure improvements and disaster resilience projects. By sharing local knowledge of hazards, vulnerabilities, and priorities, municipalities help shape a stronger countywide plan that addresses real risks, strengthens the ability to protect lives and property, and supports faster recovery after disasters. Municipal representatives were encouraged to actively participate in the Hazard Mitigation Planning Committee, with those interested directed to contact Mike Evans or Latica Fultz at Mobile County EMA. Jurisdictions also agreed to provide hazard and mitigation information specific to their communities for inclusion in the draft plan.
- Taking measures to improve our GIS mapping and tracking capabilities so we can provide the jurisdictions with near real-time data through dashboards
- The intent is to give you a common operating picture with an executive summary for your decision-making process
- I hired intelligent people and charged them on what I wanted for our products and information to look like, to provide our leaders with what they need
- We will open the EMA facility to provide your jurisdiction with both training and meeting space when requested
- The warehouse at EMA for storage of disaster supplies is complete and operational so that we can assist and support you; I remind the state we will store anything they send south
- Please give us your feedback; we are trying to support, assist, and provide you with the the best information that we can
- I love to see everybody here, but if I do not have to see some of you all until this time next year, which is not a bad thing, right? That means you didn't have to hear from me, so hopefully nothing happened
- Thanks to all of you for allowing me this time at your meeting tonight

A motion was approved, allowing the Authority Board meeting to conclude at 8:05 PM.

2024-09-13 Executive Committee Minutes.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mcema.net

EXECUTIVE COMMITTEE MINUTES

September 11, 2024

PRESENT:
Chief Shayne Lovitte, City of Saraland
Mr. Eddie Kerr, Mobile County
Mr. Randall Duett, Mobile County Commissioner
Mr. Mike Evans, MCEMA
Mr. Doug Cooper, MCEMA
Ms. Sharon Counts, MCEMA
Ms. Renetta Thames, MCEMA
Ms. Sherry Crush, MCEMA

Chief Lovitte called the meeting to order at 1:40 p.m.

APPROVAL OF AUGUST 2024 MINUTES: Chief Lovittle motioned to approve the August 2024 minutes, which Eddie Kerr seconded. The minutes were approved as presented.

APPROVAL OF AUGUST 2024 CHECK REGISTERS: Chief Lovittle motioned to approve, which Eddie Kerr seconded.

APPROVAL OF AUGUST 2024 FINANCIAL REPORTS: The bank statement, balance sheet, Profit vs. Loss, and Budget vs. Actual report for August 2024 were approved. Chief Lovittle motioned to approve the financial reports, which Eddie Kerr seconded.

OLD BUSINESS:

- The Director of Plans and Operations, Sherry Crush, reported that over the past 30 days, the Duty Officer Dashboard has received no on-scene requests. However, significant progress has been made in other areas of outreach and support. Key activities include weather report assistance for volunteer departments, remote support from the National Response Center (NRC), and training initiatives.
  Agency Support:
  - Two volunteer departments requested assistance with weather reports, addressed through remote support provided via the National Response Center (NRC).

  Outreach Training:
  - Duty officers actively participated in outreach and training programs during the month. They also assisted other volunteer departments with their Standard Operating Training Systems (SOTS), expanding local response capabilities.
  - Grand Bay successfully launched its CERT team.
  - Continued efforts are being made to promote GIS Hydrant Application training, essential for improving hydrant mapping and access across agencies.

- Mobile County Communication District Expansion Plans are still being developed, and we are being updated on the process.
- The board approved the FY22/23 audit.
- Doug Cooper, Deputy Director, reported on the mechanical room incident on August 3rd. The final report, the incident report, and the pictures have been submitted to the insurance company for reimbursement.
- The new VOIP phone system is still scheduled to be installed in October 2024.

NEW BUSINESS:

- **Hurricane Francine:**
  According to Sherry Crush, Director of Plans and Operations, although the storm's impact is expected to be minimal, it is a strategic opportunity to ensure our new processes and procedures function optimally. Feedback from first responders and real-time data will be invaluable for evaluating system performance and making any necessary adjustments moving forward.
- Sherry Crush and Doug Cooper talked with the Board about the planning process for the Hazard Mitigation Plan (HMP). The Board agreed that each member will check in with the jurisdictions, agencies, and organizations they represent to talk about local concerns related to hazards in Mobile County. These conversations should focus on identifying any vulnerabilities, top priorities, and current or needed mitigation efforts. The feedback will help shape the 2025 Hazard Mitigation Plan so it truly reflects the needs of all our communities. Board members will bring what they learn to the next meeting so we can go over it together and build a shared list of priorities. This is how we make the plan stronger and set ourselves up to snag future funding and boost the county's resilience.
- The Executive Board approved a cost-of-living raise for MCEMA for FY24/25, pending the Mobile County Commission's approval of their COLA on September 23rd.

ADJOURNMENT: Chief Lovittle motioned to adjourn with no further business to be discussed. Eddie Kerr seconded the motion, and the meeting adjourned at 2:09 p.m. The next session is scheduled for Wednesday, October 9th, 2024.

MOBILE COUNTY EMA SIGN IN SHEET

Meeting: MCEMA EXECUTIVE COMMITTEE

Meeting Date: September 11, 2024

NAME	ORGANIZATION	TELEPHONE	EMAIL
Mike Evans	MCEMA	—	—
Anthony Lovitte	Saraland	—	—
Eddie Kerr	MCC	—	—
Brandi Duett	MCC	—	—
Sherry Crush	MCSMA	—	—
Doug Cooper	MCSMA	—	—
Sharon Counts	MCEMA		
Renetta Thames	MLEMA	—	—

2024-11-13 Executive Committee Minutes.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mcema.net

EXECUTIVE COMMITTEE MINUTES

December 11, 2024

PRESENT:
Chief Shayne Lovitte, City of Saraland
Mr. Robert Lasky, City of Mobile
Mr. Mike Evans, MCEMA
Mr. Doug Cooper, MCEMA
Ms. Sharon Counts, MCEMA
Ms. Renetta Thames, MCEMA
Ms. Laticia Fultz, MCEMA
Mr. Caleb Watson, MCEMA
Ms. Angel Wilson

Chief Lovitte called the meeting to order at 1:30 p.m.

APPROVAL OF October 2024 MINUTES: Chief Lovitte motioned to approve, which Robert Lasky seconded.

APPROVAL OF October 2024 CHECK REGISTERS: Chief Lovitte motioned to approve, which Robert Lasky seconded.

APPROVAL OF October 2024 FINANCIAL REPORTS: The bank statement, balance sheet, Profit vs. Loss, and Budget vs. Actual report for September 2024 were approved. Chief Lovitte motioned to approve the financial reports, which Robert Lasky seconded.

IV. **OLD BUSINESS:**

Doug Cooper, Deputy Director, gave the Duty Office Update:

Agency Support and Outreach:

- Laticia Fultz gave an update on her and Kim Bouler dispatched to North Carolina

Deployment to North Carolina: Emergency Management Response
Deployment Date: October 5, 2024
Deployment Team:

- Kim and I, along with three other Alabama EMA personnel
- Destination: Newman, North Carolina
- Supplement local Emergency Operations Center (EOC).

Our Roles

- **Kim's Role:**
  - Assigned to the warehouse.
  - Managed resource intake for donations.
  - Coordinated setup of Point of Distribution (POD) sites.

- **Laticia's Role:**
  - Assisted inside the EOC.
  - Organized and managed information using a visual connector system with notes.
  - Created a database to track missing persons and coordinate response efforts.
  - The deployment was a rewarding experience, highlighting the resilience and determination of both local and external emergency management teams. While challenges were significant, the collaborative response effectively mitigated the impact on affected communities.
- Deputy Director Doug Cooper reported that the new VOIP phone system has been installed, and all related AT&T accounts have been canceled.
- The Mobile County Communication District (MCCD): Deputy Director Doug Cooper met with Councilman Josh Woods from The Grounds, who agreed to grant MCCD an easement to increase their lot by thirty feet for the expansion plan.

Mitigation Plan Update:

- Board members reported back on outreach to their jurisdictions and agencies, focusing on hazard concerns, vulnerabilities, and mitigation needs. The discussion emphasized storm surge, particularly challenges with evacuation routes, critical facilities, and protective infrastructure, as well as tornado risks to manufactured housing, schools, shelters, and the need for expanded warning systems. Other hazards such as flooding and severe storms were also noted. The Board agreed that storm surge and tornado mitigation will be treated as countywide priorities. Members will provide written jurisdictional input to EMA for consolidation, and EMA staff will prepare a draft priority matrix for review at the next meeting.

NEW BUSINESS:

GIS Support:

- The agency has hired a GIS contractor to assist with a significant project that supports our agency and smaller jurisdictions in meeting floodplain management requirements. The contractor's primary tasks will include identifying structures located within floodplains and assessing their tax-assessed values. This data will be critical in developing our new mitigation plan, helping us better address flood risks and enhance community resilience.
- In addition to floodplain management, the contractor will provide support with the state's WebEOC technology and the ArcGIS system. This assistance will enhance data integration, improve real-time information sharing, and strengthen our overall emergency management capabilities. These efforts aim to streamline operations and ensure more accurate geographic and operational data across state and local jurisdictions.

ADJOURNMENT: Chief Lovitte motioned to adjourn with no further business to be discussed. Eddie Kerr seconded the motion, and the meeting adjourned at 2:10 p.m. The next session is scheduled for Wednesday, December 11th, 2024.

MOBILE COUNTY EMA SIGN IN SHEET

Meeting: MCEMA EXECUTIVE COMMITTEE

Meeting Date: November 13, 2024

NAME	ORGANIZATION	TELEPHONE	EMAIL
Sheriff County	MCEMA	—	—
Mike Evans	MCEMA	—	—
Shayne Lavitte	Saraland	—	—
[illegible]	[illegible]	—	—
Eddie Kerr	MCC	—	—
Doug Cooper	MCEMA	—	—
Benetta Thames	MCEMA	—	—

2025-04-09 Executive Committee Minutes.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mcema.net

EXECUTIVE COMMITTEE MINUTES

April 9, 2025

PRESENT:
Chief Shayne Lovitte, City of Saraland
Mr. Eddie Kerr, Mobile County
Mr. Mike Evans, MCEMA
Mr. Doug Cooper, MCEMA
Ms. Renetta Thames, MCEMA
Ms. Sharon Counts, MCEMA
Ms. Pat Creamer, MCEMA

Chief Lovitte called the meeting to order at 1:35 p.m.

APPROVAL OF MARCH 2025 MINUTES: Chief Lovitte motioned to approve, which Eddie Kerr seconded.

APPROVAL OF MARCH 2025 CHECK REGISTERS: Chief Lovitte motioned to approve, which Eddie Kerr seconded.

APPROVAL OF MARCH 2025 FINANCIAL REPORTS: Chief Lovitte motioned to approve the financial reports, which Eddie Kerr seconded.

OPERATIONAL UPDATES:

Deputy Director Doug Cooper gave Operational Updates:

- A response to an alert at a Bates Field (Mobile Regional Airport), due to a landing gear issue on a Navy jet conducting touch-and-go exercises.
- Last week, a lightning strike hit a water main in Theodore, causing a water outage for several residents lasting about half a day.
- Over the weekend, a fatal wreck on I-10 caused a fuel spill. Sand was requested for containment, but ALDOT declined to provide it, which caused some delays.
- During the recent rainstorm, a vehicle backed into a gas main in Theodore. A shelter-in-place order was issued until the line was secured and repaired.
- MCEMA is supporting MCHD with relocating their warehouse.

- **Mass Casualty drill held on March 29, 2025**
  - 47 students from Georgetown, Wilmer, St. Elmo, Theodore, Mobile County EMS, and Mobile Fire participated.
  - The exercise was a full-day mass casualty drill, which ran smoothly and was well received.
- **Operational Concern – Health Department Transition:**
  - Mike Evans, Director, mentioned that a key partner at the health department is leaving next week. The full impact on our coordination is still unclear but may be significant.
  - The Director will need to meet with Dr. Michaels to discuss continuity.
  - The key question: *What is your plan to continue supporting us with ESF8 and the Medical Needs Shelter?*
  - More specifically: *Who is now the designated point of contact for those roles? This must be clarified to maintain operational readiness and not lose coverage in critical areas.*

OLD BUSINESS:

- **Personnel Update**
  - Mr. Cole Lucky has been hired as the new Communications & Radio Technician; he will start on April 21st
  - The Plans & Operations Officer I position will close on April 15th. The interviews will begin shortly after.
- **Hazard Mitigation Plan Update:**
  - Only three municipalities have submitted their Community Action Plans (CAPs) to date. We will be stepping up outreach and meetings with the special districts in the coming weeks to keep the process on track.
- **Comms Antenna Update**
  - Mobile County Communication District will take over coordination of the project moving forward. They will invoice us for any outstanding balance.

NEW BUSINESS:

- **GIS Demo**
  - Ms. Patricia Creamer demonstrated our new GIS portal, *Mobile County EMA Gray Skies*. While we already have one built for the upcoming dashboard, this version is designed for the First Responders Portal. It will list all available applications and indicate who has access to each, following a similar structure tailored to this portal.

ADJOURNMENT: Chief Lovitte motioned to adjourn the meeting, noting no further business to discuss. Eddie Kerr seconded the motion, adjourning the meeting at 2:17 p.m. The next meeting will be on Wednesday, May 14, 2025.

2025-06-16 MJHMP Agenda.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

Agenda: 2025 Hazard Mitigation Plan – Special District Meeting

Welcome & Introductions

- Overview of meeting purpose: update to the Mobile County Local Hazard Mitigation Plan (HMP)
- Goal: Explain the process, invite your district to participate, and outline the benefits

Hazard Mitigation Planning Overview

- What is a Hazard Mitigation Plan?
  - A federally required 5-year plan to reduce long-term risk from disasters
- Key steps: risk assessment, mitigation strategy, public involvement, adoption
- Why it matters:
  - Improves disaster resilience
  - Required for FEMA mitigation funding
  - Supports smarter capital planning and coordination

Participant vs. Stakeholder: Know the Difference

- Participant (Full Jurisdiction):
  - Adopts the plan by resolution
  - Gets FEMA "approved plan" status
  - Becomes eligible for FEMA mitigation grants
  - Included in the plan with tailored risk analysis and project list
- Stakeholder (Advisor Only):
  - Provides input, but does not adopt the plan
  - Not eligible for FEMA grants under this plan
- FEMA recognizes special districts as eligible participants—your choice matters

Planning Process & District Benefits

- Project Timeline:
  - June–July: Risk assessment
  - August: Strategy workshops
  - October: Draft complete
  - November: Submission to AEMA/FEMA
  - Early 2026: Adoption by all participants
- Benefits of Participation:
  - Grant eligibility
  - Stronger voice in mitigation priorities
  - Local risks and critical infrastructure included in plan
  - Better alignment with county and municipal efforts

Hazard Mitigation Funding Opportunities

(All require your district to adopt the plan)

- HMGP: Funds post-disaster projects (e.g., drainage, hardening, generators)
- FMA: For reducing NFIP flood losses (e.g., elevations, acquisitions)
- Revolving Loan Fund: Low-interest loans for resilience improvements
- HHPD: Grants for dam rehabilitation (if applicable)

No plan adoption = no direct access to these funds

Commitments & What We Need from You by August 1

- Letter of Commitment (template provided)
- Point of Contact Form – one lead per district
- District Profile – what you do, who you serve, prior disaster impacts
- Risk & Facility Info – known hazards, critical assets
- Project Ideas – list at least one potential mitigation project
- Plan to adopt in early 2026 when the plan is FEMA-approved

Q&A and Input

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY

7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000

Mitigation Planning Meeting
SPECIAL DISTRICTS
June 16, 2025

First Name	Last Name	Department/ Agency	Cell Number	Email Address
Jesse	Swoer	MCCD 911	(251) 331-0682	JSWOER@MCCD911.com
Roy	Hodge	MCCD 911	(251) 453 2779	RHODGE@MCCD911.com
Chuck	Harben	MCPSS	251 604 2989	charben@mcpss.com
Frank	Byrd	TDFD	251 689 4778	chief.byrd@theoaksvolunteer.com
Kim	Boulier	MCEMA	—	—
Sherry	Crush	MCEMA	—	—
Stephanie	Crawford	RLCHO	251-689-9878	swcrawford@rlchd.org
Kimberly	Levingston	HACP	251-716-8297	Klevingston@pichousing.com
Will	Montalban	MCEMS	251-327-0403	wmontalban@mobilecountyems.org
STEVE	SCHNEIDER	SAUSUMA WATER	251-490-9295	SSCHNEIDER@SAUSUMAWATER.com
Sean ~~McQuade~~	McQuade	Dauphin Island VFD	251-229-1742	Smcquade@townofdauphinisland.org
Cole	Lucky	MCEMA	—	—

2025-08-13 Executive Committee Minutes.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

EXECUTIVE COMMITTEE MINUTES

August 13, 2025

PRESENT:
Chief Shayne Lovitte, City of Saraland
Mr. Eddie Kerr, Mobile County
Mr. Mike Evans, MCEMA
Mr. Doug Cooper, MCEMA
Ms. Renetta Thames, MCEMA
Ms. Sharon Counts, MCEMA
Ms. Sherry Crush, MCEMA
Mr. Dale Jackson

Chief Lovitte called the meeting to order at 1:31 p.m.

APPROVAL OF JULY 2025 MINUTES: Chief Lovitte motioned to approve, which Eddie Kerr seconded.

APPROVAL OF JULY 2025 CHECK REGISTERS: Chief Lovitte motioned to approve, which Eddie Kerr seconded.

APPROVAL OF JULY 2025 FINANCIAL REPORTS: Chief Lovitte motioned to approve the financial reports, which Eddie Kerr seconded.

OPERATIONAL UPDATES:

Sherry Crush, Director of Plans & Operations:

- The duty officer reports one incident during the past month.
  - **MFRD HazMat Team** requested assistance with a radiological canister found in a landfill
    - Connected them with the Alabama Department of Public Health (ADPH) Radiological Team for specialized response.
  - No other significant incidents to report

- **Hazard Mitigation Plan Update – As of August 13, 2025:**
  - **All required municipal paperwork has been received, including from six special districts:**
    - **Dauphin Island Fire**
    - **George Town Fire**
    - **Grand Bay Fire**
    - **St. Elmo/Irvington Fire**
    - **MCEMSS**
    - **MCCD**
    - **MCPSS**
  - The Executive Board received a briefing on the draft 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan, including the planning process, key findings, and proposed mitigation strategy. While the full document was provided in advance for reference, the Board focused on confirming that FEMA and state requirements had been met and that jurisdictional input was incorporated. The Board approved moving the draft forward for local jurisdictional review and authorized Doug Cooper and Kim Bouler to complete final edits and prepare the document for distribution.
  - **Community Engagement & Training:**
    - Participated in four community forums, including one focused on public notification systems.
    - Partnered with MCEMSS to train over 30 citizens in Tillman's Corner in CPR and Stop the Bleed.
  - **Planning & Recovery Support:**
    - Pat Creamer has assisted with building Evacuation Maps for Mobile County Metro Jail and maps for the City of Mobile Evacuations. Pat completed the foundational framework for Individual Assistance (IA) and Public Assistance (PA) for the City of Mobile.
    - Completed PA/RECON framework for the County.
    - Ongoing support is provided to Kevin and Jennifer as they work through related questions and processes.
  - **Upcoming Initiatives:**
    - Wrapping up development of *Just-in-Time* training materials, which will include:
      - Short instructional videos are posted on our website for FieldMaps.
      - **Quick-reference** "cheat cards" for field FieldMaps

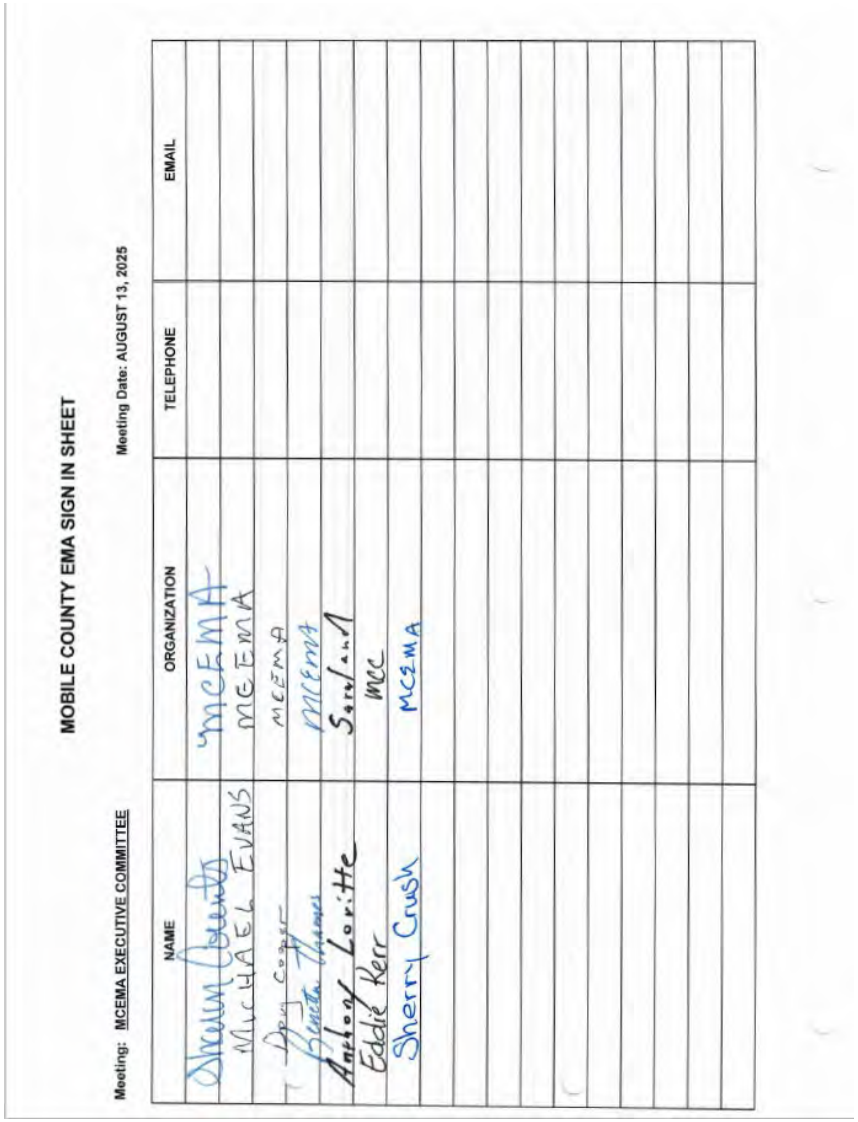
Page Three

OLD BUSINESS:

- **Replacement of End-of-Life Servers**
  - According to **Deputy Director Doug Cooper**, the attorney has approved moving forward with the quotes on file. A contract has been signed, and an installation date is expected soon.
- **FY24 Audit**
  - The accounting firm is currently onsite conducting the FY24 audit.
- **Janitorial Contract**
  - Four quotes have been received. A decision will be made after the July 15 deadline.

NEW BUSINESS:

- **FY2026 Budget**
  - Per **Director Mike Evans**, a level-funded budget—matching FY2025—is being requested, with adjustments to select line items.
- **Satellite Phone Upgrade**
  - Per Director Mike Evans, the staff's satellite phones are outdated. Alternatives to FirstNet are being explored, including options like Starlink. Lance Slater with the City of Mobile suggested considering T-Mobile, which is expected to have its satellite phone system operational by October.



MOBILE COUNTY EMA SIGN IN SHEET

Meeting: MCEMA EXECUTIVE COMMITTEE Meeting Date: AUGUST 13, 2025

NAME	ORGANIZATION	TELEPHONE	EMAIL
Shawn Counts	MCEMA		
MICHAEL EVANS	MCEMA		
Doug Cooper	MCEMA		
Benita Thomas	MCEMA		
Antony Lavitte	Starlink		
Eddie Kerr	MCC		
Sherry Crush	MCEMA		

Jurisdictional and Special Districts Distribution and Review

Distribution emails (Sept 4, 2025)

Kim Bouler

From: Sherry Crush <scrush@mobilecountyema.gov>
Sent: Thursday, September 4, 2025 6:38 AM
To: Marcia Barnes <cityclerk@cityofbayoulabatre.com>; Eric Tillman <inspector@cityofbayoulabatre.com>; Maurice English; Michelle Ross; Lori Bryan <lori.bryan@cityofcitronelle.com>; Mike Odom; Marcy Brown <mbrown@cityofcreola.org>; David Moss; Wanda Sandagger <wsandagger@townofdauphinisland.org>; Lance Slater <lance.slater@cityofmobile.org>; Matthew Barclift; Tina Sanchez <tina.sanchez@mobilecountyal.gov>; Roger Perkins; Lacie Taylor; Lillie Steiner; T.J. Pettway <tj.pettway@thecityofprichard.org>; Mike Black; Shayne Lovitte; George Fralic; Jessica Jones <jjones@cityofsatsuma.com>; Jason Franklin <jasonfranklin@cityofsemmesal.gov>; Brooke Miller; Jeremy Tousinau <jtousinau@townofdauphinisland.org>; Sean McQuade <smcquade@townofdauphinisland.org>; Hugh C. McWhorter; Justin H. McWhorter; Richard Dodge; Evan Mcglothen; Roy Hodge <rhodge@mccd911.com>; Jesse Sluder <jsluder@mccd911.com>; Mark Turner <mturner@mobilecountyems.org>; William Montalban; Chuck Harben; Crow, Howard D/Business Services <hcrow@mcpss.com>; Mark Barlow; Steven Schneider <sschneider@satsumawater.com>; Kaleigh Grayson; Tina LilleyCc: Doug Cooper <dcooper@mobilecountyema.gov>
Subject: Hazard Mitigation Plan – Feedback Request

Good morning,
As part of the Hazard Mitigation Planning Committee, we are requesting your review of the draft Local Hazard Mitigation Plan.
You may access the plan here: Draft MCEMA Local Hazard Mitigation Plan - August 2025 II.pdf
To document your jurisdiction's review, please complete the short feedback form below:
Feedback Form: https://forms.office.com/r/5KhrwsUvZc
Important Notes:

- The form is designed for simple **yes/no answers**.
- Comments are only required if you wish to request a change.
- *If you do not complete the form, we will document your jurisdiction as agreeing with the plan as written.*

Deadline: Please submit the form no later than **Friday, September 12, by close of business.** Your review is required so that your jurisdiction is properly represented in the final plan. Once this step is complete, we will submit the plan to the State EMA and then to FEMA for approval
Plan Sections (Quick Guide):

- Executive Summary – Overview of goals and key mitigation strategies.
- Chapter 1: Introduction & Planning Process – Purpose, legal basis, and stakeholder involvement.
- Chapter 2: Community Profile – Geography, government, population, economy, and infrastructure.
- Chapter 3: Risk Assessment – Hazards, risks, vulnerabilities, and loss estimates.
- Chapter 4: Mitigation Strategy – Goals, objectives, and prioritized actions for all jurisdictions.
- Chapter 5: Plan Maintenance & Integration – How the plan will be updated, monitored, and linked to other local plans.
- Appendices – Supporting data, hazard information, and community action plans.

Thank you for your time and attention to this important process. If you have questions, feel free to reach out to me or Doug Cooper.
Thanks,
Sherry

Sherry Crush, Director of Plans & Operations
Mobile County Emergency Management Agency
7350 Zeigler Blvd., Mobile, AL 36608
Main Line: (251) 460-8000 (24hrs)
Email: scrush@mobilecountyema.gov
Website: mobilecountyema.gov

Comment log (Sept 15, 2025)

Jurisdiction	Contacts	Comment/Feedback	Plan Response/Solution	Date Submitted
Bayou La Batre	Marcia Barnes Eric Tillman	No comments / Approved as written		9/12/2025
Chickasaw	Maurice English Michelle Ross	No comments / Approved as written		9/12/2025
Citronelle	Lori Bryan Mike Odom	No comments / Approved as written		9/4/2025
Creola	Marcy Brown David Moss	No comments / Approved as written		9/4/2025
Dauphin Island	Wanda Sandagger	No comments / Approved as written		9/12/2025
Mobile City	Lance Slater	"Please see email issued on 9/10/2025 for additional comments and requested corrections."	All comments were addressed. Most were implemented as suggested; others were addressed through alternate but compliant solutions. Full email record on file.	9/10/2025
Mobile County	Matthew Barclift	No comments / Approved as written		9/12/2025

	Tina Sanchez			
Mount Vernon	Roger Perkins Lacie Taylor	No comments / Approved as written		9/12/2025
MOWA	Lillie Steiner	No comments / Approved as written		9/4/2025
Prichard	Tj Pettway	No comments / Approved as written		9/12/2025
Saraland	Mike Black Shayne Lovitte	Making the table of contents "clickable" would ease in navigating the document. The same for the Appendixes	Clickable links added as suggested.	9/4/2025
Satsuma	George Fralic Jessica Jones	No comments / Approved as written		9/12/2025
Semmes	Jason Franklin Brooke Miller	No comments / Approved as written		9/4/2025
Dauphin Island FRD	Jeremy Tousinau Sean McQuade	No comments / Approved as written		9/4/2025
Georgetown Fellowship VFD	Hugh C. McWhorter Justin H. McWhorter	No comments / Approved as written		9/10/2025

Grand Bay Fire District	Richard Dodge Evan Mcglothen	No comments / Approved as written		9/4/2025
Mobile County Communications District (MCCD)	Roy Hodge Jesse Sluder	No comments / Approved as written		9/15/2025
Mobile County EMS System Rescue Squad (MCEMSSRS)	Mark Turner William Montalban	No comments / Approved as written		9/12/2025
Mobile County Public School System (MCPSS)	Chuck Harben Howard Crow	No comments / Approved as written		9/9/2025
Satsuma Water and Sewer	Mark Barlow Steven Schneider	No comments / Approved as written		9/12/2025
St. Elmo Irvington VFD	Kaleigh Grayson Tina Lilley	No comments / Approved as written		9/5/2025

B.2 Community and Public Involvement

Purpose:

This appendix documents how the public was provided opportunities to be involved in the development of the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) prior to formal submittal for State and FEMA review. It summarizes public-facing outreach methods, the nature of public participation, the feedback received, and how public input was incorporated into plan updates throughout the planning process. Supporting materials, including flyers, screenshots, survey instruments, and compiled survey results, are retained in **Appendix B.2.3**.

B.2.1 Public Involvement Summary

Table B.2.1-1 documents public participation opportunities provided during development of the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan, including community outreach events, trainings, and a countywide public survey. These opportunities were open to the general public and occurred prior to plan submittal for State and FEMA review. Feedback received through these activities informed updates to hazard profiles, risk assessments, and mitigation strategies.

Mobile County Emergency Management Agency (MCEMA) provided multiple avenues for public participation throughout plan development. Public involvement included a countywide online survey open from April 16, 2025 through August 23, 2025, promoted through official MCEMA social media channels and partner outreach. The survey invited residents to identify local hazard concerns, recurring community problems, and mitigation priorities.

Public input was reviewed on an ongoing basis and incorporated into plan revisions as appropriate. Documentation of public outreach activities, participation methods, and incorporation of feedback is provided in this appendix, with supporting materials retained in **Appendix B.2.3**.

Table B.2.1-1 Public Involvement Summary

Date	Location / Platform	Description of Public Opportunity	Participation (Estimated)	Summary of Public Feedback	How Feedback Was Incorporated	Supporting Documentation
2024-08-28	Ace Hardware	Weather radio distribution and preparedness outreach event open	Public attendees (no sign-in)	Questions on alert settings, evacuation timing, and preparedness for	Informed public warning and outreach emphasis; reinforced need for redundant	Event photos

		to the public. EMA staff provided hazard awareness information and discussed emergency alerts and preparedness actions.		vulnerable populations.	alerting and preparedness education reflected in Chapter 4 mitigation actions.	
2024-08-29	Grand Bay Community Center	Neighborhood Emergency Response Team (NERT) training focused on hurricane preparedness, neighborhood response, and self-reliance. Public invitation to community residents.	~18	Hurricanes identified as top concern; interest in neighborhood-level response capability; need for first aid and damage assessment training.	Hurricane risk emphasis reinforced in hazard profiles (Chapter 3); community training and outreach actions reflected in mitigation strategy (Chapter 4).	Event photos, slides
2024-09-21	Robert Hope Center, Africatown	Public emergency evacuation training addressing evacuation procedures, transportation needs, and support for elderly and mobility-challenged residents.	Open public event	Evacuation challenges, transportation access, and neighborhood coordination needs.	Feedback supported development of community-based preparedness efforts and informed mitigation actions related to evacuation planning and outreach.	Event photos, presentation

2024-11-02	LeMoyne Community Day	Public preparedness booth and outreach event providing hazard information and promoting participation in the hazard mitigation planning process.	50+	Concerns about flooding, hurricane evacuation readiness, tornado safety, and public communication timing.	Flooding and evacuation concerns reflected in risk assessment (Chapter 3); public information needs addressed in mitigation actions and outreach strategy (Chapter 4).	Flyer, website screenshot
2025-04-16 to 2025-08-23	Mobile County EMA website; MCEMA Facebook page; social media distribution; direct outreach through partner organizations	Mobile County EMA conducted a countywide public outreach effort to solicit input for the five-year update of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan. A public survey was launched and promoted through official MCEMA social media posts on May 12, June 7, and June 17, 2025, inviting residents to share information on local hazard concerns, disaster experiences, and mitigation priorities. The survey remained open from April 16,	28 public survey responses received	Respondents identified flooding, hurricanes, and tornadoes as the most significant natural hazards affecting their communities. Common issues included power outages, drainage and flooding problems, road closures, and property damage. Additional concerns included industrial incidents and the need for clearer public communication before and after hazard events.	Survey results were reviewed by MCEMA staff and used to validate and refine hazard profiles, risk assessment findings, and mitigation priorities. Publicly identified hazards and problem areas informed updates to the countywide risk assessment and supported prioritization of mitigation actions related to drainage improvements, backup power, sheltering, and public outreach.	Screenshots of MCEMA Facebook posts dated May 12, June 7, and June 17, 2025 Screenshot of active public survey dashboard showing response totals and results Copy of survey instrument and compiled results summary

		2025 through August 23, 2025.				
2025-05 to 2025-08	MCEMA website & social media	Countywide online public survey soliciting input on hazard concerns, past disaster experience, and mitigation priorities during plan development.	27 survey responses	Flooding, hurricanes, and tornadoes ranked highest risks; concerns about drainage, power outages, sheltering, industrial hazards, and communication gaps.	Survey results directly informed hazard prioritization (Chapter 3) and mitigation actions related to drainage, backup power, shelters, and communications (Chapter 4).	Survey instrument, results summary
2025-06-13	MCEMA facility / Africatown	Community preparedness training open to residents; overview of household preparedness, evacuation planning, and hazard awareness with opportunity for plan input.	23	Industrial accident concerns, severe weather impacts, evacuation challenges, and need for clearer communication.	Local concerns integrated into hazard profiles and mitigation actions addressing outreach, communication, and community preparedness.	Event photos
2025-07-16	Ace Hardware (in-person)	Weather radio distribution and preparedness outreach event providing emergency alert access and hazard information to the public.	Public attendees (no sign-in)	Continued questions on alert use and preparedness actions for at-risk populations.	Reinforced public warning and education priorities reflected in mitigation actions and outreach planning.	Event photos

2025-07-23	Dauphin Island Public Safety Facility	Public meeting introducing the Dauphin Island Guardians community preparedness program; open invitation to residents to engage in preparedness and response activities.	Open community meeting	Interest in volunteering, preferred engagement methods, and barriers to participation.	Feedback used to shape community preparedness initiatives and support local resilience strategies reflected in the mitigation approach.	Event photos

B.2.2 Stakeholder & Professional Engagement Summary

This table documents engagement activities conducted with professional, technical, and organizational stakeholders during development of the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan. These activities involved agencies, responders, and partner organizations with subject-matter expertise relevant to hazard mitigation, preparedness, response, and recovery. Engagement occurred prior to plan submittal and provided opportunities for stakeholders to share technical input, identify risks, and inform mitigation priorities. These activities are documented separately from public participation and support FEMA requirements for stakeholder involvement under 44 CFR §201.6.

Table B.2.2-1 Stakeholder & Professional Engagement Summary

Date	Location / Platform	Description of Activity	Number of Participants	Summary of Feedback Received	How Feedback Was Incorporated	Supporting Documentation
2024-06-18	Mobile County EMA facility	Access & Functional Needs (AFN) Sheltering Workshop focused on preparedness, response coordination, and sheltering for AFN populations. Participants discussed	19	Input on sheltering procedures, coordination challenges, transportation needs, and resource gaps for AFN populations.	Feedback used to clarify AFN sheltering responsibilities, strengthen coordination strategies, and inform mitigation actions	2024-06-18 Access & Functional Needs Workshop.pdf

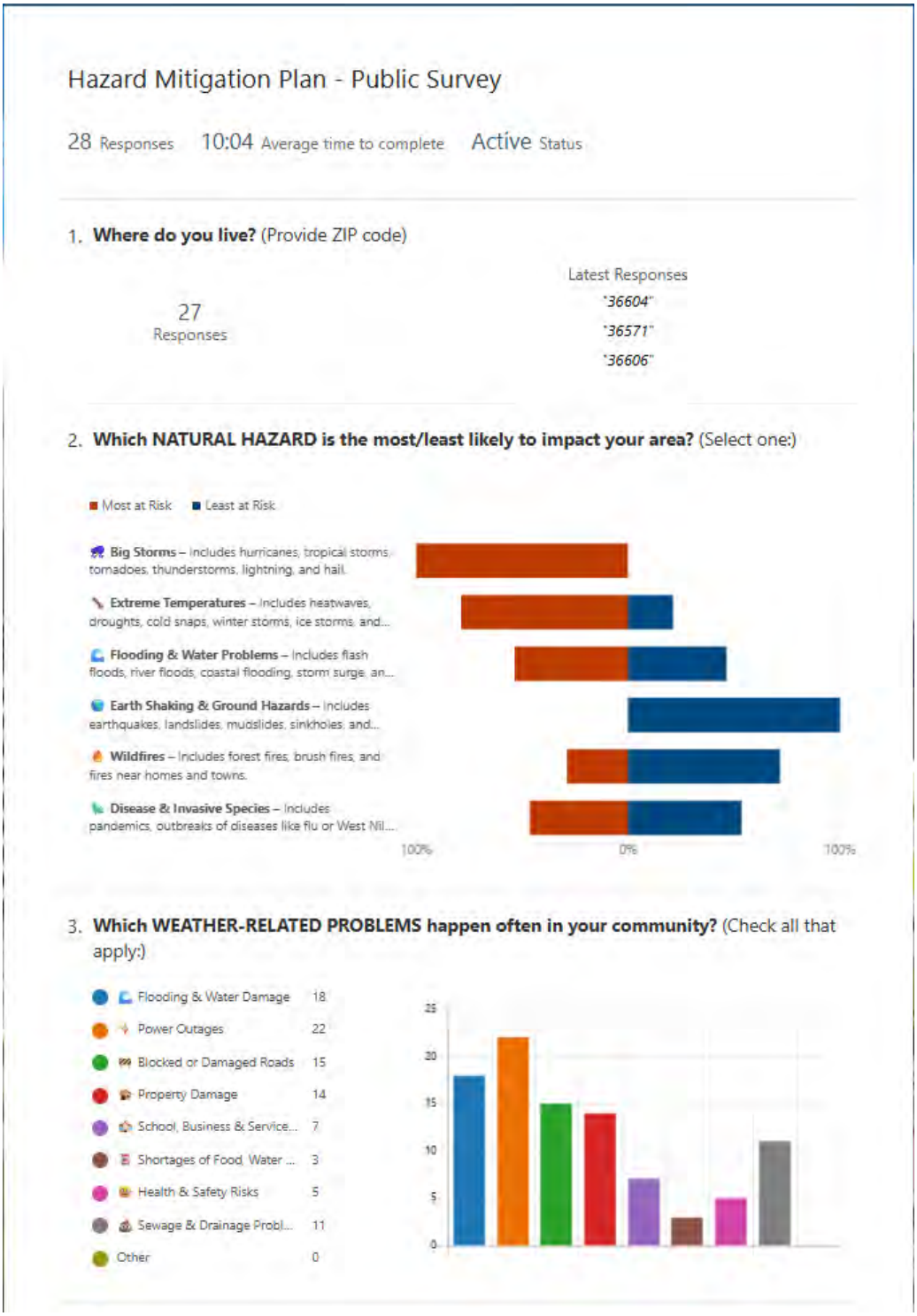
		roles, communication strategies, and resource needs.			related to sheltering and access needs.	
2024-07-20	Mt. Vernon – In person	First Responder / Public Safety ERG refresher training for Police, Fire, and Public Works. Included review of hazardous materials response and introduction of the Hazard Mitigation Plan update.	Approx. 10 responders + EMA staff	Fire and police identified recurring hazmat transport risks on Highway 43; Public Works emphasized drainage and debris clearance challenges; responders noted equipment and training gaps.	Transportation-related hazmat risks documented in the risk assessment; drainage and debris issues included in mitigation priorities; responder needs linked to potential mitigation grant projects.	2024-07-20 ERG Training in Mt. Vernon.pdf; ERG Review Presentation.pdf
2024-07-29	Mobile County EMA facility	Joint Information System (JIS) / Joint Information Center (JIC) coordination meeting to review public information roles, coordination procedures, and messaging during incidents.	7	Participants identified communication coordination challenges, information flow gaps, and opportunities to improve rapid, consistent public messaging.	Feedback used to refine JIC coordination procedures and strengthen public information and warning strategies supporting hazard awareness and preparedness.	2024-07-29 PIO JIS Meeting.pdf
2025-02-05	MCEMA facility / partner distribution	Weather radio distribution to schools conducted with National Weather Service participation to improve alerting and	Radios distributed to multiple schools	School representatives asked about radio operation, alert settings, and integration into school safety plans.	Instructions provided; materials updated to support school preparedness; follow-up assistance planned as needed.	2025-02-05 School Weather Radio Giveaway – NWS.jpg

		preparedness within educational facilities.				

B.2.3 Supporting Documentation

B.2.3.1 Supporting Documentation – Public Involvement (Table B.2.1-1)

Survey results summary



Hazard Mitigation Plan - Public Survey

28 Responses 10:04 Average time to complete Active Status

1. **Where do you live?** (Provide ZIP code)

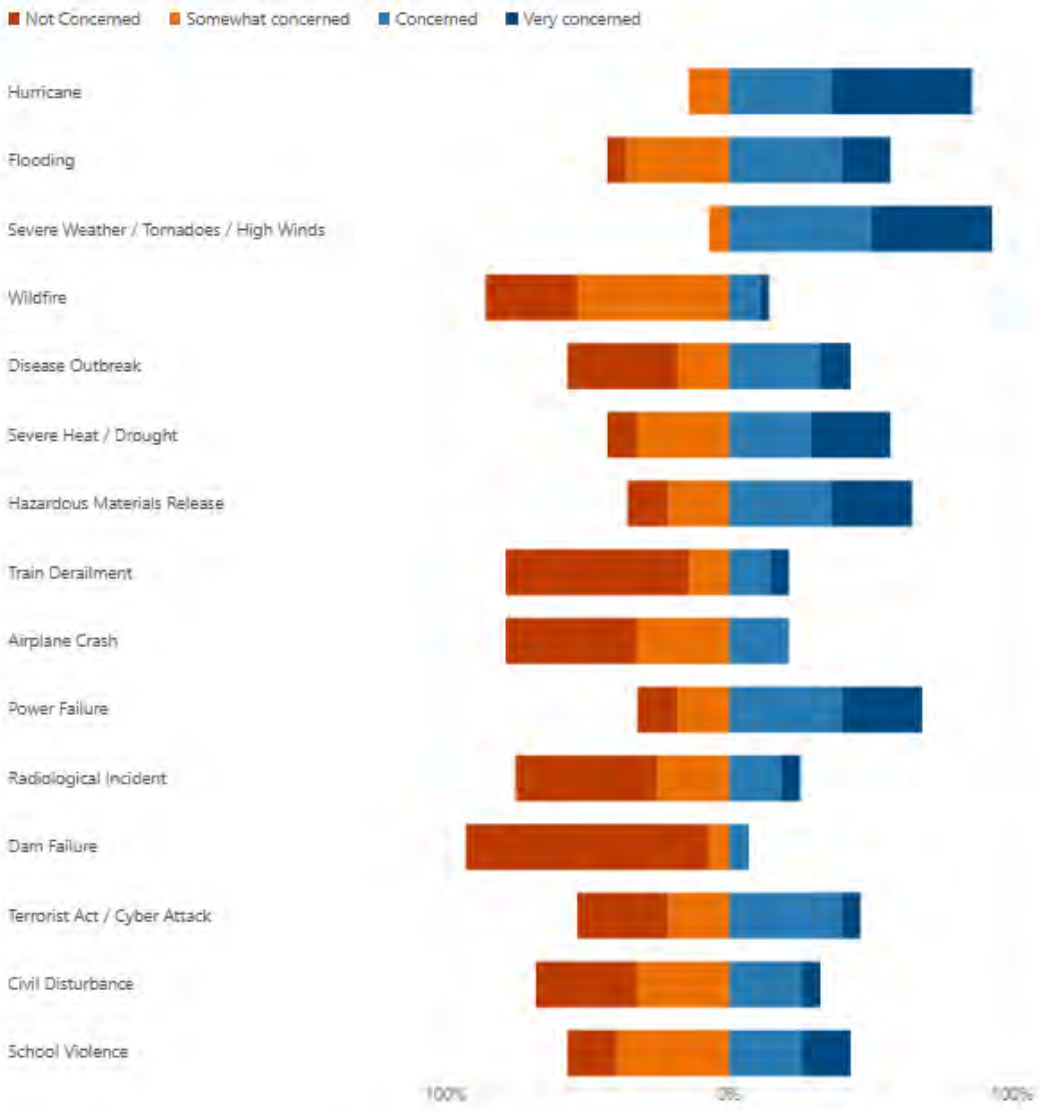
27 Responses

Latest Responses
"36604"
"36571"
"36606"

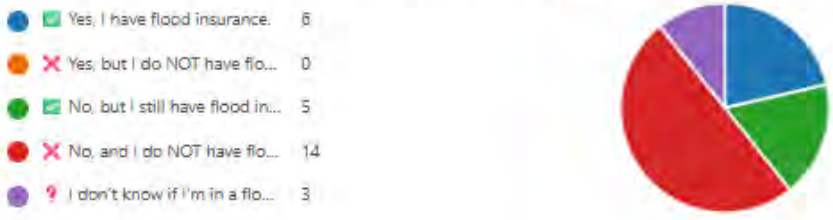
2. **Which NATURAL HAZARD is the most/least likely to impact your area?** (Select one:)

3. **Which WEATHER-RELATED PROBLEMS happen often in your community?** (Check all that apply:)

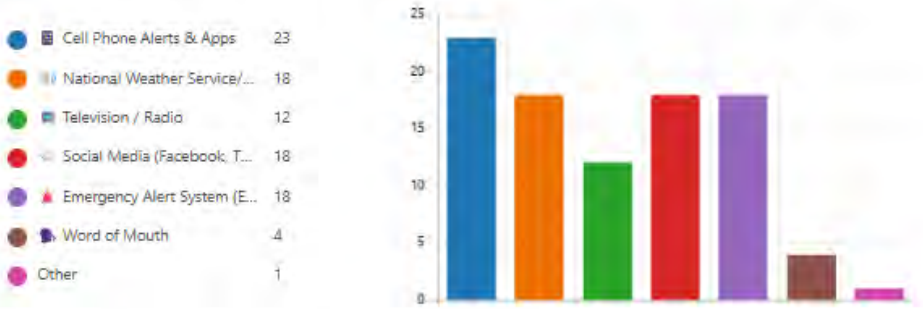
4. **How concerned are you about the following hazards?**



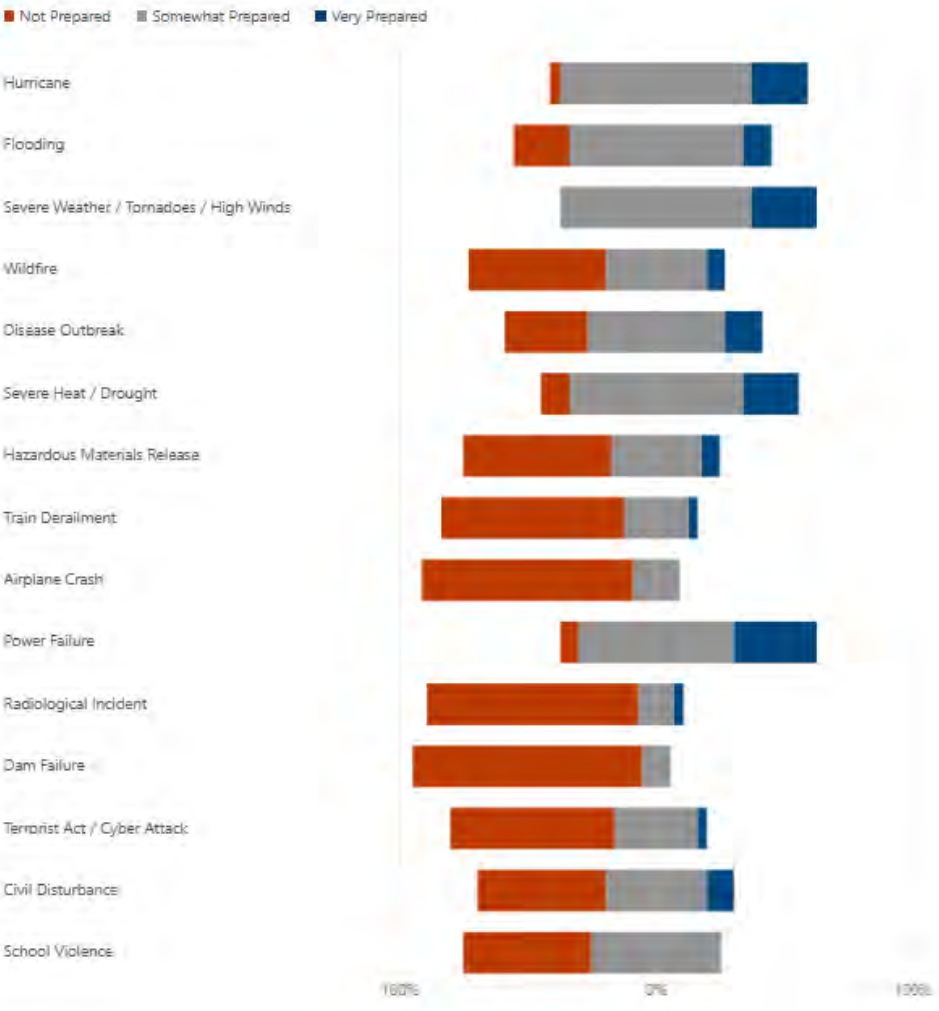
5. **Is your home or business in a floodplain, and do you have flood insurance?**



6. **How do you usually hear about severe weather warnings?** (Check all that apply:)

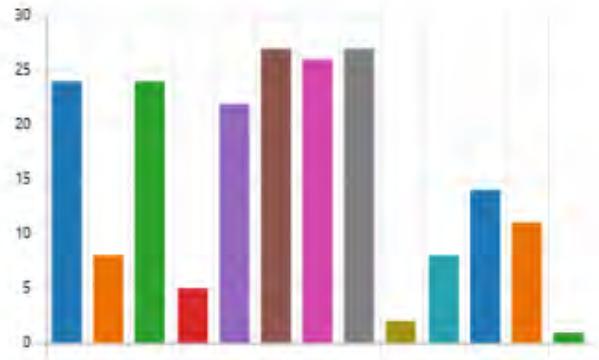


7. **If a disaster happened today, how prepared do you feel?**



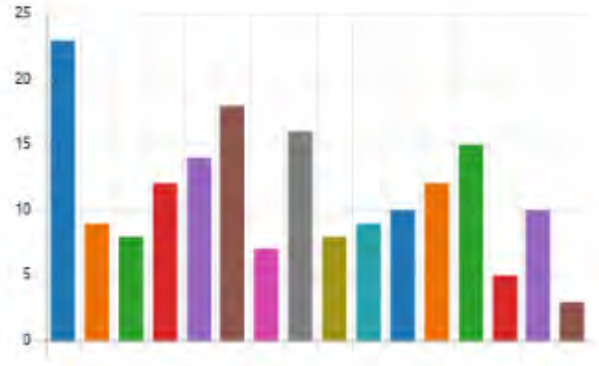
8. **What important places do you rely on in your community?** (Check all that apply:)

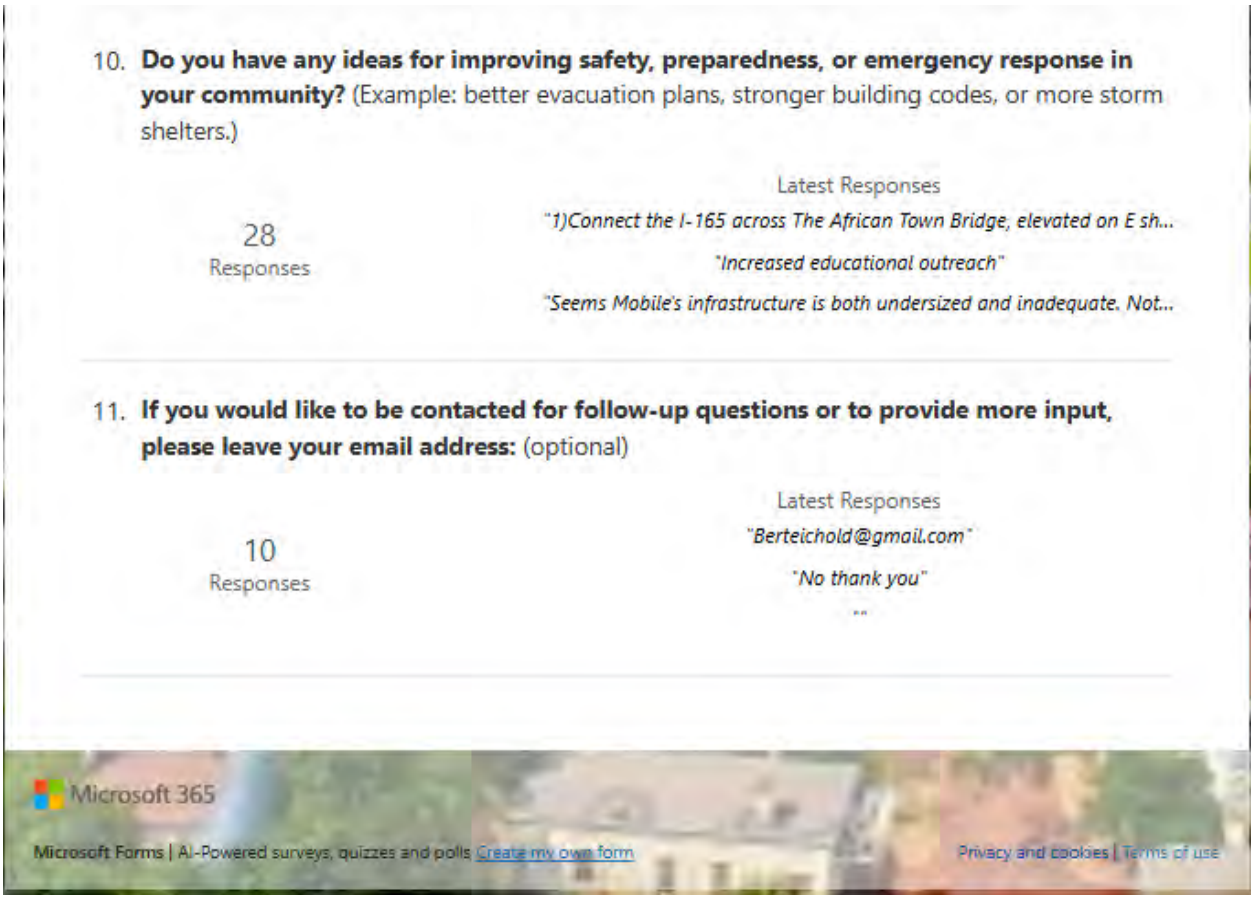
Hospitals & Medical Cente...	24
Schools & Childcare Facilit...	8
Bridges & Major Roads (Hi...	24
Emergency Shelters & Com...	5
Fire & Police Stations (Eme...	22
Grocery Stores & Food Sup...	27
Gas Stations & Fuel Suppli...	26
Utility Services (Electricity, ...	27
Public Transportation Hubs...	2
Religious Institutions (Chur...	8
Government Buildings & S...	14
Workplaces & Business Hu...	11
Other	1



9. **What projects could help reduce WEATHER-RELATED damage in your area?** (Check all that apply:)

Better drainage (storm drains, ...	23
Retention ponds & flood barri...	9
Elevated roads & stronger bri...	8
Wetland restoration	12
Stronger building codes & hur...	14
Underground power lines & r...	18
More storm shelters & safe ro...	7
Tree trimming & firebreaks	16
Cooling centers & green spaces	8
Wildfire prevention plans (zon...	9
More emergency shelters & b...	10
Community education & awar...	12
Backup generators for critical ...	15
Seawalls & coastal protection	5
Better public transportation fo...	10
Other	3




10. Do you have any ideas for improving safety, preparedness, or emergency response in your community? (Example: better evacuation plans, stronger building codes, or more storm shelters.)
28
Responses
Latest Responses
"1)Connect the I-165 across The African Town Bridge, elevated on E sh...
"Increased educational outreach"
"Seems Mobile's infrastructure is both undersized and inadequate. Not...
11. If you would like to be contacted for follow-up questions or to provide more input, please leave your email address: (optional)
10
Responses
Latest Responses
"Berteichold@gmail.com"
"No thank you"
Microsoft 365
Microsoft Forms | AI-Powered surveys, quizzes and polls Create my own form
Privacy and cookies | Terms of use

Survey social media screenshots (May 12 / June 7 / June 17, 2025)

Mobile County Emergency Management Agency
June 7 ·

The Mobile County Emergency Management Agency is performing the five-year update to the Mobile County Multi-Hazard Mitigation Plan, as required by law. This plan helps us reduce the risks from disasters like hurricanes, floods, and tornadoes. As a Mobile County resident, you are invited to provide input by completing a survey at https://bit.ly/4jPL2td. Your feedback helps ensure emergency management personnel understand your greatest concerns and can plan accordingly.

What and Why: The Hazard Mitigation Plan is a community's plan to reduce the risks from disasters like hurricanes, floods, or tornadoes. We create and update it every five years so that we can stay eligible for disaster funding and grants. It helps us make smart decisions now to protect people, homes, and businesses in the future.

You, Sherry Crush and 4 others 3 shares

Like Comment Share

Write a comment...

Mobile County Emergency Management Agency
June 17 ·

Help Shape Mobile County's Hazard Mitigation Plan!

Mobile County Emergency Management Agency is currently updating the Multi-Hazard Mitigation Plan, something we're required to do every five years. This plan helps us identify and reduce risks from disasters like hurricanes, floods, and tornadoes—before they happen.

We want your input!
As a Mobile County resident, your feedback helps us understand what concerns you most and how we can better prepare.

Take the quick survey here: https://bit.ly/4jPL2td

What is this plan, and why does it matter?
It's our roadmap for reducing disaster risk in your community. By updating it every five years, we:
Stay eligible for federal disaster grants and recovery funds
Make smarter, safer decisions about where and how we build
Work to protect lives, homes, and local businesses
Your voice matters—help us build a safer, stronger Mobile County.

#MitigationMatters #MobileCountyEMA #DisasterPreparedness

You, Kevin Bishop, Sherry Crush and 6 others 5 shares

Like Comment Share

Write a comment...

Weather Radio Outreach (August 28, 2024)

Grand Bay Neighborhood Response Team (August 10, 2024)

Citizens For A Better Grand Bay ▸ CERT Meeting - April 21
April 9 ·

🚨 Grand Bay CERT – Community Emergency Response Team 🚨

Our mission is simple:
To prepare for and respond to local emergencies and disasters in the Grand Bay–St. Elmo area. We're neighbors helping neighbors — before, during, and after a crisis.

🧯 What is CERT?
CERT stands for Community Emergency Response Team. It's a national program that trains local volunteers in disaster response skills like:
🔥 Fire safety
🕳️ Light search and rescue
🩹 Disaster medical support
🧑‍🤝‍🧑 Team coordination

When professional help is delayed, CERT steps in to assist first responders and support our community.

🤝 Who We Work With:
• Mobile County Emergency Management Agency (MCEMA): Coordinates and activates us during major emergencies in Mobile County.
• Grand Bay Volunteer Fire Department (GBVFD): We support our local fire department when they need extra hands on the ground.

🛠️ What We Do:
✅ Assist with emergency response, storm recovery, and light search & rescue
✅ Conduct damage assessments and wellness checks
✅ Promote hurricane prep and community safety
✅ Help with evacuations and shelters
✅ Show up at community events to raise awareness and recruit more volunteers!

🎯 Our Goals:
🐶 Pet-Friendly Shelter – A safe place for you AND your pets during evacuations
🪚 Chainsaw Team – Clear roads fast after big storms
📻 Emergency Equipment – Fundraise for handheld radios and vital supplies

👋 Want to get involved?
We're a growing team and would love to have you join us!
Training is FREE — including CPR and FEMA-certified emergency preparedness courses.

📞 Reach out to our Team Captains to learn more or sign up:
• Julie Blaize Sloan – 251-643-4769
• Laura Sloan – 251-209-8309

Let's get prepared, together. 💪
#GrandBayCERT #EmergencyPreparedness #NeighborsHelpingNeighbors #GrandBayStrong

Africatown Evacuation Workshop & Presentation (September 21, 2024)

AFRICATOWN EMA EVENT

Robert Hope Community Center
SEPTEMBER 21, 2024
9am until 11 am

TRAINING INCLUDES

- Emergency Evacuation Training
  - Communication Plans
  - Evacuation routes
- Training for Elderly
  - Special Needs Assessments
- Transportation Options
  - Coordination with Transportation Services
  - Local Transportation Resources
- Post-Disaster Plan
  - Coordination with Emergency Services
  - Community Support Networks

Why Emergency Evacuation Training is Important

- Safety and Survival: Plan training that will increase the chances of survival during emergencies by ensuring that residents know how to react promptly and effectively.
- Minimized and Control Panic: Create comfort and knowledge so residents are less likely to panic, leading to more orderly evacuations. Focus on Elder of the community
- Protection of Residents : Special attention to the needs of elderly and disabled residents ensures they receive the assistance they need.
- Community: Educated communities recover faster and more efficiently from disasters.

Africatown Community Teach andOutreach, NPO
Lamar Howard, Chiquitta Howard and Odi Eka Tech Outreach

850 East Edwards Street Mobile,AL 36610 Telphone: (251)374-6767 WWW.AFRICANTOWNCOMMUNITYTEACHANDOU.GODADDYSITES.COM

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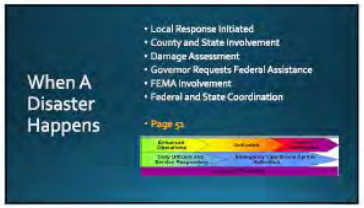

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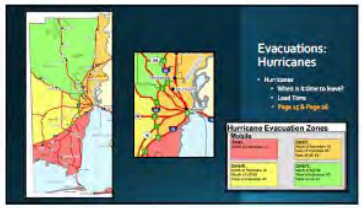

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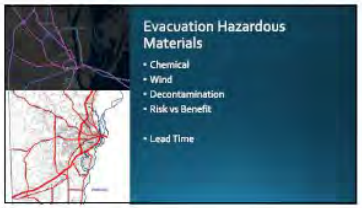

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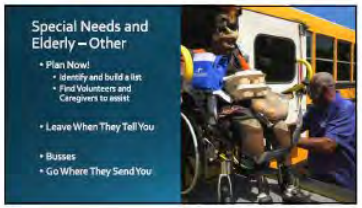

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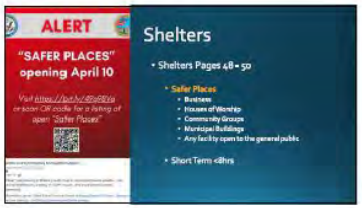

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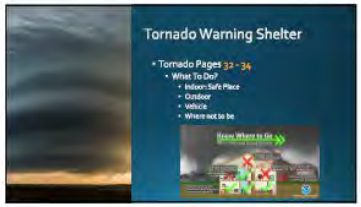

Tornado Warning Shelter
• Tornado Pages 32 - 34
• What To Do?
• Indoor: Safe Place
• Outdoor
• Vehicle
• Where not to be

19

Be Informed
• Be Informed
• APP
• Weather Radio
• Our WebSite
• Page 41

20

Be Informed
• Be Informed
• MCEMA APP
• Page 39

21

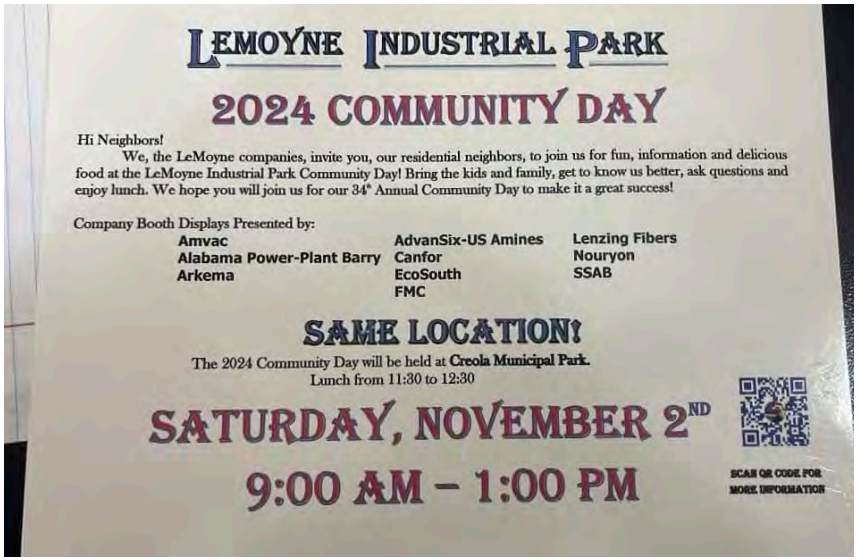
Building Resilience Through Community
• The Best Way to Be Resilient: Take Care of Your Family and Neighbors
• Know Your Neighbors
• Share Resources
• Create Support Networks
• Volunteer to Help
• Community Drills and Training

22

Thank You!
Wrap-Up

23

Lemoyne Community Day (November 2, 2024)



Africatown Neighborhood Response Team (June 13, 2025)

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

Africatown Community Preparedness & Hazard Mitigation Meeting Agenda

Welcome & Introductions – Mobile County EMA staff

- Purpose of meeting: strengthen preparedness and gather community input

Hazard Mitigation Plan Update

- Overview of the 2025 Hazard Mitigation Plan
- Why community feedback matters
- Public survey and how to participate

Community Preparedness Training

- Household disaster readiness (supplies, family plans)
- Evacuation planning and local sheltering options
- Hazard awareness: flooding, severe weather, industrial risks

Neighborhood Emergency Response Team (NERT) Overview

- Role of NERT in disasters
- Training opportunities and how residents can get involved

Community Feedback & Discussion

- Open floor for residents to share concerns, priorities, and ideas

Closing & Next Steps

- How feedback will be included in the Hazard Mitigation Plan
- Upcoming training and outreach opportunities

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: Africatown Community Meeting

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number (	Reason For Your Visit	Email2
1	6/13/2025	Chuck	Richardson	Africatown		Africatown Community Meeting	
2	6/13/2025	Latosia	Turnbough	Africatown		Africatown Community Meeting	
3	6/13/2025	Richard	Dix	Africatown		Africatown Community Meeting	
4	6/13/2025	Nicholas	DeBrum	Africatown		Africatown Community Meeting	
5	6/13/2025	Scott	Houle	Africatown		Africatown Community Meeting	
6	6/13/2025	James	Patterson	AHPF		Africatown Community Meeting	
7	6/13/2025	jim	ellis	ahpf		Africatown Community Meeting	
8	6/13/2025	Georgeann	Ellis	Africatown		Africatown Community Meeting	
9	6/13/2025	Joycelyn	Davis	Africatown		Africatown Community Meeting	
10	6/13/2025	Demond	McCampbell	Africatown		Africatown Community Meeting	
11	6/13/2025	Marcus	English	Africatown		Africatown Community Meeting	
12	6/13/2025	Jason	GRay	AHPF		Africatown Community Meeting	
13	6/13/2025	james	truly	Africatown		Africatown Community Meeting	
14	6/13/2025	Louis	Anderson	Africatown		Africatown Community Meeting	
15	6/13/2025	Chuck	Richardson	Africatown		Africatown Community Meeting	
16	6/13/2025	Jessica	Chace	Africatown		Africatown Community Meeting	
17	6/13/2025	Sam	Wilson	AHPF		Africatown Community Meeting	
18	6/13/2025	Jason	Randolph	Africatown		Africatown Community Meeting	
19	6/13/2025	rodney	greeley	Africatown		Africatown Community Meeting	
20	6/13/2025	Cindy	Knowlton	Africatown		Africatown Community Meeting	
21	6/13/2025	Clayton	Horton	Africatown		Africatown Community Meeting	
22	6/13/2025	Joel	Potter	Africatown		Africatown Community Meeting	
23	6/13/2025	kevin	rodgers	Africatown		Africatown Community Meeting	

Brittany BMo Moore is with **Chiquitta Clemons-Howard**.
June 13 ·

Had a powerful and informative session today with Africantown Teach & Outreach in collaboration with Mobile County Emergency Management Agency (EMA) — and let me tell y'all... I learned something I did not know! 😳

🚨 Did you know Mobile County phased out its outdoor warning sirens over 3 years ago? ALL emergency alerts now come straight to your cell phone via Wireless Emergency Alerts (WEA).
➡️ So if your alerts are turned off, or your location services are disabled... you could ... **See more**

Weather Radio Outreach (July 16, 2025)

Dauphin Island Neighborhood Response Team (July 23, 2025)

Outreach Plan - Reference / Framework Document

The 2023 Outreach and Public Education Plan provides the framework that guided public engagement activities conducted during plan development; actual public participation activities and feedback are documented in **Table B.2.1-1 and Appendix B.2.3.1**.

Outreach and Public Education Plan

March 2023

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY

Contents

Introduction 3
Purpose 3
Scope 3
Goals 3
Strategies and Implementation 4
Key Messages 4
Target Audience 6
Communication Strategies and Activities 7
Implementation 7
Responsibilities 7
Mobile County EMA 7
Community Partners and Stakeholders 7
Future Projects 8
Mascot/ Characters 8
"Run from Water, Hide from Wind" 8
Maintenance 8
Attachment A 9

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY

2

Introduction

Purpose

The Mobile County Emergency Management Agency (Mobile County EMA) Outreach and Public Education Plan (Outreach Plan) aims to establish guidelines for disseminating preparedness information and facilitating community engagement. Through this plan, Mobile County EMA strives to educate and empower residents, neighborhoods, community groups, at-risk populations, and the private sector within Mobile County to effectively prepare for, respond to, and mitigate the impact of emergencies, including both natural and man-made disasters. The overarching objective of this campaign is to enhance preparedness levels through widespread public involvement, utilizing a blend of traditional and innovative media strategies. The initiative will actively pursue opportunities to deliver clear, concise, and tailored messages, addressing the diverse needs of specific audiences across the community.

Scope

This plan delineates the approach that the Mobile County EMA will undertake in executing its disaster preparedness communication and outreach initiatives. The program encompasses a range of activities aimed at informing the public and fostering collaborative partnerships with stakeholders to demonstrate a unified front.

Goals

The goals of the plan are to:

- Educate and empower residents to better prepare themselves, their families, their businesses and their neighborhoods for an emergency.
- Show local communities, business partners, organizations and Mobile County residents how to reduce their exposure to natural and human-caused hazards.
- Strengthen relationships between and among local jurisdictions, businesses and regional partners to improve public messaging before, during and after an emergency.
- Increase Mobile County EMA's presence as a trusted community resource for issues of emergency preparedness, response and recovery.

Strategies and Implementation

Key Messages

National-level Message

Mobile County EMA believes that preparedness is not a thing that you can buy or own. Rather, preparing yourself, your family, and your business involves small, simple steps taken consistently over time. There are three, national-level core messages that collectively outline a series of simple preparedness steps These will generally be included in all communications and outreach, regardless of the specific project or event:

1. Make a plan – encourage individuals, families, businesses, specific communities and other groups to develop a plan for an emergency. The plan should apply to a wide range of hazards and situations.
2. Assemble a kit – persuade residents to assemble emergency kits (with a minimum three days of supplies) at home, at work, in their vehicles and anywhere else they spend time. Emphasize that having a kit allows individuals to be more self-sufficient in an emergency and reduces the demands on first responders.
3. Stay informed – communicate ways to stay informed about natural and human-caused hazards, changing conditions and events in the surrounding community. Share a range of options to obtain information (i.e. PublicAlerts.org, National Weather Service, local media, etc.).

Mobile County EMA's Message

In order to push the key messages, specific branding has been developed and incorporated.

BE INFORMED

The gateway to receiving crucial alerts and information regarding specific preparedness topics or active incidents in Mobile County. In times of uncertainty, being informed is key to safeguarding yourself and your loved ones.

- RAVE Alert
- Smart911
- Weather Radio
- Mobile County EMA App
- Social Media
- SAF-T-Net App
- Local Media

Know Our Hazards

- Hurricane
- Flooding
- Severe Storms and Tornados
- Disease Outbreaks
- Hazardous Materials Release
- Mass Causality Incident (Plane Crash)
- Terrorist Attacks
- Cyber Attacks

Know Your Hazards

As an integral component of our 'Be Informed' initiative, our education efforts focus on raising awareness about the local hazards specific to our county. Through the 'Know Our Hazards' program, we educate our community about a range of potential threats, including hurricanes, flooding, severe storms and tornadoes, disease outbreaks, hazardous materials releases, mass casualty incidents such as plane crashes, terrorist attacks, and cyber attacks. By understanding these hazards, our residents will be better prepared to respond effectively and protect themselves and their families in times of crisis.

BE PREPARED

A call to action that empowers residents and business owners to plan effectively for specific hazards that could impact Mobile County. Whether it's a severe weather event, a natural disaster, or an active incident, having a well-thought-out plan in place can make all the difference.

- Make A Plan
  - Evacuation/Shelter-In-Place/Shelters
  - Safer Places
  - Communications Plan
  - Prepare your Home
- Build A Kit
- Functional and Access Needs
- Homeless
- Vacationers

- Business and Your Workplace
  - Tool Kits
- Livestock Owners
- Pets

BE RESILIENT

Is a mindset that empowers us to rebuild our lives, assist our neighbors, and embrace the journey towards a new normal. Whether it's recovering from a hurricane, flood, or any other challenge, resilience is the cornerstone of our community's endurance.

- Insurance Checkup
- Municipalities Continuity of Government
- Business Continuity Plan
- Faith-Based
- Schools

Target Audience

The Mobile County EMA recognizes that members of the community have varying levels of emergency preparedness needs. Resident preparedness can be categorized into three general groups:

1. Those who have and routinely practice emergency plans. This group needs ongoing encouragement and access to training, but already understands the importance of preparedness. They may be encouraged to share their efforts with others.
2. Those who may or may not have a plan but are aware of the importance of emergency preparedness. This group needs access to information and tools on how to elevate their level of preparedness.
3. Those who do not have a plan or practice emergency preparedness. This group – the largest – first needs to be persuaded that preparedness is worth their time, and then provided with information, simple first steps, and ongoing encouragement.
4. In this plan, special emphasis is placed on engaging our public safety sector. Regardless of the topic, whether it's departmental hurricane procedures or the development of agency Continuity of Operations Plans (COOP), our efforts prioritize equipping and empowering our public safety professionals. By ensuring they are well-informed and trained, we enhance their capacity to effectively respond to emergencies, safeguard our communities, and ensure the continuity of essential services during times of crisis.

Communication Strategies and Activities

Communications and outreach activities will promote the overall core messages (i.e., be informed, be prepared, be resilient), communicate information specific to a seasonal topic (i.e., severe weather preparedness), and motivate the community around emergency preparedness. Some activities Mobile County EMA will include the following:

- Conducting high-profile hazard-specific preparedness events (i.e., to kick off awareness campaigns such as severe weather awareness, etc.).
- Working with local radio stations via Mobile County Public Affairs Director to develop and deliver Public Service Announcements (PSA).
- Working with partner agencies within the county and around the region on preparedness events, conferences and information sharing.
- Updating content on the Mobile County EMA website.
- Creating/updating printed materials and ensuring the materials are accessible to non-English speakers. Conducting targeted outreach to share information and build relationships with community stakeholders. Running social media campaigns for key hazard topics.
- Working with local school districts to add preparedness messages.
- Organizing or attending pre-scheduled community meetings to provide information.

Implementation

The implementation of the Outreach Plan is guided by the annual public outreach workplan. A calendar year that outlines emergency preparedness topics (i.e. severe weather awareness week). A sample is attached at the end of this document (Attachment A).

Responsibilities

Mobile County EMA

Is responsible for working with staff, Mobile County Public Affairs Director, partners, and stakeholders to implement the Outreach Plan. Also, develop the Annual Public Outreach Workplan.

Community Partners and Stakeholders

In the effort to reach the entire community, Mobile County EMA will work in partnership with other government, non-profit, private, and community organizations and media groups within Sonoma County and around the region. Groups include, but are not limited, to the following:

- Mobile County

- Municipalities and Jurisdictions
  - City Hall
  - Public Safety
  - Community Centers
- Mobile County Health Department
- Local Emergency Planning Committee (LEPC)
- VOADS

Future Projects

Mascot/ Characters

As part of our ongoing efforts to enhance disaster preparedness education, we are excited to announce a forthcoming initiative aimed at elementary school students in grades 1 through 4. This project will entail the development of a comprehensive curriculum designed to educate young minds about emergency preparedness in an engaging and age-appropriate manner.

Key components of this curriculum will include:

- Video Content
- Mascot Introduction
- Simulated Emergency Operations Center Activation

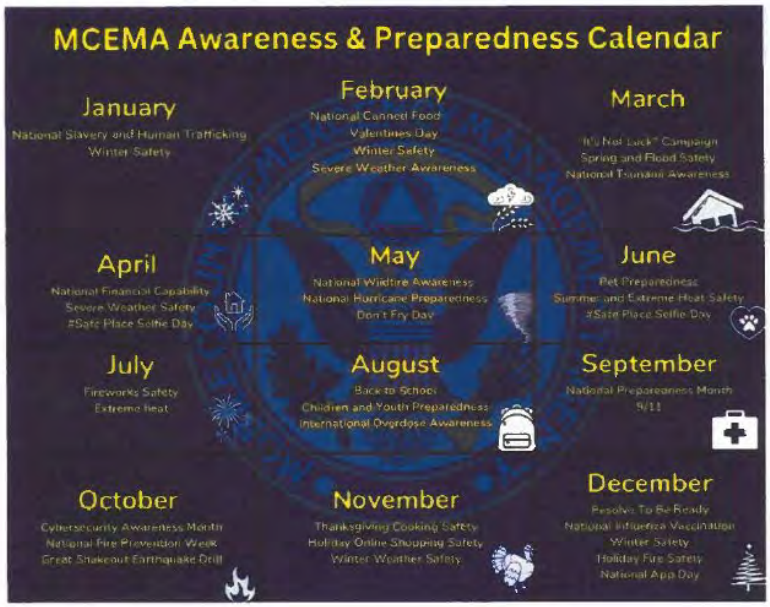
"Run from Water, Hide from Wind"

Educational video

Maintenance

The Outreach Plan is upheld in accordance with the Administrative Manual maintenance plan, ensuring its relevance and effectiveness. This approach guarantees that the Outreach Plan remains current and aligned with evolving organizational needs and external standards.

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY



B.2.3.2 Supporting Documentation – Stakeholder & Professional Engagement (Table B.2.1-1)

Access & Functional Needs (AFN) Sheltering Workshop (June 18, 2024)

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

Access & Functional Needs Sheltering Workshop
Date: June 18, 2024
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Workshop Objectives

Discussion: Roles and Responsibilities in AFN Sheltering

Communication Strategies for AFN Populations

Resource Needs and Coordination Challenges

Review of Current AFN Sheltering Procedures

Stakeholder Input and Feedback Session

Next Steps and Plan Updates

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: **AFN Workshop**

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number (i	Reason For Your Visit	Column1
1	6/18/2024	Laticia	Fultz	MCEMA		AFN Workshop	
2	6/18/2024	Caleb	Watson	Mobile County Emergency Management Agency		AFN Workshop	
3	6/18/2024	Michael	Dillaber	Mobile County Emergency Management Agency		AFN Workshop	
4	6/18/2024	Sharon	Counts	MCEMA		AFN Workshop	
5	6/18/2024	Sherry	Crush	MCEMA		AFN Workshop	
6	6/18/2024	Jane	Smith	Assisted Living Coordinator	(251) 234-5678	AFN Workshop	
7	6/18/2024	Maria	Garcia	Non-English Community Liaison	(251) 345-6789	AFN Workshop	
8	6/18/2024	Robert	Johnson	Access and Functional Needs Advocate		AFN Workshop	
9	6/18/2024	Linda	Martinez	Homeless Outreach Specialist	(251) 567-8901	AFN Workshop	
10	6/18/2024	Mike	Brown	School Safety Officer		AFN Workshop	
11	6/18/2024	Doug	Cooper	MCEMA		AFN Workshop	
12	6/18/2024	Susan	Lee	MCPHD		AFN Workshop	
13	6/18/2024	David	Anderson	MCEMSS		AFN Workshop	
14	6/18/2024	Nancy	Wilson	VOAD		AFN Workshop	
15	6/18/2024	Kevin	Harris	Community Services Director		AFN Workshop	
16	6/18/2024	Angela	Clark	VOAD		AFN Workshop	
17	6/18/2024	Kim	Bouler	MCEMA		AFN Workshop	
18	6/18/2024	Emily	Davis	Mental Health Counselor		AFN Workshop	
19	6/18/2024	Thomas	Green	MCPHD		AFN Workshop	

EMERGENCY PREPAREDNESS
People with Disabilities
Access and Functional Needs

BE INFORMED

Your ability to recover from an emergency tomorrow may depend on the planning and preparation you do today. This guide provides tips that individuals with disabilities and others with access and functional needs, and the people who assist and support them, can take to prepare for emergencies before they happen.

Be prepared to adapt this information to your circumstances and make every effort to follow instructions from authorities on the scene. Above all, stay calm, be patient, and think before you act. With these simple preparations, you can be ready for the unexpected.

TEXT "MobileAlert" to 226787 to sign up for Alerts and use Smart911

Smart911

GET THE MOBILE COUNTY EMA APP:

Scan the QR Code above and down Load the Mobile County EMA APP. Receive weather updates, community preparedness ideas, and disaster recovery information.

1. BE INFORMED
2. MAKE A COMMUNICATIONS PLAN
3. HAVE A PLAN
4. BUILD AN EMERGENCY KIT

BE INFORMED
BE PREPARED
BE RESILIENT

WITH MOBILE COUNTY EMA

EMERGENCY PREPAREDNESS
People with Disabilities

MAKE A COMMUNICATIONS PLAN

A disaster can interfere with your ability to communicate with your family, friends and coworkers. Everyone should list family, friends, and others who will be part of their plan. Include a relative or friend in another area who would not be affected by the same emergency and who can help if needed.

Make sure everyone knows how you plan to evacuate your home, school or workplace and where you will go in case of a disaster. Make sure that someone in your personal support network has an extra key to your home and knows where you keep your emergency supplies.

If you use a wheelchair, oxygen or other medical equipment, show friends how to use these devices so they can move you or help you evacuate.

Talk to your employer and co-workers about the assistance you might need in an emergency. This is particularly important if you need to be lifted or carried. Always participate in exercises, trainings and emergency drills offered by your employer or in your community.

Your family may not be together when disaster strikes, so plan how you will contact one another and review what you will do in different situations. For more information on how to develop a family communications plan, visit http://www.ready.gov/family-communications.

HAVE A PLAN

If you undergo routine treatments at a clinic or hospital or receive regular services at home, such as home health care, meals, oxygen, or door-to-door transportation, talk to your service provider about their emergency plans. Work with them to identify backup service providers within your area and the areas you might evacuate to.

If you use medical equipment in your home that requires electricity, talk to your healthcare provider about a backup plan for its use during a power outage.

Depending on your circumstances and the nature of the emergency, the first important decision is whether to stay or go. You should understand and plan for both possibilities. Monitor television, radio, Internet, or social media news reports for information or official instructions as they become available. If you're specifically told to evacuate, do so immediately.

If you require additional travel time or need transportation assistance, consider ways you might make these arrangements in advance.

There may be situations in which you decide to leave or are ordered to leave. Plan how you will get away and anticipate where you will go. Choose several destinations in different directions, so you have options in an emergency.

Whether you decide to stay or evacuate, you must make plans in advance for your service animal and pets. Remember that what's best for you is typically what's best for your animals. If you must evacuate, take your pets with you if you can.

However, only service animals are allowed inside if you go to a public shelter. For more information about service animal/ pet preparedness, visit http://www.ready.gov/animals.

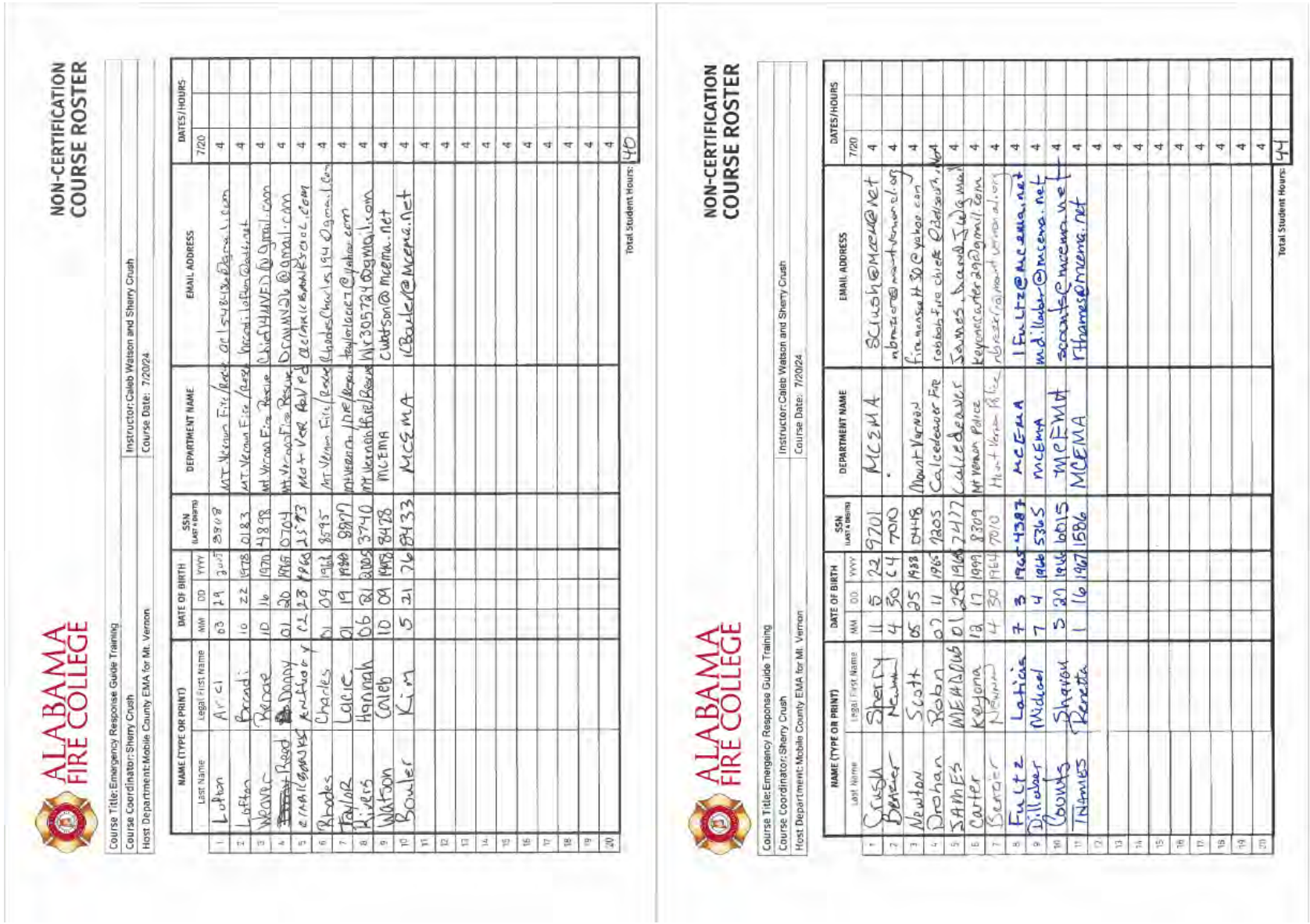
BUILD AN EMERGENCY KIT

Think about survival basics - food, water, first aid, and tools. Plan to make it on your own for at least three days. Consider two kits. In one kit, put everything you will need to stay where you are and make it on your own for some time. The other kit should be a lightweight, smaller version.

You may not have access to disaster assistance, a medical facility, or even a drugstore during emergencies. It is crucial that you and your family think about what kinds of resources you use on a daily basis and what you might do if those resources are limited or not available

Include copies of important documents in your kit, such as family records, medical records, wills, deeds, social security numbers, charge and bank account information, and tax records.

First Responder / Public Safety ERG (July 20, 2024)



ALABAMA FIRE COLLEGE

NON-CERTIFICATION COURSE ROSTER

Course Title: Emergency Response Guide Training
Course Coordinator: Sherry Crush
Host Department: Mobile County EMA for Mt. Vernon
Instructor: Caleb Watson and Sherry Crush
Course Date: 7/20/24

	NAME (TYPE OR PRINT) Last Name	Legal First Name	DATE OF BIRTH MM	DD	YYYY	SSN (LAST 4 DIGITS)	DEPARTMENT NAME	EMAIL ADDRESS	DATES/HOURS 7/20	
1	Lofton	Arvel	03	29	1948	8908	MT Vernon Fire/Rescue	arlewis@bellsouth.net	4	
2	Lofton	Brandi	10	22	1978	0183	MT Vernon Fire/Rescue	brandilofton@att.net	4	
3	Weaver	Reese	10	14	1970	4898	Mt Vernon Fire Rescue	Chief4WVFD@gmail.com	4	
4	~~Terry~~ Reed	Bo Danny	01	26	1966	0704	Mt Vernon Fire Rescue	Dawnreed@gmail.com	4	
5	ernandez	Anthony	12	23	1986	2593	mct + Vcfr Rescue	alchemicbandits@aol.com	4	
6	Rhodes	Charles	01	09	1968	8595	Mt Vernon Fire/Rescue	Rhodescharles1964@gmail.com	4	
7	Taylor	Lacie	01	19	1988	8870	mtvernon fire/Rescue	taylorlacie7@yahoo.com	4	
8	Rivers	Hannah	06	21	2005	3740	Mt Vernon Fire/Rescue	Wr305724@gmail.com	4	
9	Watson	Caleb	10	04	1992	8428	MCEMA	cwatson@mcema.net	4	
10	Bowler	Kim	05	21	1976	8433	MCSMA	KBowler@mcema.net	4	
11									4	
12									4	
13									4	
14									4	
15									4	
16									4	
17									4	
18									4	
19									4	
20									4	
								Total Student Hours:	40	

ALABAMA FIRE COLLEGE

NON-CERTIFICATION COURSE ROSTER

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Course Coordinator: Sherry Crush
Host Department: Mobile County EMA for Mt. Vernon
Instructor: Caleb Watson and Sherry Crush
Course Date: 7/20/24

	NAME (TYPE OR PRINT) Last Name	Legal First Name	DATE OF BIRTH MM	DD	YYYY	SSN (LAST 4 DIGITS)	DEPARTMENT NAME	EMAIL ADDRESS	DATES/HOURS 7/20	
1	Crush	Sherry	11	15	1972	9701	MCSMA	SCrush@Mcema.net	4	
2	Bonner	Newman	4	30	1964	7010		nbonner@mountvernonal.org	4	
3	Newton	Scott	05	25	1988	0448	Mount Vernon	Firemansm30@yahoo.com	4	
4	Drohan	Robin	02	11	1965	7805	Calcedeaver Fire	robinsfire chief@bellsouth.net	4	
5	JAMES	MEMPHIS	01	29	1996	7417	Calcedeaver	James.brandi3@gmail.com	4	
6	Carter	Keyona	12	17	1999	8309	Mt Vernon Police	keyonacarter29@gmail.com	4	
7	Bonner	Newman	4	30	1964	7010	Mount Vernon Police	nbonner@mountvernonal.org	4	
8	Fultz	Latias	7	3	1968	4387	MCEMA	LFultz@mcema.net	4	
9	Dillahay	Michael	7	4	1986	5365	MCEMA	mdillahay@mcema.net	4	
10	Counts	Shavon	5	20	1986	6015	MCEMA	scounts@mcema.net	4	
11	Thames	Renetta	1	16	1967	1586	MCEMA	Rthames@mcema.net	4	
12									4	
13									4	
14									4	
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19									4	
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								Total Student Hours:	44	

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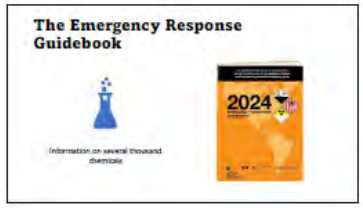

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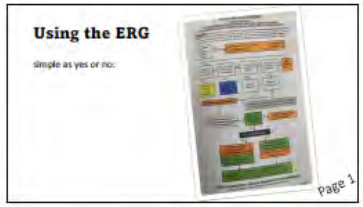

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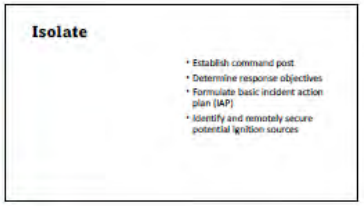

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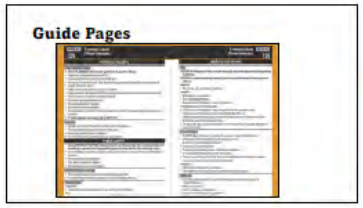

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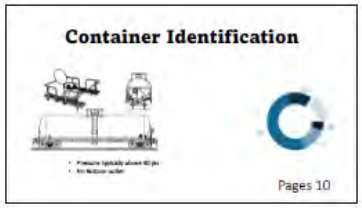

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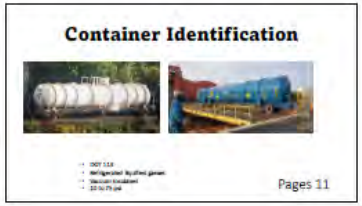

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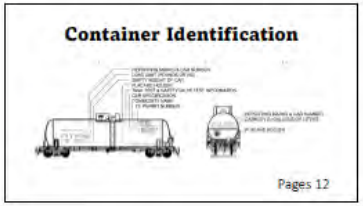

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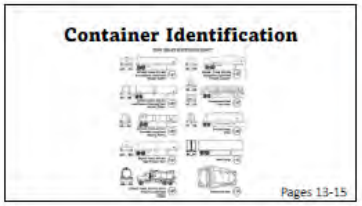

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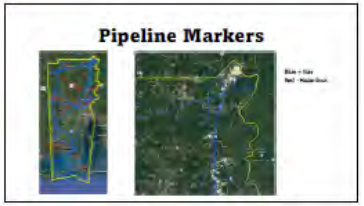

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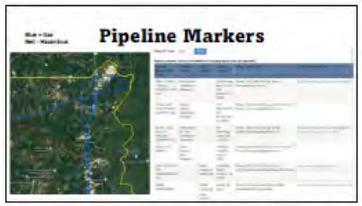

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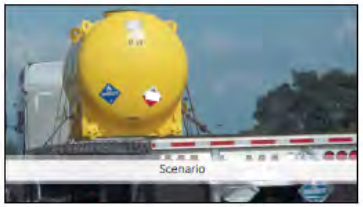

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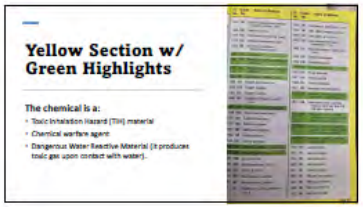

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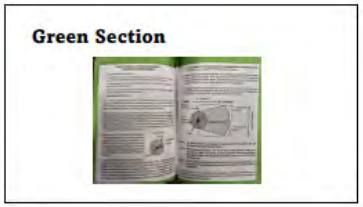

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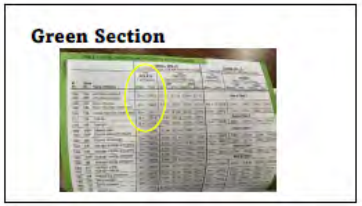

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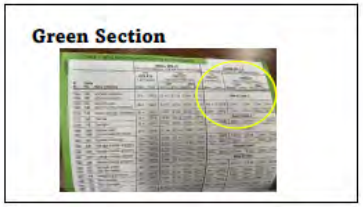

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Green Section

37

Green Section

38

Blue Section

- Lists chemicals alphabetically by Name

39

40

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Vehicle Accident involving 18 wheeler and Box Truck

44

Vehicle Accident involving 18 wheeler and Box Truck

45

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Vehicle Fire on HWY 43 South of Cedar Creek Bridge

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Joint Information System (JIS) / Joint Information Center (JIC) coordination meeting (July 29, 2024)

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

PIO JIS Meeting
Date: July 29, 2024
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Joint Information System (JIS) Plan

Purpose and Activation of the Joint Information Center (JIC)

Roles and Responsibilities of PIOs in JIC Operations

Communication and Coordination Challenges

Multi-Agency Messaging Scenarios and Exercises

Identifying Gaps in Information Flow

Next Steps to Strengthen the JIS Plan

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA
7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: **JIS Meeting**

ID	Start Time	First Name	Last Name	Agency You Represent	Phone Number (optional)	Reason For Your Visit	Column1
1	7/29/2024 13:48	Candace	Cooksey	City of Mobile	2514584595	PIOs	
2	7/29/2024 13:48	Mary Kate	Hale	City of Mobile	9018336563	PIO meeting	
3	7/29/2024 13:52	Mary	Howard	Lifelines/211		EOC	
4	7/29/2024 14:04	Dena	Pollard	Mobile County Commission		Contractor/Vendor	
5	7/29/2024 13:49	Sherry	Crush	MCEMA		PIO Meeting	
6	7/29/2024 13:56	Kelsey	Gallager	Mobile County Commission		PIO Meeting	
7	7/29/2024 13:59	Sharee	Brussared	Mobile County Commission		PIO Meeting	

Emergency Support Function

ESF #15: Appendix 1: Joint Information Center

July 2024

MOBILE COUNTY
EMERGENCY MANAGEMENT
AGENCY

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Activation 3
Activation Triggers 3
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Mobilization 5
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Training Room B 5
Operations 5
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Alert and Warning 11
Message Approval 12
Messaging Strategies 13
Recovery 13
Deactivation 14
Long-Term Recovery and Ongoing Communication 14
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Deputy PIO 20
EOC Representative 23
Incident PIO 24
211 Manager 25
Media Relations Lead 26
Digital Lead (Social, Website, APP) 27
Community Outreach Lead 28

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Appendix 1: Joint Information Center

Purpose

The Joint Information Center (JIC) is a place where media representatives receive information on disasters and/or emergencies. Spokespersons from federal, state, county, and municipal representatives will jointly develop and issue news releases. Additionally, the JIC will operate a rumor control center to provide accurate information.

Situations

Planning Assumptions

A disaster/emergency will result in wide-spread news media attention.

If a disaster/emergency occurs, information needs to be disseminated to the public in a coordinated and reliable manner.

The JIC provides a central location for the news media to obtain information and should eliminate conflicting reports and reduce rumors.

The JIC will handle public inquiries and control rumors.

Activation

The County Emergency Operations Center (EOC) can be activated for incidents and occurrences affecting multiple jurisdictions, such as power outages, large wildfires, floods, hazardous materials spills, acts of terrorism, pandemics, or other unforeseen circumstances. The decision to activate the EOC is typically made by the Mobile County EMA Director or Deputy Director, or on-call Duty Officer. The Lead PIO is a primary member of an EOC activation and oversees the Joint Information Center (JIC) and Joint Information System (JIS).

Activation Triggers

The decision to activate the JIC will be based on the following criteria:

Declaration of an Emergency: When an emergency or disaster is officially declared by local, state, or federal authorities, it may prompt the activation of a JIC to facilitate communication and information dissemination.

School Weather Giveaway and Awareness (February 2, 2025)

B.3 Multi-Jurisdictional Coordination

Purpose:

This appendix documents the participation and coordination of all local jurisdictions, special districts, and regional partners involved in the Mobile County Multi-Jurisdictional Hazard Mitigation Plan. The Multi-Jurisdictional Planning Group includes representatives from municipal governments, county departments, special districts, and other agencies that play a role in hazard mitigation, emergency management, and community resilience. This collaborative body contributes data, expertise, and feedback throughout the planning process to ensure the plan addresses the needs and priorities of all participating entities. Documentation of their involvement supports FEMA's multi-jurisdictional planning requirements and fosters a coordinated regional mitigation approach.

Coordination:

The Mobile County EMA Executive Board served as the primary municipal representative body for the development of the 2025 Multi-Jurisdictional Hazard Mitigation Plan. The Board is composed of the appointed representatives from the City of Mobile, Mobile County, and an at-large member elected from the other municipalities. This structure provided oversight and direction for plan content, priorities, and compliance. To ensure all jurisdictions were fully engaged, EMA staff conducted a series of jurisdictional check-ins with mayors, city clerks, and local department heads, as documented in **Appendix B.1**. These meetings allowed municipalities to identify hazards, risk exposure, and mitigation needs specific to their communities, while the Executive Board consolidated and represented these perspectives during plan development.

In addition to municipal input, special districts and community partners, including Mobile County Public Schools (MCPSS), Mobile County EMS System (MCEMSS), Mobile County Communications District (MCCD), and volunteer fire departments, participated through CAP submissions, planning committee involvement, and targeted discussions. Regional partners such as the Farmers Federation, Africatown NERT, and the South Mobile Industrial Association also provided data and community-specific feedback. This coordinated approach ensured that FEMA's multi-jurisdictional requirements were met and that the plan reflects the full range of hazards and mitigation priorities across Mobile County. Each participating jurisdiction was provided the opportunity to engage stakeholders relevant to its community through jurisdictional check-ins, advisory meetings, and coordinated outreach efforts, with support and facilitation provided by Mobile County EMA.

References to "participation" by stakeholders or Special Districts in this appendix reflect engagement and coordination activities only and do not indicate plan adoption or FEMA mitigation grant eligibility.

Table B.3-1 Multi-Jurisdictional Coordination

Jurisdictional Check-Ins @ Local City Halls	
2024-09-02 @ Mt. Vernon City Hall	
Attendees (Names & Affiliations)	Kim Bouler, Mobile County EMA Laticia Fultz, Mobile County EMA Pat Creamer, Mobile County EMA Jacqueline Niles, City Clerk, Town of Mt. Vernon Chief Eric Pettway, Mt. Vernon Police Department Sherick Varner, Mt. Vernon Public Works
Summary of Discussion	EMA staff met with Mt. Vernon officials to discuss their role in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update. Local concerns included severe thunderstorms, tornadoes, and flooding, with particular risk exposure in low-income and older housing areas. Public Works noted drainage and debris management needs, Chief Pettway raised tornado sheltering and communication issues, and the City Clerk emphasized integrating mitigation into permitting and coordination with countywide operations.
Key Decisions or Actions	Mt. Vernon agreed to update its Community Action Plan (CAP) with specific mitigation needs, including drainage improvements, safe room development, and equipment support for Public Works.
Supporting Documents	Jurisdictional Check-In Notes
2024-09-02 @ Creola City Hall	

Attendees (Names & Affiliations)	Kim Bouler, Mobile County EMA Laticia Fultz, Mobile County EMA Pat Creamer, Mobile County EMA Marcy Brown, City Clerk
Summary of Discussion	EMA staff met with Creola officials to review their role in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Key concerns included storm surge, tornado risks, and roadway flooding that hinders emergency access. Marcy Brown highlighted the need for hardening and backup power at public facilities, while drainage and debris management were identified as additional priorities. Creola expressed strong interest in using the MJHMP to guide future resilience projects.
Key Decisions or Actions	Creola will update its Community Action Plan (CAP) to reflect storm surge, tornado, and drainage priorities.
Supporting Documents	Jurisdictional Check-In Notes
2024-11-01 @ MCEMA	
Attendees (Names & Affiliations)	Tina Sanchez, Mobile County Laticia Fultz, Mobile County EMA Doug Cooper, Mobile County EMA
Summary of Discussion	EMA staff met with Tina Sanchez to discuss Mobile County's role in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Key issues included storm surge, tornado risks in rural housing, and flooding in low-lying areas. Volunteer fire departments were noted as especially at risk due to limited resources and aging facilities, with priorities such as backup power, hardened bays, and improved communications.

Key Decisions or Actions	Mobile County will update its Community Action Plan (CAP) to reflect current hazards and priorities.
Supporting Documents	Jurisdictional Check-In Notes
2024-12-05 @ Chickasaw City Hall	
Attendees (Names & Affiliations)	Sherry Crush, Mobile County EMA Kim Bouler, Mobile County EMA Laticia Fultz, Mobile County EMA Pat Creamer, Mobile County EMA Michelle Ross, City of Chickasaw Maurice English, Inspector, City of Chickasaw
Summary of Discussion	EMA staff met with Chickasaw officials to discuss their role in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Key concerns included flooding, severe storms, and tornadoes. Michelle Ross highlighted drainage issues, while Maurice English noted risks in older housing and the need for safe rooms and stronger code enforcement. EMA emphasized linking these priorities to grant opportunities for infrastructure and sheltering projects.
Key Decisions or Actions	Chickasaw agreed to update its Community Action Plan (CAP) to reflect drainage improvements, building code enforcement priorities, and safe room needs.
Supporting Documents	Jurisdictional Check-In Notes
2024-12-05 @ Satsuma City Hall	

Attendees (Names & Affiliations)	Sherry Crush, Mobile County EMA Kim Bouler, Mobile County EMA Laticia Fultz, Mobile County EMA Pat Creamer, Mobile County EMA Steven Schinder, Director, City of Satsuma Jessica Jones, City Clerk, City of Satsuma
Summary of Discussion	EMA staff met with Satsuma officials to review their role in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Concerns included tornadoes, localized flooding, and power outages. Steven Schinder stressed the need for generators at critical facilities, while Jessica Jones highlighted public outreach and preparedness education. EMA noted opportunities to align these priorities with countywide strategies and funding sources.
Key Decisions or Actions	The city will provide EMA with updated hazard data and project information by January 15, 2025.
Supporting Documents	Jurisdictional Check-In Notes
2024-12-05 @ Bayou La Batre City Hall	
Attendees (Names & Affiliations)	Sherry Crush, Mobile County EMA Kim Bouler, Mobile County EMA Laticia Fultz, Mobile County EMA Pat Creamer, Mobile County EMA Mayor Henry Barns, City of Bayou La Batre

	Marcia Barns, City Clerk, City of Bayou La Batre
Summary of Discussion	EMA staff met with Bayou La Batre officials to discuss the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update. Key concerns included storm surge, flooding of evacuation routes, and protection of critical facilities that support the fishing industry. The city identified backup power and drainage improvements as top priorities.
Key Decisions or Actions	Bayou La Batre will update its Community Action Plan (CAP) to reflect storm surge and drainage needs
Supporting Documents	Jurisdictional Check-In Notes
2024-12-06 @ Town of Dauphin Island City Hall	
Attendees (Names & Affiliations)	Laticia Fultz, Mobile County EMA Kim Bouler, Mobile County EMA Mayor Jeff Collier, Town of Dauphin Island Wanda Sandagger, City Clerk, Town of Dauphin Island
Summary of Discussion	EMA staff met with Dauphin Island officials to review participation in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update. Discussion centered on storm surge and hurricane risks, which pose the greatest threat to the town's infrastructure, evacuation routes, and tourism economy. Flooding from heavy rainfall and high tides was also noted as a recurring issue. The town identified priorities including improved protective infrastructure, backup power for critical facilities, and continued public outreach on evacuation readiness.
Key Decisions or Actions	Dauphin Island will update its Community Action Plan (CAP) to reflect storm surge, hurricane, and flooding priorities.

Supporting Documents	Jurisdictional Check-In Notes
2023-04-11	**EOC Stakeholder Meeting – Damage & Municipal Reps**
Attendees (Names & Affiliations)	Andy Gatewood, MCPS Darla Dean, SARPC Diane McAskey, FAMPROM Ernest Scarbrough, MCPS Gerald Battiste, The Salvation Army Jenni Guerry, University of South Alabama Jimmy Wiggins Kate Carver, Dumas Wesley Community Center Kyle McCartney, AIDB Larry Perdue Latosia Turnbough, MCHD Missy Busby, Feeding the Gulf Coast Morgan Woodward, Mobile County Ricky Rhodes, SARPC Robert Bryant, City of Mobile Shannon Faye, MCHD Steven White, HHS Laticia Fultz, MCEMA

	Kim Bouler, MCEMA Leola Chaney, MCEMA Doug Cooper, MCEMA Sherry Crush, MCEMA
Summary of Discussion	Meeting focused on coordinating damage assessment and municipal response efforts, reviewing roles in reporting post-disaster impacts, and discussing how these assessments inform hazard mitigation planning and prioritization of mitigation projects.
Key Decisions or Actions	Stakeholders confirmed damage assessment procedures, clarified municipal reporting responsibilities, and identified methods to integrate assessment data into hazard mitigation planning for improved risk reduction.
Supporting Documents	2023-04-11 Email Annual Stakeholder Meeting Notes.pdf
2023-04-18	**EOC Stakeholder Meeting – Mass Care**
Attendees (Names & Affiliations)	Erin Coker, MCHD Brittany Edmondson, MCHD Paul Alford, Mobile Police Department Sheri Jones, The Salvation Army Mary Howard, Lifelines Counseling Services/Unite Kelsey Gallahar, Mobile County Commission Tina Sanchez, Mobile Louis Anderson, MCPSS Travis Ashcraft, Modern Sound

	Matt Lombard, Modern Sound and Communication Chuck Harben, MCPSS Kevin Turner, Mobile County DHR Trista Stout-Walker, United Way/MC VOAD Laticia Fultz, MCEMA Donald Seales, The Wave Transit Katy Stembridge, MCHD Emergency Preparedness Diane Murphy, Mobile County EMA Josh Benton, Star Service Aaron Atkins, Mobile Police Department
Summary of Discussion	Meeting focused on coordinating mass care and sheltering operations, reviewing roles and responsibilities, and discussing integration of mitigation considerations into planning for shelters and at-risk populations.
Key Decisions or Actions	Stakeholders confirmed procedures for mass care and sheltering, clarified responsibilities for different agencies, and identified strategies to incorporate hazard mitigation into mass care planning and operations.
Supporting Documents	2023-04-18 Mass Care EOC Stakeholder Meeting and Training.pdf
2023-04-19	**Pre-Hurricane Season Coordination Meeting**
Attendees (Names & Affiliations)	Danon Smith, Baldwin County EMA Mike Evans, MCEMA Sherry Crush, MCEMA Ronnie Adair, MCEMA

	Ricky Adams, AEMA Aaron Overby, AEMA Eric Jones, Alabama EMA Jeff Smitherman, AEMA Janine Speaks, AEMA Craig Bolling, Alabama EMA Steven Huff, AEMA Amanda Majors, AEMA Lisa Castaldo, Alabama EMA Tom Tyler, Baldwin County EMA
Summary of Discussion	Meeting focused on coordinating pre-hurricane season activities, reviewing roles and responsibilities, assessing readiness for the upcoming hurricane season, and discussing integration of mitigation measures to reduce potential storm impacts.
Key Decisions or Actions	Stakeholders confirmed readiness procedures, clarified agency responsibilities, and identified mitigation priorities for infrastructure, critical facilities, and at-risk populations to enhance hurricane resilience.
Supporting Documents	2023-04-19 Pre Hurricane Season Coordination Meeting with State.pdf
2023-04-20	**EOC Stakeholder Meeting - Operations**
Attendees (Names & Affiliations)	Brycen Loeper, Theodore Dawes Fire Rescue Franklin Byrd, Theodore Dawes Fire Rescue Barry Glisson, MFRD

	Jimmy Frank, MFRD
	Luke Singleton, ALEA SBI
	Anthony Lovitte, Saraland
	Sean Dickens, Mobile County Sheriffs Office
	Christian McDowell, FBI
	Jeff Haller, Mobile Fire-Rescue Department
	Ralph Barone, Mobile Airport Authority
	John Cornelius, USCG
	Gregory Harris, Mobile Airport Authority Police Dept
	Laticia Fultz, MCEMA
	Jodie Robbins, Prichard Fire and Rescue Department
	Jack Busby, LEPC
	Micah Miller, Saraland Fire and Rescue Department
	Philip Culver, BLP Mobile Paint
	Brent Parker, Nouryon
	Mark Smith, Evonik
	Lee Heffernan, Third Coast (Chandeleur Pipeline)
	Lee Booker, Univar Solutions
	Connie Buskness, Evonik & South Mobile Industrial Association
	Leon Dixon, Amvac
	Dirk Young, MCEMSD
	Debbie Bryars, University of South Alabama

	Mitch Davis, AdvanSix / US Amines Jennifer Tremayne, Mobile Chamber Kevin McGill, Third Coast Ronnie Adair, Mobile County EMA Reggie Norton, MFRD / University of South Alabama
Summary of Discussion	Meeting focused on operational coordination during emergencies, reviewing incident response procedures, clarifying roles for all participating agencies, and discussing how mitigation measures can be integrated into operational planning to reduce future disaster impacts.
Key Decisions or Actions	Stakeholders confirmed operational roles and responsibilities, updated procedures for resource deployment and coordination, and incorporated mitigation considerations into operational protocols to improve preparedness and resilience.
Supporting Documents	2023-04-20 Operations EOC Stakeholder Meeting and Training.pdf
2023-05-02	**EOC Stakeholder Meeting - Infrastructure**
Attendees (Names & Affiliations)	James DeLapp (City of Mobile) Kristi Stamnes (MCCD) Charlie McNichol (MCCD) Joseph Jordan (South Alabama Utilities) Russell Lomax (Mobile Area Water & Sewer System) Dehyrl Middleton (USACE Mobile) Sharee Broussard (Mobile County) Laticia Fultz (MCEMA)

	Jacquelyn Steele (Spire Energy) James Price (Mobile County Public Works) Renetta Thames (MCEMA) Jason Beaman (NWS Mobile)
Summary of Discussion	Meeting focused on infrastructure-related hazard mitigation, including assessing risk exposure of critical systems, coordination among utilities and agencies, and planning for continuity of operations during disasters.
Key Decisions or Actions	Stakeholders identified infrastructure risk exposure, discussed interagency coordination for risk reduction, and agreed on follow-up actions to integrate mitigation strategies into emergency operations and planning.
Supporting Documents	2023-04-05 PreMeeting email Infrastructure EOC Rep Group.pdf 2023-05-02 EOC Stakeholders Meeting Infrastructure.pdf 2023-05-02 Post Meeting email Infrastructure.pdf
2023-08-08	**MCEMA Director Open House**
Attendees (Names & Affiliations)	Jeff Dyar TEEX Keith Scott TUSCO, INC Sharee Broussard Mobile County Jeff Haller Mobile Fire-Rescue Department Steven Millhouse MFRD Scott Johnson Lagniappe Ashley Carlisle Mobile County Communications District Charlie McNichol MCCD

	Brendan Kirby FOX10 News Christopher Hobden WALA Karris Harmon NBC 25 Arnell Hamilton WKRG News 5 Tyler Turbeville ST Controls LLC Shaun Turbeville ST Controls Charles Gurganus A&P Pest Control Kyle Tomlin Critter Control Mamun Siddiq Remax Guy Oswalt Merchants Transfer Company Brandon Sanders ALNG
Summary of Discussion	Attendees participated in an open house to learn about Mobile County EMA's capabilities, resources, and ongoing programs. Discussions included agency operations, community engagement initiatives, and partnership opportunities with private sector, media, and local government representatives.
Key Decisions or Actions	Attendees agreed to strengthen partnerships with media and local organizations to support public outreach, preparedness education, and future community engagement efforts.
Supporting Documents	2023-08-08 MCEMA Director Open House Sign In.pdf
2023-08-10	**Recovery Meeting**
Attendees (Names & Affiliations)	Doug Cooper MCEMA Kim Bouler MCEMA

	Sherry Crush MCEMA Barry Glisson MFRD Frank Byrd Vol Fire/LEPC Mike Dillaber MCEMA Renetta Thames MCEMA Erin Coker MCHD Chuck Harbin MCPSS Steven Huff AEMA Roy Hodge MCCD John Tellis Mobile County DHR Neil Howard Mobile County Public Works Pat Creamer City of Mobile GIS Joe Snowden City of Mobile John Angle City of Mobile PD Trista Walker VOAD
Summary of Discussion	Reviewed the Mobile County Recovery Plan, shared updates on ongoing recovery operations, and discussed coordination across agencies and community partners.
Key Decisions or Actions	Updates and revisions to the Recovery Plan were agreed upon, roles and responsibilities clarified, and next steps outlined to maintain alignment of recovery efforts.
Supporting Documents	2023-08-10 Recovery Meeting Sign-in.pdf

2025-02-03	Mobile County Volunteer Fire & Community Meeting @ MCEMA
Attendees (Names & Affiliations)	MCEMA Reps Volunteer Fire Chiefs Municipal Council Members Various Community Citizens See sign-in sheet
Summary of Discussion	EMA staff attended a hybrid Volunteer Fire Department community meeting with council members from Bayou La Batre, Citronelle, and Mt. Vernon. After routine finance and training updates, discussion focused on storm surge, tornadoes, and flooding impacts. Council members highlighted drainage and shelter needs, while fire representatives raised concerns about limited resources, aging facilities, and the need for backup power and communications. Community members echoed flooding and tornado preparedness as key priorities.
Key Decisions or Actions	EMA staff will assist volunteer fire departments in documenting training, facility, and equipment needs for mitigation projects.
Supporting Documents	2025-02-03 Vol Fire Meeting Minutes & Sign–In Sheet
2025-03-17	**Community Advisory Panel / Industry–Community Engagement**
Location/ Platform	Southwest Mobile County Chamber of Commerce (Hybrid, in-person & Zoom)
Description of Activity	Mobile County EMA participated in the SMIA & CAP meeting with industry, community organizations, and fire representatives. EMA provided an update on the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and encouraged participation in the public survey.

Number of Participants	Approx. 25 (industry reps, community members, fire service, EMA staff)
Summary of Feedback Received	Community members and industry reps shared hazard concerns including flooding, hurricanes, and tornadoes. Participants emphasized the importance of timely communication and hazard awareness. Fire representatives noted local preparedness challenges.
How Feedback Was Incorporated	EMA distributed the MJHMP survey link for broad circulation to employees and residents. Feedback on hazards and community priorities was noted for inclusion in the MJHMP risk assessment. EMA committed to providing ongoing updates at future CAP meetings.
Supporting Documents	2025-03-17SMIA & CAP Minutes.pdf
2025-04-16	**HCC Steering Committee Meeting**
Attendees (Names & Affiliations)	Sherry Crush – MCEMA Tina Sanchez – Mobile County Commission Kim Bouler – MCEMA Jason Esslinger – ADPH Crystal Wiggins – MCEMS Theresa Rehm-Hamilton – MCHD Doug Cooper – MCEMA Chuck Harben – Mobile County School Board Lisa Chestang – USA Campus

	Larry Mellick – Mobile Police Department Daniel Stombaugh – Mobile County Health Department Jenni Gerrie – USA Sharee Broussard – Mobile County Commission Darian Collier – Theodore Dawes Fire Rescue
Summary of Discussion	Reviewed Hazard Vulnerability Assessment (HVA) updates, including weather, cyber, and infectious disease risks. Discussed decontamination training needs, delivery methods, and regulatory requirements. Touched on Big Creek Lake water supply concerns.
Key Decisions or Actions	The committee agreed to update the HVA by June 30, 2025, customize the ADPH template, identify suitable decontamination training sites, and clarify regulatory requirements with possible Coast Guard input.
Supporting Documents	2024-04-16 HCC Steering Committee Minutes.pdf
2025-04-16	**Healthcare Coalition MJHMP Meeting**
Attendees (Names & Affiliations)	Vince Edwards Springhill Medical Dr. Breylen Carter ILC Latosia Turnbough MCHD - HCC Kelley Hicks Mobile Infirmary Brittany Edmondson MCHD - EP Charlie Erwin College of Allied Health USA Jamey Greer USA Health Kimberly Coley AGEMSS

	Ne'Chelsey Thomas Mercy Life of AL Dr. Kevin Michaels MCHD Chris Perry Mobile Infirmary Sarah Koblas Springhill Medical Erin Coker MCHD - EP Shannon Faye MCHD – EP via Zoom Brian Sullivan AltaPointe Mark Bryant MCHD Andrew Williams USA Health Valencia Murphy Franklin – via Zoom Kim Bouler MCEMA
Summary of Discussion	The meeting included introductions, approval of prior minutes, and facility report-outs from hospitals, nursing homes, and community health centers regarding census, COVID/flu status, and operational updates. Updates on funding impacts, ongoing exercises, and upcoming training events were shared, including Cyber TTX lessons learned, redundant communications exercises, and new personnel announcements. Attendees were reminded to participate in the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update and provide input for planning purposes.
Key Decisions or Actions	Healthcare Coalition members will continue to monitor and report facility status, participate in upcoming exercises and trainings, submit input for the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update, and ensure compliance with redundant communications exercises. Follow-up actions include sharing after-action reviews, coordinating staffing for surge events, and attending approved conferences and workplace violence trainings.
Supporting Documents	2025-04-16 HCC Minutes.pdf

2025-04-17	Local Emergency Planning Committee MJHMP Special Districts Meeting
Attendees (Names & Affiliations)	Sean Allen – E3 Environmental Mike Evans – MCEMA Jason Pierce – Vertex Refinery Kim Bouler – MCEMA Mike Farrell – Communications International Clyde Roark – CISA Matthew Bryant – USA Health Laticia Fultz – MCEMA John Sims – MC Risk Mgt Frank Byrd – Theodore Fire / LEPC Kimberly Garber – VSC Fire & Security Timothy Smith – MC Commission Duane Cannon – Holcim Roy Gartley – Omega Security Jaquelyn Steele – Spire Bill Carroll – MIMC Dan Grill – Univar Solutions Robert Stewart – MFD Wayne Castanos – Spire Olivia Hernaez – Vertex Refinery Renetta Thames – MCEMA / LEPC

	Aaron Coggin – Alabama Power
	Curt Hunt – Austal USA
	Christopher Taylor – Research Solutions
	Doug Cooper – MCEMA
	Jasmine Jackson – Alabama Power
	Timothy Thomas – Amvac Chemical
	Sharon Counts – MCEMA / LEPC
	Renee Johnston – Nouryon
	Jonathan Toler – Evonik
	Sherry Crush – MCEMA
	Art Lindberg – HEPACO
	Jennifer Tremayne – Mobile Chamber
	Philip Culver – Mobile Paint
	Teresa McCoy – Advansix
	Mark Turner – MCEMS
	CWO Duskin Deichl – USCG
	Charles Miller – MC Commission
	John Unger – FMC
	Mike Dillaber – MCEMA
	Will Montalban – MCEMS
	Alisha Williams – Transwood Inc
	Brian Erny – Research Solutions Group

	Brett Nobles – Arkema Dante Zarella – Transwood Inc
Summary of Discussion	The LEPC meeting covered emergency preparedness, a Vertex pipeline response presentation, new member introductions, MOU development, tabletop exercise planning, routine radio testing, subcommittee updates, recent incidents, and safety reminders.
Key Decisions or Actions	February minutes approved; LEPC will sponsor a training session; MOU development and tabletop exercise planning will continue; PR Co-Chair replacement nominated; weekly radio testing to continue; members encouraged to stay actively engaged.
Supporting Documents	2025-04-17 LEPC.pdf
2025-06-02	**Community Engagement / Agricultural Stakeholder Meeting**
Location/ Platform	Mobile County Farmers Federation Meeting (in-person)
Description of Activity	Mobile County EMA participated in the Farmers Federation meeting to provide an update on the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and gather feedback on agricultural risk exposure. EMA emphasized the importance of agricultural input in shaping mitigation priorities, while Federation members discussed hazard impacts on farming operations.
Number of Participants	Approx. 20 (Farmers Federation members, Cooperative Extension, EMA staff)
Summary of Feedback Received	Farmers identified drought, flooding, and severe weather as top threats to local agriculture. Concerns raised about irrigation reliability, drainage problems, and storm damage to crops and livestock facilities. Members noted the need for backup power for wells and equipment to support agricultural resilience.

How Feedback Was Incorporated	Agricultural hazards and risk exposure were added to the countywide risk assessment. Mitigation project ideas (backup power for wells, drainage improvements, crop/livestock protection) were included in the mitigation strategy. Federation members were encouraged to share the MJHMP public survey within the agricultural community.
Supporting Documents	2025-06-02 Stakeholder Meeting – Agriculture Sector.pdf 2025-06-02 Farmers Federation.pdf
2025-07-21	**SMIA & CAP**
Attendees (Names & Affiliations)	<u>SMIA Attendees:</u> Philip Culver – Mobile Paint Gene Rader – HPSA Sam Cunningham – Evonik Duane Cannon – Holcim / Amrize Larry Nelson – Apache Alabama Power (representative not named) Marcelles Prather – INEOS MCEMA / LEPC (representative not named) <u>CAP Attendees:</u> Mechelle Davis – Infinite Opportunities Cynthia Petty – Hollinger's Island Elementary Tina Poiroux – SWMCC

	Phyllis Wingard – Keep Mobile Beautiful Jacqueline McAlpine – Burrough Elementary Felicia McAlpine – Burrough Elementary Tonia Camardella – Feeding the Gulf Coast Ashlea Brown – Alabama Coastal Foundation Martha Duvall – Red Cross Cassandra Davis – Davis Construction Rich McCord – Express Employment Chelsea Pruitt – Hyatt Studios Nathan Trahan – LBA Properties Kelly Qualls – Big Brother Big Sisters Ty Brazil – Mobile County Career Coach Justin Sturm – VSC Fire & Security
Summary of Discussion	The SMIA portion of the meeting reviewed industry safety updates, environmental compliance, and internal operational matters, while the CAP portion, open to the community, focused on outreach initiatives, local programs, and community engagement opportunities.
Key Decisions or Actions	For SMIA, action items included finalizing meeting minutes, reviewing financials, and addressing open issues like Kids Day donations and brochure printing. For CAP, members will present the CAP Charter at the next meeting, continue community outreach programs such as Kids Day and STEM+M activities, and encourage community participation in the LEPC Hurricane Plan by July 29. The next CAP meeting is scheduled for August 18, 2025, hosted by INEOS.
Supporting Documents	2025-07-21 SMIA & CAP Minutes.pdf

2025-07-28	Citronelle MJHMP Meeting
Attendees (Names & Affiliations)	Lori Bryan, City of Citronelle Mike Odom, City of Citronelle Sherry Crush, MCEMA
Summary of Discussion	The meeting focused on hazard mitigation planning for the City of Citronelle, reviewing current hazards, risk exposure, and potential mitigation strategies. Attendees discussed coordination between city officials and MCEMA to ensure the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) aligns with FEMA requirements.
Key Decisions or Actions	City staff and MCEMA will update hazard inventories, provide relevant data, and incorporate feedback into the draft Citronelle Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Follow-up meetings will be scheduled to review progress and finalize mitigation strategies.
Supporting Documents	2025-07-28 Citronelle MJHMP Meeting.pdf
2025-07-28	**Sevenhills MJHMP Special Districts Meeting**
Attendees (Names & Affiliations)	Sherry Crush, MCEMA Terry Bacon, Seven Hills Fire District
Summary of Discussion	This meeting addressed hazard mitigation planning specific to the Seven Hills Fire District as a special district. Attendees reviewed hazard risk exposure, discussed mitigation priorities, and coordinated with MCEMA to ensure the district's plan aligns with countywide MJHMP requirements.
Key Decisions or Actions	MCEMA and Seven Hills Fire District representatives will update local hazard data, incorporate community input, and draft mitigation strategies. Follow-up meetings will be scheduled to review and finalize the Special District MJHMP.

Supporting Documents	2025-07-28 Sevenhills MJHMP Meeting.pdf
2025-08-04	**Volunteer Fire Department Association MJHMP Special Districts Meeting**
Attendees (Names & Affiliations)	Carol Burns, Alabama Port VFD Tony Lee, Bayou La Batre VFD Rob Drohan, Calcedeaver VFD John Simison, Citronelle VFD Charlie Moye, Creola VFD Jacob Purl, Creola VFD James Henderson, Creola VFD Sean McQuade, Dauphin Island VFD John Corideo, Fowl River VFD Hugh McWhorter, Georgetown – Fellowship VFD Unreadable, Georgetown – Fellowship VFD Richie Dodge, Grand Bay VFD Unreadable, Grand Bay VFD Unreadable, Grand Bay VFD Sherry Crush, MCEMA Frank Byrd Renea Weaver, Mt. Vernon VFD Matthew Waltman, Seven Hills VFD

	David Wade, Theodore Dawes VFD Mark Barlow, Theodore Dawes VFD Billy Smith, Turnerville VFD Charles Harvey, Wilmer VFD Will Montleban, EMS
Summary of Discussion	The meeting introduced hazard mitigation planning for special districts to attendees, highlighting the benefits of participation and the process for integrating local VFD data into the broader county MJHMP.
Key Decisions or Actions	Interested attendees will gather and submit relevant hazard information from their respective departments, coordinate with MCEMA for plan development, and participate in follow-up meetings to finalize mitigation strategies for the Volunteer Fire Department Special Districts.
Supporting Documents	2025-08-04 VFD Meeting.pdf

Table B.3-2 documents the participation of each jurisdiction in the development of the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) including planning team designation, local data contributions, meeting attendance, and draft plan review.

Table B.3-2 Jurisdictional Participation Summary

Jurisdiction	Planning Team Member Designated	Title	Local Data Provided	Meeting Participation	Review of Draft Plan
Bayou La Batre	Marcia Barnes Eric Tillman	City Clerk Floodplain Manager	CAP SI/SD	4/13/2023 9/28/2023 12/5/2024	9/12/2025

				5/29/2025	
Chickasaw	Maurice English Michelle Ross	Floodplain Manager City Clerk	CAP SI/SD	8/25/2023 6/20/2024 12/5/2024 5/29/2025	9/12/2025
Citronelle	Lori Bryan Mike Odom	City Clerk Public Works Director	CAP SI/SD	9/14/2023 7/28/2025	9/4/2025
Creola	Marcy Brown David Moss	City Clerk Public Works Director	CAP SI/SD	8/25/2023 6/20/2024 10/2/2024	9/4/2025
Dauphin Island	Wanda Sandagger	City Clerk	CAP SI/SD	4/13/2023 9/28/2023 6/20/2024 12/6/2025	9/12/2025
Mobile City	Lance Slater	Emergency Management Coordinator	CAP SI/SD	4/13/2023 12/6/2024 5/29/2025	9/10/2025
Mobile County	Matthew Barclift Tina Sanchez	County Engineer	CAP	4/13/2023 6/20/2024	9/12/2025

		Assistant County Administrator	SI/SD	12/6/2024 5/29/2025	
Mount Vernon	Roger Perkins Lacie Taylor	Floodplain Manager City Clerk	CAP SI/SD	9/14/2023 6/20/2024 10/2/2024	9/12/2025
Prichard	TJ Pettway	Emergency Management Coordinator & Public Works Director	CAP SI/SD	8/25/2023 5/29/2023 6/12/2025	9/12/2025
Saraland	Mike Black Shayne Lovitte	Floodplain Manager Assistant Fire Chief	CAP SI/SD	4/13/2023 9/11/2024 4/9/2025	9/4/2025
Satsuma	George Fralic Jessica Jones	Floodplain Manager City Clerk	CAP SI/SD	4/13/2023 8/25/2023 6/20/2024 12/6/2024	9/12/2025
Semmes	Jason Franklin Brooke Miller	Floodplain Manager City Clerk	CAP SI/SD	4/13/2023 6/20/2024 12/6/2024	9/4/2025

Table B.3-3 documents the opportunity provided for stakeholder involvement in the development of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan, consistent with FEMA and AEMA requirements. Participating jurisdictions and partner agencies invited stakeholders to engage in the planning process and provide information and input to inform plan content. Stakeholders included local and regional agencies involved in hazard mitigation activities; agencies with authority to regulate development; neighboring communities and special districts; representatives of businesses, academia, and other private organizations that support community lifelines; and nonprofit and community-based organizations. Engagement occurred through meetings, workshops, advisory panels, coordination sessions, and targeted outreach conducted during plan development and prior to plan submittal. **Table B.3-3** summarizes the stakeholder categories, entities engaged, and methods used to provide opportunities for participation in the planning process.

Table B.3-3 Stakeholder Participation Summary

Stakeholder Type	Stakeholder / Organization	How they were presented with the opportunity	What participation entailed	Where documented in the plan package
1) Local & regional agencies	Mobile County EMA (MCEMA)	Planning team meetings, jurisdictional check-ins, stakeholder meetings	Led the planning process; facilitated meetings; collected and incorporated data; maintained drafts	Appendix B.3 (Purpose/Coordination narrative); Table B.3-1; Table B.3-2
1) Local & regional agencies	Municipal Public Works and City Administration (various cities)	Jurisdictional check-ins at city halls	Identified local hazards, recurring problem areas, and project needs (drainage, debris, facilities, equipment)	Table B.3-1 (Jurisdictional Check-Ins at City Halls); Table B.3-2 (Jurisdictional Participation Summary)
1) Local & regional agencies	Mobile County Public Works	Infrastructure stakeholder meeting	Discussed infrastructure risk exposure and mitigation priorities; agreed on follow-up actions	Table B.3-1 (2023-05-02 EOC Stakeholder Meeting – Infrastructure)

1) Local & regional agencies	National Weather Service (NWS Mobile)	Infrastructure stakeholder meeting	Provided hazard/environmental data input supporting risk understanding and planning	Table B.3-1 (2023-05-02 EOC Stakeholder Meeting – Infrastructure)
1) Local & regional agencies	U.S. Army Corps of Engineers (USACE Mobile)	Infrastructure stakeholder meeting	Shared infrastructure/water/flood risk coordination input	Table B.3-1 (2023-05-02 EOC Stakeholder Meeting – Infrastructure)
1) Local & regional agencies	Mobile County Communications District (MCCD)	Infrastructure stakeholder meeting	Discussed lifeline communications risk and continuity considerations	Table B.3-1 (2023-05-02 EOC Stakeholder Meeting – Infrastructure)
1) Local & regional agencies	Mobile Area Water & Sewer System (MAWSS)	Infrastructure stakeholder meeting	Discussed water/wastewater lifeline vulnerabilities and mitigation considerations	Table B.3-1 (2023-05-02 EOC Stakeholder Meeting – Infrastructure)
1) Local & regional agencies	South Alabama Utilities	Infrastructure stakeholder meeting	Utility coordination and risk reduction input	Table B.3-1 (2023-05-02 EOC Stakeholder Meeting – Infrastructure)
1) Local & regional agencies	Volunteer Fire Departments / Fire Districts (countywide)	Volunteer fire & community meeting; VFD association MJHMP meeting	Provided local risk exposure, facility/equipment needs, and mitigation priorities	Table B.3-1 (2025-02-03 Volunteer Fire & Community Meeting; 2025-08-04 VFD Association MJHMP Meeting)
2) Agencies with authority to regulate development	Municipal Floodplain Managers	CAP/SI-SD participation + check-ins	Provided floodplain/NFIP-related input; identified regulatory and project priorities	Table B.3-2 (titles listed by jurisdiction); Table B.3-1 (City hall check-ins)
2) Agencies with authority to	City Clerks / Municipal Administration	Jurisdictional check-ins + CAP	Represented municipal participation; supported plan	Table B.3-1 (City hall check-ins); Table B.3-2 (City Clerk titles and participation)

regulate development			review and local project identification	
2) Agencies with authority to regulate development	Municipal Inspectors / Building/Code officials (example: Chickasaw Inspector)	Jurisdictional check-in	Identified vulnerabilities in older housing stock; safe room and code enforcement considerations	Table B.3-1 (2024-12-05 Chickasaw City Hall check-in)
3) Neighboring communities	Baldwin County EMA	Pre-hurricane season coordination meeting	Regional coordination on hazards and readiness; mitigation priorities discussed	Table B.3-1 (2023-04-19 Pre-Hurricane Season Coordination Meeting)
3) Neighboring communities	Alabama EMA (AEMA)	Pre-hurricane season coordination meeting; other coordination meetings listed	Shared state-level coordination and planning alignment discussions	Table B.3-1 (2023-04-19 Pre-Hurricane Season Coordination Meeting)
4) Businesses, academia, and other private organizations	South Mobile Industrial Association (SMIA) and industry/community CAP partners	SMIA & CAP meeting (hybrid)	Shared hazard concerns; helped distribute MJHMP survey link; provided community/industry input	Table B.3-1 (2025-03-17 SMIA & CAP Minutes; 2025-07-21 SMIA & CAP Minutes)
4) Businesses, academia, and other private organizations	Private utilities (example: Spire Energy)	Infrastructure and LEPC meetings	Utility lifeline risk input; coordination and continuity considerations	Table B.3-1 (2023-05-02 Infrastructure meeting; 2025-04-17 LEPC meeting)
4) Businesses, academia, and other private organizations	Alabama Power	LEPC meeting; SMIA list	Private-sector lifeline partner input and coordination	Table B.3-1 (2025-04-17 LEPC meeting; 2025-07-21 SMIA list)

4) Businesses, academia, and other private organizations	University of South Alabama (USA) / academia	Operations stakeholder meeting; HCC meeting; healthcare coalition	Provided coordination input supporting planning, training, and preparedness linkages relevant to mitigation	Table B.3-1 (2023-04-11 Stakeholder meeting list includes USA; 2025-04-16 HCC/Healthcare Coalition MJHMP meeting)
4) Businesses, academia, and other private organizations	Mobile Chamber / private sector coordination	LEPC meeting	Business/community coordination input supporting mitigation outreach and partnerships	Table B.3-1 (2025-04-17 LEPC meeting)
4) Businesses, academia, and other private organizations	Farmers Federation / agriculture sector	Agriculture stakeholder meeting (in-person)	Provided drought/flood/severe weather concerns; project ideas (backup power, drainage, crop/livestock protection); encouraged survey sharing	Table B.3-1 (2025-06-02 Community Engagement / Agricultural Stakeholder Meeting; 2025-06-02 Farmers Federation)
5) Nonprofit organizations / community-based organizations	Salvation Army	Mass Care stakeholder meeting	Mass care coordination input; sheltering considerations; mitigation integration discussions	Table B.3-1 (2023-04-11 and 2023-04-18 meetings list Salvation Army reps)
5) Nonprofit organizations / community-based organizations	Feeding the Gulf Coast	Mass Care/CAP meetings	Provided community needs and coordination input; supported outreach and preparedness messaging	Table B.3-1 (2023-04-11 meeting list; 2025-07-21 CAP list includes Feeding the Gulf Coast)
5) Nonprofit organizations / community-	United Way / VOAD	Mass Care and recovery meetings	Provided coordination input on services and community lifelines; linked recovery planning and mitigation considerations	Table B.3-1 (2023-04-18 Mass Care meeting includes United Way/VOAD; 2023-08-10

based organizations				Recovery Meeting includes VOAD)
5) Nonprofit organizations / community-based organizations	Dumas Wesley Community Center	Stakeholder meeting	Community-based input and coordination discussions relevant to preparedness and resilience	Table B.3-1 (2023-04-11 Stakeholder Meeting – Damage & Municipal Reps)
5) Nonprofit organizations / community-based organizations	Lifelines Counseling Services / Unite	Mass Care stakeholder meeting	Human services coordination input (access/functional needs support) tied to sheltering and resilience	Table B.3-1 (2023-04-18 Mass Care meeting)
5) Nonprofit organizations / community-based organizations	Community Advisory Panel (CAP) community orgs	CAP meetings (hybrid/in-person)	Shared hazard concerns; supported outreach and survey distribution; ongoing engagement	Table B.3-1 (2025-03-17 SMIA & CAP; 2025-07-21 SMIA & CAP)

B.3.1 Supporting Documentation

Jurisdictional Check-In Notes

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mcema.net

Jurisdictional Check-In Notes

Date: September 2, 2024
Location: Mt. Vernon Town Hall
Attendees:

- Kim Bouler, Mobile County EMA
- Laticia Fultz, Mobile County EMA
- Pat Creamer, Mobile County EMA
- Jacqueline Niles, City Clerk, Town of Mt. Vernon
- Chief Eric Pettway, Mt. Vernon Police Department
- Sherick Varner, Mt. Vernon Public Works

EMA staff met with Mt. Vernon leadership to discuss their role in the 2025 Hazard Mitigation Plan update. Local officials emphasized recurring challenges with severe thunderstorms, tornadoes, and localized flooding, noting the particular vulnerability of low-income neighborhoods and aging housing stock. Public Works highlighted drainage issues and the need for improved debris management after storms. Chief Pettway raised concerns about sheltering during tornado events and maintaining reliable communications for first responders. The City Clerk noted opportunities to integrate mitigation planning into the town's administrative processes, especially regarding permitting and coordination with countywide emergency operations.

- Mt. Vernon agreed to update its Community Action Plan (CAP) with specific mitigation needs, including drainage improvements, safe room development, and equipment support for Public Works.
- EMA staff will assist the town in identifying potential grant opportunities for drainage and shelter projects.
- Local officials will provide EMA with updated facility and infrastructure data by October 15, 2024.
- EMA committed to incorporating Mt. Vernon's feedback into the countywide risk assessment and mitigation strategy.

Date: September 2, 2024
Location: Creola City Hall
Attendees:
Sherry Crush, Mobile County EMA
Kim Bouler, Mobile County EMA
Laticia Fultz, Mobile County EMA
Pat Creamer, Mobile County EMA
Marcy Brown, City Clerk

EMA staff met with Creola officials to review their participation in the 2025 Hazard Mitigation Plan update. Discussion centered on local hazard concerns, including storm surge exposure along the northern coastal areas, tornado risks to residential neighborhoods, and flooding impacts on roadways that limit access for emergency vehicles. Marcy Brown noted that several of Creola's public facilities, including City Hall and emergency service buildings, would benefit from hardening and backup power improvements. Public Works concerns were raised regarding drainage maintenance and the need for resources to support post-storm debris clearance. Creola expressed strong interest in leveraging the HMP process to identify and prioritize projects that improve community resilience.

- Creola will update its Community Action Plan (CAP) to reflect storm surge, tornado, and drainage priorities.
- EMA staff will provide technical support in identifying grant funding opportunities for facility hardening and backup power.
- Creola will supply updated facility data and hazard information to EMA by October 15, 2024.

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Jurisdictional Check-In Notes

Date: November 1, 2024
Location: Mobile County EMA Headquarters
Attendees:
Tina Sanchez, Mobile County
Laticia Fultz, Mobile County EMA
Doug Cooper, Mobile County EMA

EMA staff met with Tina Sanchez to review Mobile County's role in the 2025 Hazard Mitigation Plan update. The discussion focused on hazard concerns across unincorporated areas of the county, including storm surge impacts in coastal communities, tornado vulnerabilities in rural housing, and localized flooding in low-lying areas. A significant portion of the conversation addressed the challenges faced by volunteer fire departments that serve much of the unincorporated county. Tina emphasized that many departments operate with limited resources and aging facilities, which increases vulnerability during disasters. Priorities identified included backup power for stations, hardening of apparatus bays, and access to portable communications equipment.

- Mobile County will update its Community Action Plan (CAP) to reflect current hazards and priorities.
- EMA staff will coordinate with volunteer fire departments to document facility and equipment needs for inclusion as potential mitigation projects.
- Tina agreed to provide EMA with any updated information on county-owned critical facilities and infrastructure by January 15, 2025
- Feedback from this meeting will be incorporated into the countywide risk assessment and mitigation strategy.

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Jurisdictional Check-In Notes

Date: December 5, 2024
Location: Chickasaw City Hall
Attendees:

- Sherry Crush, Mobile County EMA
- Kim Bouler, Mobile County EMA
- Laticia Fultz, Mobile County EMA
- Pat Creamer, Mobile County EMA
- Michelle Ross, City of Chickasaw
- Maurice English, Inspector, City of Chickasaw

EMA staff met with City of Chickasaw officials to discuss their participation in the 2025 Hazard Mitigation Plan update. The meeting focused on hazards that continue to impact the city, including localized flooding, severe thunderstorms, and tornadoes. Michelle Ross emphasized community concerns about repetitive drainage problems and the need for long-term improvements to protect residential neighborhoods. Maurice English noted vulnerabilities in older housing stock and identified building code enforcement and safe room development as priority areas. EMA staff highlighted the importance of linking Chickasaw's mitigation priorities to available grant opportunities, particularly those addressing infrastructure hardening and community sheltering.

- Chickasaw agreed to update its Community Action Plan (CAP) to reflect drainage improvements, building code enforcement priorities, and safe room needs.
- EMA staff will coordinate with city officials to document critical facility vulnerabilities and potential mitigation projects.
- Chickasaw will provide updated infrastructure and hazard data to EMA by January 15, 2026.
- Feedback from this meeting will be incorporated into the countywide risk assessment and mitigation strategy.

Date: December 5, 2024
Location: Satsuma City Hall
Attendees:

- Sherry Crush, Mobile County EMA
- Kim Bouler, Mobile County EMA
- Laticia Fultz, Mobile County EMA
- Pat Creamer, Mobile County EMA
- Steven Schinder, Director, City of Satsuma

- Jessica Jones, City Clerk, City of Satsuma

EMA staff met with City of Satsuma leadership to review their participation in the 2025 Hazard Mitigation Plan update. Discussion highlighted ongoing challenges with severe weather, particularly tornadoes and localized flooding affecting neighborhoods and roadways. Steven Schinder noted concerns about maintaining emergency response capabilities during extended power outages, including the need for generators at critical facilities. Jessica Jones emphasized the importance of public outreach and education to ensure residents understand preparedness actions and local warning systems. EMA staff discussed opportunities to align Satsuma's mitigation priorities with the countywide strategy and potential funding sources.

- Satsuma will update its Community Action Plan (CAP) to include priorities for generator installations, drainage improvements.
- EMA staff will assist the city in compiling facility data and identifying grant opportunities for critical infrastructure.
- The city will provide EMA with updated hazard data and project information by January 15, 2026.
- Feedback will be integrated into the countywide risk assessment and mitigation strategy.

Date: December 5, 2024
Location: Bayou La Batre City Hall
Attendees:

- Sherry Crush, Mobile County EMA
- Kim Bouler, Mobile County EMA
- Laticia Fultz, Mobile County EMA
- Pat Creamer, Mobile County EMA
- Mayor Henry Barns, City of Bayou La Batre
- Marcia Barns, City Clerk, City of Bayou La Batre

EMA staff met with Bayou La Batre officials to discuss the 2025 Hazard Mitigation Plan update. Key concerns included storm surge, flooding of evacuation routes, and protection of critical facilities that support the fishing industry. The city identified backup power and drainage improvements as top priorities.

- Bayou La Batre will update its Community Action Plan (CAP) to reflect storm surge and drainage needs.
- EMA staff will assist with documenting facility vulnerabilities and identifying project funding opportunities.

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Jurisdictional Check-In Notes

Date: December 6, 2024
Location: Dauphin Island Town Hall
Attendees:

- Laticia Fultz, Mobile County EMA
- Kim Bouler, Mobile County EMA
- Mayor Jeff Collier, Town of Dauphin Island
- Wanda Sandagger, City Clerk, Town of Dauphin Island

EMA staff met with Dauphin Island officials to review participation in the 2025 Hazard Mitigation Plan update. Discussion centered on storm surge and hurricane risks, which pose the greatest threat to the town's infrastructure, evacuation routes, and tourism economy. Flooding from heavy rainfall and high tides was also noted as a recurring issue. The town identified priorities including improved protective infrastructure, backup power for critical facilities, and continued public outreach on evacuation readiness.

- Dauphin Island will update its Community Action Plan (CAP) to reflect storm surge, hurricane, and flooding priorities.
- EMA staff will assist with identifying mitigation projects related to protective infrastructure and backup power.
- Local officials will provide updated facility and hazard data by January 15, 2025.

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Jurisdictional Check-ins

Agenda

Welcome and Introductions

Overview of Hazard Mitigation Plan Update Process

Review Local Hazards, Vulnerabilities, and Priorities

Discuss Jurisdictional Needs and Coordination Opportunities

Identify Training, Outreach, and Preparedness Actions

Strategic Planning: Mitigation Projects and Funding Opportunities

Next Steps and Action Items

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

2023-04-11 Email Annual Stakeholder Meeting Notes.pdf

Outlook

Thank You For Coming

From Mobile County EMA <mobileema@mcema.net>
Date Tue 4/11/2023 10:22 AM
To Andy Gatewood <agatewood@mcpss.com>; Darla Dean <ddean@sarpc.org>; Diane Mcaskey <office@famprom.org>; Ernest Scarbrough <escarbrough@mcpss.com>; Gerald Battiste <gerald.battiste@uss.salvationarmy.org>; Jenni Guerry <JGuerry@southalabama.edu>; Jimmy Wiggins <jwiggins.jw10@gmail.com>; Kate Carver <kcarver@dumaswesley.org>; Kyle McCartney <mccartney.robert@aidb.org>; Larry Perdue <larryperdue1953@icould.com>; tturnbough@mchd.org <tturnbough@mchd.org>; Missy Busby <mbusby@feedingthegulfcoast.org>; Morgan Woodward <morgan.woodward@mobilecountyal.gov>; Ricky Rhodes <rrhodes@sarpc.org>; Robert Bryant <robert.bryant@cityofmobile.org>; sfaye@mchd.org <sfaye@mchd.org>; Steven White <steven.white@hhs.gov>
Cc Laticia Fultz <lfultz@mcema.net>; Kim Bouler <kbouler@mcema.net>; Leola Chaney <lchaney@mcema.net>; Doug Cooper <dcooper@mcema.net>; Sherry Crush <scrush@mcema.net>

Good Afternoon,

Thank you for meeting with us today despite everyone's busy schedules. We hope you found the presentation helpful. Please feel free to send us your questions, comments, and feedback.

Training - We attached free training-specific classes open to everyone. If you have questions about classes we are hosting (or have problems navigating the website for dates), please contact Kim. To sign-up: https://www.mcema.net/event-schedule And as we discussed the required online ICS classes can be found at: https://training.fema.gov/nims/

If any of you have upcoming **public events** you would like us to share on our new website, please email them to Leola.

Also, below is our **contact information** and specialty areas at EMA. Please feel free to reach out to us anytime.

Kim Bouler
Organization and Professional Development
251 460-8036

kbouler@mcema.net

Leola Chaney
Public Information Education & Relations
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Doug Cooper
Operations
251 454-2654

dcooper@mcema.net

Sherry Crush
Planning
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scrush@mcema.net

Laticia Fultz
Resilience
251 460-8015

lfultz@mcema.net

Thanks again for your time.

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
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Mobile County EMA Stakeholders Meeting – Damage & Municipal Representatives Group

Date: April 11, 2023

Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Damage Assessment Objectives and Municipal Roles

Coordination of Post-Disaster Reporting and Data Collection

Review Procedures for Reporting Impacts and Vulnerabilities

Strategic Discussion: Using Damage Assessments to Inform Hazard Mitigation

Integration of Assessment Findings into Mitigation Planning and Risk Reduction

Next Steps and Action Items

2023-04-18 Mass Care EOC Stakeholder Meeting and Training.pdf

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Mobile County EMA Stakeholders Meeting – Mass Care Group
Date: April 18, 2023
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Mass Care and Sheltering Objectives

Coordination of Agency Roles and Responsibilities

Review of Procedures for Vulnerable Populations and Shelter Operations

Strategic Discussion: Integrating Hazard Mitigation into Mass Care Planning

Next Steps and Action Items

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: EOC Stakeholder Meeting

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number (E	Email2	Column1
1	4/18/23 6:15:22	Erin	Coker	MCHD	2518907517	ecoker@mchd.org	
2	4/18/23 6:15:25	brittany	edmondson	mchd	2515442050	bedmondson@mchd.org	
3	4/18/23 7:37:13	Paul	Alford	Mobile Police Department	2413666124	paul.alford@cityofmobile.org	
4	4/18/23 7:37:09	Sherl	Jones	The Salvation Army	2514381625	sherl.jones@uss.salvationarmy.org	
5	4/18/23 8:39:13	Mary	Howard	Lifelines Counseling Services/Unite	251 431 5100	mhoward@lifelinesmobile.org	
6	4/18/23 8:54:31	Kelsey	Gallahar	Mobile County Commission		kelsey.callahan@mobilecountyal.gov	
7	4/18/23 8:57:56	Tina	Sanchez	Mobile	2514548306	tina.sanchez@mobilecountyal.gov	
8	4/18/23 8:58:58	Louis	Anderson	MCPSS	251-331-5772	landerson1@mcpss.com	
9	4/18/23 9:00:53	Travis	Ashcraft	Modern Sound		travis_ashcraft@modernsound.net	
10	4/18/23 9:01:33	Matt	Lombard	Modern Sound and Communication		mel1573@jagmail.southalabama.edu	
11	4/18/23 9:01:11	Chuck	Harben	MCPSS	2512214437	charben@mcpss.com	
12	4/18/23 9:03:58	Kevin	Turner	Mobile Co. DHR		kevin.turner@dhr.alabama.gov	
13	4/18/23 9:05:37	Trista	Stout-Walker	United Way/MC VOAD		twalker@uwswa.org	
14	4/18/23 9:16:26	Laticia	Fultz	MCEMA	251-460-8015	lfultz@mcema.net	
15	4/18/23 9:16:56	Donald	Seales	The Wave Transit		dseales@thewavetransit.com	
16	4/18/23 9:57:43	Katy	Stembridge	MCHD Emergency Preparedness	2512270631	kstembridge@mchd.org	
17	4/18/23 9:59:11	Diane	Murphy	Mobile County EMA	251 709-3719	dmurphy@mcema.net	
18	4/18/23 9:58:18	Josh	Benton	Star Service	2515095013	joshbenton@starservicesle.com	
19	4/18/23 10:00:11	aaron	atkins	mobile police dept	251-463-5171	aaron.atkins@cityofmobile.org	

2023-04-19 Pre Hurricane Season Coordination Meeting with State.pdf

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7350 Zeigler Blvd.
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AEMA Pre-Hurricane Season Coordination Meeting
Date: April 19, 2023
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Pre-Hurricane Season Preparedness Objectives

Review Roles, Responsibilities, and Coordination Across Agencies

Assess Readiness for Upcoming Hurricane Season

Identify Mitigation Priorities for Infrastructure, Critical Facilities, and Vulnerable Populations

Strategic Planning for Resilience and Risk Reduction

Next Steps and Action Items

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA

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ACTIVITY: Annual State Meeting

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number (r	Email2	Column1
1	4/19/23 9:12:45	Damon	Smith	Baldwin County EMA	2517535201	damon.smith@baldwincountyal.gov	
2	4/19/23 9:14:38	Mike	Evans	MCEMA		ssss	
3	4/19/23 9:15:02	Sherry	Crush	MCEMA		ssss	
4	4/19/23 9:15:26	Ronnie	Adair	MCEMA		ss	
5	4/19/23 9:17:19	Ricky	Adams	AEMA	2052996035	ricky.adams@ema.alabama.gov	
6	4/19/23 9:17:21	Aaron	Overby	AEMA	2 5 294 9434	william.overby@ema.alabama.gov	
7	4/19/23 9:18:42	Eric	Jones	Alabama EMA	205-280-2270	eric.jones@ema.alabama.gov	
8	4/19/23 9:19:43	Jeff	Smitherman	AEMA	205-280-2201	jeff.smitherman@ema.alabama.gov	
9	4/19/23 9:19:43	Janine	Speaks	AEMA	2063892175	janine.speaks@ema.alabama.gov	
10	4/19/23 9:19:59	Craig	Bolling	Alabama EMA	205-312-1005	craig.bolling@ema.alabama.gov	
11	4/19/23 9:20:20	Steven	Huff	AEMA	2052589032	Steven.huff@ema.Alabama.gov	
12	4/19/23 9:20:33	Amanda	Majors	AEMA	2052944922	Amanda.majors@ema.Alabama.gov	
13	4/19/23 9:20:40	Lisa	Castaldo	Alabama EMA		lisa.castaldo@ema.alabama.gov	
14	4/19/23 9:24:46	Tom	Tyler	Baldwin Co EMA	2515256556	tom.tyler@baldwincountyal.gov	

2023-04-20 Operations EOC Stakeholder Meeting and Training.pdf

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Mobile County EMA Stakeholders Meeting – Operations Group
Date: April 20, 2023
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Emergency Operations and Response Objectives

Review Roles, Responsibilities, and Coordination Across Agencies

Operational Planning for Resource Deployment and Incident Response

Integration of Mitigation Measures into Operational Procedures

Strategic Discussion on Preparedness and Resilience Improvements

Next Steps and Action Items

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA

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(251) 460-8000

ACTIVITY: EOC Stakeholder Meeting

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number	Email2	Column1
1	4/20/23 8:28:25	Brycen	Loopes	Theodore Dawes Fire Rescue	717-222-1607	brycen.loopes@theodoredawesfire.com	
2	4/20/23 8:28:57	Franklin	Byrd	Theodore Dawes Fire Rescue	2516894778	chief.byrd@theodoredawesfire.com	
3	4/20/23 8:35:30	Barry	Glisson	MFRD		glissonb@cityofmobile.org	
4	4/20/23 8:35:46	Jimmy	Frank	MFRD	2514025380	frankj@cityofmobile.org	
5	4/20/23 8:48:10	Luke	Singleton	ALEA SBI		luke.singleton@alea.gov	
6	4/20/23 8:49:04	Anthony	Lovitto	Saraland		alovitto@saraland.org	
7	4/20/23 8:49:27	Sean	dickens	mobile co sheriffs ofc		swdickens@mobileso.com	
8	4/20/23 8:51:30	Christian	McDowell	FBI	251-423-0066	ccmcdowell@fbi.gov	
9	4/20/23 8:52:59	Jeff	Haller	Mobile Fire-Rescue Department	2513280651	jeffrey.haller@cityofmobile.org	
10	4/20/23 8:54:59	Ralph	Barone	Mobile Airport Authority	813 450 7280	rbarone@protocfire.com	
11	4/20/23 8:55:09	John	Cornelius	USCG		john.d.cornelius@uscg.mil	
12	4/20/23 8:57:23	Gregory	Harris	Mobile Airport Authority Police Dept	251-626-9169	gharris@mobairport.com	
13	4/20/23 8:58:42	Laticia	Fultz	MCEMA	251-460-8815	lfultz@mcema.net	
14	4/20/23 10:26:09	Jodie	Robbins	Prichard Fire and Rescue Departme	251-402-2602	J.Robbins@thecityofprichard.org	
15	4/20/23 12:19:32	Jack	Busby	LEPC		jack.busby@mobilefire.org	
16	4/20/23 12:22:36	Laticia	Fultz	MCEMA	2514608015	lfultz@gmail.com	
17	4/20/23 12:41:13	Micah	Miller	Saraland Fire and Rescue Departme	2563663039	jmiller@saraland.org	
18	4/20/23 12:50:37	Philip	Culver	BLP Mobile Paint	251-443-6110	pculver@mobilepaint.com	
19	4/20/23 12:50:55	brent	Parker	Nouryon	334-568-5056	brent.parker@nouryon.com	
20	4/20/23 12:51:33	mark	smith	evonik		mark.smith@evonik.com	
21	4/20/23 12:55:12	Lee	Heffernan	Third Coast (Chandeleur Pipeline)	228-219-4608	lheffernan@third-coast.com	
22	4/20/23 12:55:26	Lee	Booker	Univar Solutions	2512771711	lee.booker@univarsolutions.com	
23	4/20/23 12:55:42	Connie	Buskness	Evonik & South Mobile Industrial Ass	8324251280	Connie.buskness@evonik.com	
24	4/20/23 12:57:13	Leon	Dixon	Amvac	251-662-8870	leond@amvac.com	
25	4/20/23 12:57:28	Dirk	Young	MCHMSD	2512349300	Dyoung@mobilecountyems.org	
26	4/20/23 12:58:05	Anthony	Lovitte	Saraland		Slovitte@saraland.org	
27	4/20/23 12:58:22	Debbie	Bryars	USA	2515338881	bryarsd@southalabama.edu	
28	4/20/23 12:58:33	Mitch	Davis	AdvanSix / US Amines	2518293823	Mitchell.davis@advansix.com	
29	4/20/23 13:02:02	Jennifer	Tremayne	Mobile Chamber		jtremayne@mobilechamber.com	
30	4/20/23 13:04:28	Kevin	McGill	Third Coast	228 219-4697	kmcgill@third-coast.com	
31	4/20/23 13:14:41	Ronnie	Adair	Mobile County EMA	2514608000	radair@mcema.net	
32	4/20/23 13:29:41	Reggie	Norton	MFRD/University of South Alabama	251-463-6909	norton@cityofmobile.org	

2023-05-02 EOC Stakeholders Meeting Infrastructure.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

Mobile County EMA Stakeholders Meeting – Infrastructure Group
Date: May 2, 2023
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Emergency Operations and Response Objectives

Review Roles, Responsibilities, and Coordination Across Agencies

Operational Planning for Resource Deployment and Incident Response

Integration of Mitigation Measures into Operational Procedures

Strategic Discussion on Preparedness and Resilience Improvements

Next Steps and Action Items

Scheduled based on 2022 requests:

May	**AWR 213**: Critical Infrastructure Security and Resilience Awareness_Tues. 5/16/23 **MGT 310**: THIRA_Wed.-Thurs. 5/17-18/23 **MGT 341**: Disaster Preparedness for Healthcare Orgs. Within Community Infrastructure Tues.-Wed. 5/23-24/23
June	**ICS300** Intermediate ICS for Expanding Incidents_Mon.-Wed. 6/12-14/23 **ICS400** Advanced ICS Command & Gen. Staff-Complex Incidents_Thurs.-Fri. 6/15-16/23 **MGT 460** Planning for Disaster Debris Mgt._Tues. 6/27/23
July	**L0105** Public Information Basics_Tues.-Thurs. 7/11-13/23 **MGT 315** Critical Asset Risk Mgt._Tues.-Wed. 7/25-26/23 **MGT 414** Critical Infrastructure Resilience and Community Lifelines_ Thurs. 7/27/23
August	**MGT 343** Disaster Mgt. for Water and Wastewater Utilities_Tues.-Wed. 8/1-2/23 **PER 378** Coastal Hazard & Vulnerability Assessment Tools_Fri. 8/18/23
September	**AWR 356** Community Planning for Disaster Recovery_ Wed. 9/13/23
October	**MGT 452** Physical and Cybersecurity for Critical Infrastructure_ Tues. 10/3/23
November	**MGT 345** Disaster Mgt. for Electric Power Systems_Tues.-Wed. 11/28-29/23
December	**MGT 346** EOC Operations & Planning_Tues.-Wed. 12/19-20/23

As requested from yesterdays meeting, we will keep everyone informed as things become schooled.

1. Traffic Incident Management Systems
2. Hurricane Procedures for Volunteer departments – Upon request, contact Sherry Crush scrush@mcema.net
3. Disaster Assessments with ArcGIS
4. AMAS FSE
5. Pipeline Emergency Response
6. Special Events Preparedness

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: EOC Stakeholders Meeting

ID	Start Time	First Name	Last Name	Agency You Represent	Phone Number (o	Email2	Column1
1	5/2/23 8:22:49	James	DeLapp	City of Mobile		jadelapp@cityofmobile.com	
2	5/2/23 8:42:05	Kristi	Stammes	MCCD	334-504-2508	kstammes@mccd911.com	
3	5/2/23 8:43:07	Charlie	McNichol	MCCD	251-639-2360	cmcnichol@mccd911.com	
4	5/2/23 8:46:04	Joseph	Jordan	South Alabama Utilities	251-331-7863	jjordan@southalabamautilities.net	
5	5/2/23 8:50:53	Russell	Lomax	Mobile Area Water & Sewer System	251-891-7130	rlomax@mawss.com	
6	5/2/23 8:53:12	Daryl	Middleton	USACE Mobile	2513400068	daryl.h.middleton@usace.army.mil	
7	5/2/23 8:54:40	Shanes	Broussard	Mobile County	2515746088	shanes.broussard@mobilecountyal.gov	
8	5/2/23 8:55:34	Latoria	Fultz	MCEMA	251-460-8015	lfultz@mcema.net	
9	5/2/23 9:03:03	Jacquelyn	Steele	SpireEnergy	2514217363	jacquelyn.steele@spireenergy.com	
10	5/2/23 9:03:54	James	Price	Mobile County Public Works	2512224653	james.price@mobilecountyal.gov	
11	5/2/23 11:07:04	Renetta	Thames	MCEMA	251-460-8014	rthames@mcem.net	
12	5/2/23 13:25:50	Jason	Beaman	NWS Mobile		jason.beaman@noaa.gov	

2023-08-08 MCEMA Director Open House Sign In.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

Mobile County EMA Director's Open House
Date: August 8, 2023
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Infrastructure Preparedness and Risk Assessment

Coordination of Roles and Responsibilities for Municipal and County Infrastructure

Review of Critical Facilities, Lifelines, and Infrastructure Vulnerabilities

Strategic Discussion: Incorporating Mitigation Measures into Infrastructure Planning

Next Steps and Action Items

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA
7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: **Directors Open House**

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number (optional)	Reason for Your Visit	Column1
1	8/8/23 9:06:42	Jeff	Dyar	TEEX	9707690788	Director's Open House	
2	8/3/23 7:26:05	Keith	Scott	TUSCO, INC	256-295-6730	Director's Open House	
3	8/8/23 8:25:10	Sharee	Broussard	Mobile County		Director's Open House	
4	8/8/23 8:55:50	Jeff	Haller	Mobile Fire-Rescue Department		Director's Open House	
5	8/8/23 9:06:42	STEVEN	MILLHOUSE	MFRD		Director's Open House	
6	8/8/23 9:14:33	Scott	Johnson	Lagniappe	7703429411	Director's Open House	
7	8/8/23 9:13:26	Ashley	Carlisle	Mobile County Communications District	2517568840	Director's Open House	
8	8/8/23 9:13:46	Charlie	McNichol	MCCD		Director's Open House	
9	8/8/23 9:20:34	Brendan	Kirby	FOX10 News	2513482492	Director's Open House	
10	8/8/23 9:22:18	Christopher	Hobden	WALA	251-377-2445	Director's Open House	
11	8/8/23 9:24:33	Kamis	Harmon	NBC 25	2513779650	Director's Open House	
12	8/8/23 9:23:26	Amell	Hamilton	WKRG News 5	2516869662	Director's Open House	
13	8/8/23 9:23:26	Tyler	Turbeville	ST Controls LLC		Director's Open House	
14	8/8/23 9:27:55	Shaun	Turbeville	ST Controls		Director's Open House	
15	8/8/23 9:30:11	charles	gurgenis	a&p pest control	251-463-4867	Director's Open House	
16	8/8/23 9:30:26	Kyle	Tomlin	Critter Control	2513761025	Director's Open House	
17	8/8/23 9:31:29	Manun	siddiq	Remax	2513912047	Director's Open House	
18	8/8/23 9:33:37	Guy	Oswalt	Merchants Transfer Company		Director's Open House	
19	8/8/23 9:33:56	Brandon	Sanders	ATMC		Director's Open House	

2023-08-10 Recovery Meeting Sign-in.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

MCEMA Recovery Planning Meeting
Date: August 10, 2023
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Mobile County Recovery Plan

Updates on Ongoing Recovery Operations

Coordination of Roles and Responsibilities Across Agencies and Community Partners

Strategic Discussion: Improving Recovery Planning, Resource Allocation, and Community Resilience

Next Steps and Action Items

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY EMA
7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: Recovery Plan Update Meeting

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number	Reason For Your Visit	Email2
1	8/10/2023	Doug	Cooper	MCEMA		Recovery Plan Update	
2	8/10/2023	Kim	Bouler	MCEMA		Recovery Plan Update	
3	8/10/2023	Sherry	Crush	MCEMA		Recovery Plan Update	
4	8/10/2023	Barry	Glisson	MFRD		Recovery Plan Update	
5	8/10/2023	Frank	Byrd	Vol Fire/ LEPC		Recovery Plan Update	
6	8/10/2023	Mike	Dillaber	MCEMA		Recovery Plan Update	
7	8/10/2023	Renetta	Thames	MCEMA		Recovery Plan Update	
8	8/10/2023	Erin	Coker	MCHD		Recovery Plan Update	
9	8/10/2023	Chuck	Harbin	MCPSS		Recovery Plan Update	
10	8/10/2023	Steven	Huff	AEMA		Recovery Plan Update	
11	8/10/2023	Barry	Glisson	MFRD		Recovery Plan Update	
12	8/10/2023	Roy	Hodge	MCCD		Recovery Plan Update	
13	8/10/2023	John	Tellis	Mobile County DHR		Recovery Plan Update	
14	8/10/2023	Neil	Howard	Mobile County Public Works		Recovery Plan Update	
15	8/10/2023	Pat	Creamer	City of Mobile GIS		Recovery Plan Update	
16	8/10/2023	Frank	Byrd	Vol Fire/ LEPC		Recovery Plan Update	
17	8/10/2023	Joe	Snowden	City of Mobile		Recovery Plan Update	
18	8/10/2023	John	Angle	City of Mobile PD		Recovery Plan Update	
19	8/10/2023	Trista	Walker	VOAD		Recovery Plan Update	

2025-02-03 Vol Fire Meeting Minutes & Sign–In Sheet

Mobile County Volunteer Fire & Community Meeting
Conference & Zoom
02/3/2025- 6 PM – 8 noon

Welcome
Frank Byrd welcomed everyone and called the meeting to order. Thank you for being here.

Introductions

The recording that I got was very garbled.
Could not understand anything that Frank or anyone that was at the meeting was saying the recording was very garbled. Could hear the folks online ok.

Approval of Meeting Minutes

Hazard Mitigation

A hybrid in-person/Zoom meeting was held with the Volunteer Fire Department, local residents, and council members from Bayou La Batre, Citronelle, and Mt. Vernon to encourage broader participation in the 2025 Hazard Mitigation Plan process. Discussion covered storm surge, tornadoes, and localized flooding, with council members highlighting drainage and shelter needs, and fire department representatives stressing limited budgets, aging facilities, and the need for backup power and reliable communications. Community participants echoed concerns about neighborhood flooding and tornado safety.

Council members agreed to update their Community Action Plans (CAPs) with identified hazards and priorities.
EMA staff will assist volunteer fire departments in documenting training, facility, and equipment needs for mitigation projects.
Community and municipal feedback will be integrated into the countywide risk assessment and mitigation strategy.

Finance

Frank was updating but recording garbled.

Operations

Ryan Gentry - We are looking for people to help on the operations committee. If you are willing to help or have any recommendations please let us know.

Training

Chief McAdory- We have looked into hosting the medical specialist class. We are still talking to Texas A & M. We would have to guarantee a certain number of people and it would be based on their rates out there. I think we could get enough people and it would certainly be cheaper to do it here than to fly to Texas. It is going to take 25 folks for them to come here and host the class.

We did do an AFG Grant but it will be a while before we figure out whether we get the money or not. We are going to try to get a lot of training through that. All the classes are proprietary information. They don't mind coming here and teaching it. But they don't want to turn loose of the control of it. It would be their instructors coming here to teach. We would be willing to host one but it would take all of us to fill the class.

Tim asked if Ricky could give an update (very garbled could not understand what all he was saying)

Pete- In the last email- if I am tracking what you are saying Sherry was going to volunteer Ricky to use the swift water teams be the subject matter expert for the Task Book. She sent an email over the weekend that had the different headers that we want to use for each Task Book. It should cover all the disciplines.

I think the first example is going to be the swift water team and boat operators and plan the book out with all the examples that she has provided.

Tim- The reason Task Books are so important is they are going to make sure our personnel are up to date with the latest JPR's.

Not sure who is talking or what is being said…. Very garbled.

IMT

David Thornburg is talking but can't understand what is being said on the recording very garbled.

Administrative

Tim – saying something about the by-laws

Old Business

Tim – Grant funding updates:

Division A – could not understand the report- very garbled.

Division B- Pete Webb- 24 FIL- We are getting ready to change the way we ger the grant. It will come directly to the city instead of going through EMA. We are in the process of working out those details. We sat down with EMA last week and we have to give them some letter documentation. Once that is done and the state approves it we will go through our city commission and get the approval to receive it.

Division C- Chief McAdory- We started getting updates on the 24. We are still in limbo. They are trying to hire a new grant manager at Tuscaloosa EMA. This is the last year we are going to have our grants go through them. They will be coming directly to us. We have already talked with ALEA about that.

Division D- Tim said he had spoken with Chief Roberts and he said he is about 50% through (got very garbled)

Division E- Could not understand who was talking. As a division we are closing out 2023. (Very garbled)

Division F- No Report

Division G- Very Garbled

New Business

Frank is talking but can't understand what is being said.

Next Meeting Date:

April 23, 2025 at MCCD

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: Mobile County Volunteer Fire & Community Meeting

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number / Reason For Your Visit	Email2
1	2/3/2025	Doug	Cooper	MCEMA		Mobile County Volunteer Fire & Community Meeting
2	2/3/2025	Kim	Boulier	MCEMA		Mobile County Volunteer Fire & Community Meeting
3	2/3/2025	Sherry	Crush	MCEMA		Mobile County Volunteer Fire & Community Meeting
4	2/3/2025	Alexander	McClellan			Mobile County Volunteer Fire & Community Meeting
5	2/3/2025	Ryan	Fletcher	Mt. Vernon		Mobile County Volunteer Fire & Community Meeting
6	2/3/2025	Lori	Bryan	City of Citronelle		Mobile County Volunteer Fire & Community Meeting
7	2/3/2025	Mike	Odom	City of Citronelle		Mobile County Volunteer Fire & Community Meeting
8	2/3/2025	Mike	Dillaber	MCEMA		Mobile County Volunteer Fire & Community Meeting
9	2/3/2025	Renetta	Thames	MCEMA		Mobile County Volunteer Fire & Community Meeting
10	2/3/2025	Cameron	Lewis			Mobile County Volunteer Fire & Community Meeting
11	2/3/2025	Erin	Coker	MCHD		Mobile County Volunteer Fire & Community Meeting
12	2/3/2025	Chuck	Harbin	MCPSS		Mobile County Volunteer Fire & Community Meeting
13	2/3/2025	Shaun	Turbeville			Mobile County Volunteer Fire & Community Meeting
14	2/3/2025	robert	quates	BLB		Mobile County Volunteer Fire & Community Meeting
15	2/3/2025	Roy	Hodge	MCCD		Mobile County Volunteer Fire & Community Meeting
16	2/3/2025	Alex	Haupt	Spire		Mobile County Volunteer Fire & Community Meeting
17	2/3/2025	Casey	Fields	Mobile county Sheriffs Office		Mobile County Volunteer Fire & Community Meeting
18	2/3/2025	Sean	McQuade	Dauphin Island		Mobile County Volunteer Fire & Community Meeting
19	2/3/2025	Frank	Byrd	Vol Fire/ LEPC		Mobile County Volunteer Fire & Community Meeting
20	2/3/2025	Gary	Jackson	City of Mobile		Mobile County Volunteer Fire & Community Meeting
21	2/3/2025	Richard	Reed	City of Mobile PD		Mobile County Volunteer Fire & Community Meeting
22	2/3/2025	Tista	Walker	VOAD		Mobile County Volunteer Fire & Community Meeting
23	2/3/2025	Lance	Slatet	Virtual		Mobile County Volunteer Fire & Community Meeting
24	2/3/2025	Coye	Lucky	Virtual		Mobile County Volunteer Fire & Community Meeting
25	2/3/2025	sean	mcquade	Virtual		Mobile County Volunteer Fire & Community Meeting
26	2/3/2025	sharee	broussard	Virtual		Mobile County Volunteer Fire & Community Meeting
27	2/3/2025	brittany	edmondson	Virtual		Mobile County Volunteer Fire & Community Meeting
28	2/3/2025	Katie	Krushinski	Virtual		Mobile County Volunteer Fire & Community Meeting
29	2/3/2025	Timothy	Freeman	Virtual		Mobile County Volunteer Fire & Community Meeting
30	2/3/2025	James	Dean	Virtual		Mobile County Volunteer Fire & Community Meeting
31	2/3/2025	Corey	Hunter	Virtual		Mobile County Volunteer Fire & Community Meeting

32	2/3/2025	Skyler	Wright	Virtual	Mobile County Volunteer Fire & Community Meeting
33	2/3/2025	John	Smity	Virtual	Mobile County Volunteer Fire & Community Meeting
34	2/3/2025	Chad	Wynne	Virtual	Mobile County Volunteer Fire & Community Meeting
35	2/3/2025	Kenneth	Wade	Virtual	Mobile County Volunteer Fire & Community Meeting
36	2/3/2025	Jamar	carter	Virtual	Mobile County Volunteer Fire & Community Meeting

2025-03-17 SMIA & CAP Minutes.pdf

SMIA and CAP
Meeting Agenda & Minutes

Location: Southwest Mobile County Chamber of Commerce
Date: March 17, 2025
Host: Mobile Paint
Time: 3:30 - 4:30
Next Scheduled Meeting: April 21, 2025 Host by Apache

- **Call Meeting to Order** – Gene Rader at 3:30 pm
- **Safety Moment - Kelly Miears** - Pay attention to smoke in the area from Control Burns at Muddy Creek and Evonik.
- **Approval of Minutes from last meeting (February)**
  - November Meeting's Minutes were emailed to each member on 03/03/2025.
  - Also available via SMIA SharePoint
  - Minutes were, approved, and accepted on March 17, 2025
- **Financials**
  - The Account **Balance** is: $ 8534.29
  - Expenses/Items: St. Elmo 300.00
  - Merchant Fee: 6.95
  - Website Annual Fees $

Website Stats
- No New Report

Roundtable Reports/Updates

- **MOBILE PAINT** – Philip Culver
  - No First Aid
  - No Environmental Releases
- **HPSA** – Gene Rader
  - No First Aids
  - No recordable or lost time
  - Scrubber went down 82 minutes (HCL). It took 87 minutes to get it up and running again
- **EVONIK** – Sam Cunningham
  - No Recordables
  - No Agency visits
  - No Releases

- Control Burn, Tuesday, March 18th

Community Activities - Kelly Miears
- Showcase Mobile – March 24th
- CCEF Forum – Middle School STEM Night – March 25th
- TALL Students – Field trip to Evonik
- PEP Booth at Mobile Boat show
- Mobile Science Students from USA
- College Engineering Student from USA at site

- **HOLCIM – Duane Cannon**
  - Still working on Stack Testing
  - Holcim will have a New Name: Amrize
  - Kidney Walk

Feeding the Gulf Coast

- **GENERAL INSULATION – Adam Poer**
  - Newest Member of SMIA
  - Safety Equipment
  - Scaffolding
- **ALABAMA POWER** – Aaron Coggin/Chris Mayfield
  - No Recordables
  - No EHS Issues
  - Helped with Gulf Coast Packing Boxes for Seniors (20 employees' involvement)
- **APACHE – Larry Nelson**
  - No EHS Issues
  - Few First Aids
- **LEPC** - James Byrd
  - No major updates
- **EMA** – Kim Bouler
  - No Major hazardous materials incidents to report.
  - No Uninhabitable structures during the recent storm
  - Monitoring Weather
  - Large Training Event on March 29th – Any emergency response team members from SMIA are welcome to attend.
  - Hazard Mitigation Plan ongoing and survey is on the website. Personnel Change: Caleb, communications officer, is moving on to new opportunities.
  - Haz Material Radio calls will now be handled by the Duty Officer on Tuesday morning
  - March 29th 8a-12p at EMA– Exercise for Volunteer Fire Fighters. Your emergency response team is invited. Contact Sherr Crush 251-402-1707 or Travis Burns at 251-343-7131
  - LEPC meetings for 2025 are currently scheduled for April 17, July 17, and October 16. The October 16 meeting will be the 4-hour TTX.

- A Tabletop will be conducted in 2025 and a Full-Scale will be conducted in 2026. Here are the details on the LEPC TTX exercise:
  - **Hazard/Chemical**: (LEPC will vote on April 17 to determine which)
    - Sodium Hydroxide
    - Ammonia
    - Chlorine + Nitric Acid
  - **Location**: MCEMA
  - **Date**: October 16 (During the 4th Quarter LEPC scheduled meeting)
  - **Objectives**:
    1. Familiarize Participants with the County-wide Hazardous Materials Response Plan
    2. Evaluate Roles and Responsibilities
    3. Create Mutual Resource Sharing Agreements
    4. Test Communication Protocols
    5. Review and Update Emergency Contact Lists

➢ **INEOS - Marcelles Prather (absent, emailed updates)**

- No injuries, first aids or recordables
- No environmental releases or violations
- ADEM Water conducted an annual inspection. No findings.
- US Coast Guard conducted both a chemical transfer observation and a facility compliance inspection. No findings.
- ADEM Air was on site the first week of March for annual stack testing on three control devices. No deviations expected.

Open Issues – Apache hosting the Spring Community Event in April 2025 – Crawfish

- To have Alcohol Beverage distributed requires Off Duty Security present
- Larry/Gene will check with Tina re: the Facility and Logistics
- Announce Event on the SWMCC Calendar
- Contractors and people in the Facilities
- Event begins 5 pm – 7pm
- Gene will check on Dumpster pickup or Rocky with Rocky Rolloff
- Re-distribute shirts and re-order more if needed.
- Pat will order promotional items for SMIA Community Spring Event
- Wear White SMIA Shirts for Spring Events
- SMIA Members are asked to arrive by 4:00.p.m.

ACTION ITEMS:

Item	Responsible	What's Next
Charter for CAP	Kelly Miears	Kelly will have at the next meeting
Check with Tina re: SMIA Open house Community Event	Larry/Gene	Checking permission on Alcohol Beverages and Off Duty Officer
New Shirts	Pat	Ordered
Order Promotional Items for Spring Community Event	Pat	Waiting on Approval from Chair
Donation to St Elmo Elementary School	Aaron Coggin	Completed
Invite Contactors/Employees/Community to Sprin Community Event at the SWMCC April 21,2025	All	SMIA Flyers to Everyone
Personalize Check for Donation/Pictures	Kelly	Ordered
(2-3) Giveaways for Spring Community Event Black Stone Grill 2 Ortic Cooler	Aaron Coggin/Chris Mayfield	Will place order to have at event
Brochures	Kelly Miears	Ordered
Upcoming Event – Spring Community Event: Evonik – Drinks General Insulation – Water Apache Crawfish HPSA – Water, Cooler	All	
Labels for SMIA	Kelly Miears	Ordered by Kelly
Check with Rocky Rolloff	Gene Rader	Gene will Contact Rocky

CAP (Community Advisory Panel)
Location: Southwest Mobile County Chamber of Commerce
Date: March 17, 2025
Host: Mobile Paint
Time: 4:30 - 5:30
Next Scheduled Meeting: April 21, 2025, Host by Apache

CAP Meeting Introductions and Updates

Presentation Duane Cannon
Ladder Safety at Home
Step Stool
Step Ladder
Extension Ladder
Articulating Ladder
Ladder Set-up
Safe Climbing Practices

Round the Table Updates

- **Infinite opportunities – Mechelle Davis**
  - 3 Events
  - 70 Food Giveaway
  - Hotel – 2nd Phase

- **SWMCC – Tina Poiroux**
  - Award Gala March 21st, 6pm – 10 pm – Beautification Project 1.5 million dollars
  - Gateway Initiatives - Welcome to Tillmans Corner City of Mobile Sign
  - Small Business Expo – April 4th 2:00 pm to 5:00 pm @ Tillman's Corner Community Center

- **Keep Mobile Beautiful – Diane Martin**
  - Working with the County this weekend from 7am-1:30pm Landfield- Clean Sweep
  - Recycling for Special Olympic Events
  - Earth Day Celebration – March 26th

- **Express Employment Professional– Alexandra Dubose**
  - Foley Job fair
  - Bishop State Community College Outreach
  - Crawfish Boil – Thursday – A Community Thank You! 4-6pm at Airport Blvd. location near Chuckie Cheese
  - Offer to maintain the Facebook page for SMIA to get more members and collaboration

[internal]

- **Theodore Dawes Fire & Resue – Chief James Byrd**
  - Fire – 434 calls last month

- **EMA & Hazard Mitigation Survey – Kim Bouler**
  - We're in the middle of updating Mobile County's Hazard Mitigation Plan, and your input is a big part of making it stronger. We've put a short survey on the EMA website where you can tell us about the hazards you're most concerned about—whether that's flooding, hurricanes, tornadoes, or something else—and what you think should be our top priorities. This plan helps guide projects and funding to keep our communities safer, so the more voices we hear, the better it will reflect everyone's needs. We'd really appreciate you taking a few minutes to fill it out and sharing it with your neighbors.

- **Big Brothers & Big sisters - Kelly Quails**
  - Bubbles & Brunch - 0.5K – March 29th = Bluegill Restaurant in Spanish Fort, Al
  - Check-In is 8:30 a.m. and the race begins at 9:00 a.m.

- **Alabama Coastal Foundation – Greer Handley**
  - Sea Turtle Season – May - Oct 2025 (Dauphin Island)
  - Fort Morgan Oyster Festival – February 22-23
  - 16th Annual GoodLife Bicycle Ride – May 10th. There will be two route options (9 miles and 17 miles) through the Gulf State Park Scenic back county trails

CAP members if you have suggestion or if you like to see something, we are not presenting, please feel free to make your suggestion or concerns.

Meeting Adjourn

* Membership is open to Community Organizations and Leaders serving from the general areas: West of Bellingrath Road to the Mississippi State Line. Please feel free to invite others!

If additional information is needed, you may contact me (Patricia Jackson).

*Thank you for your dedication and commitment! *

Announcements Attached

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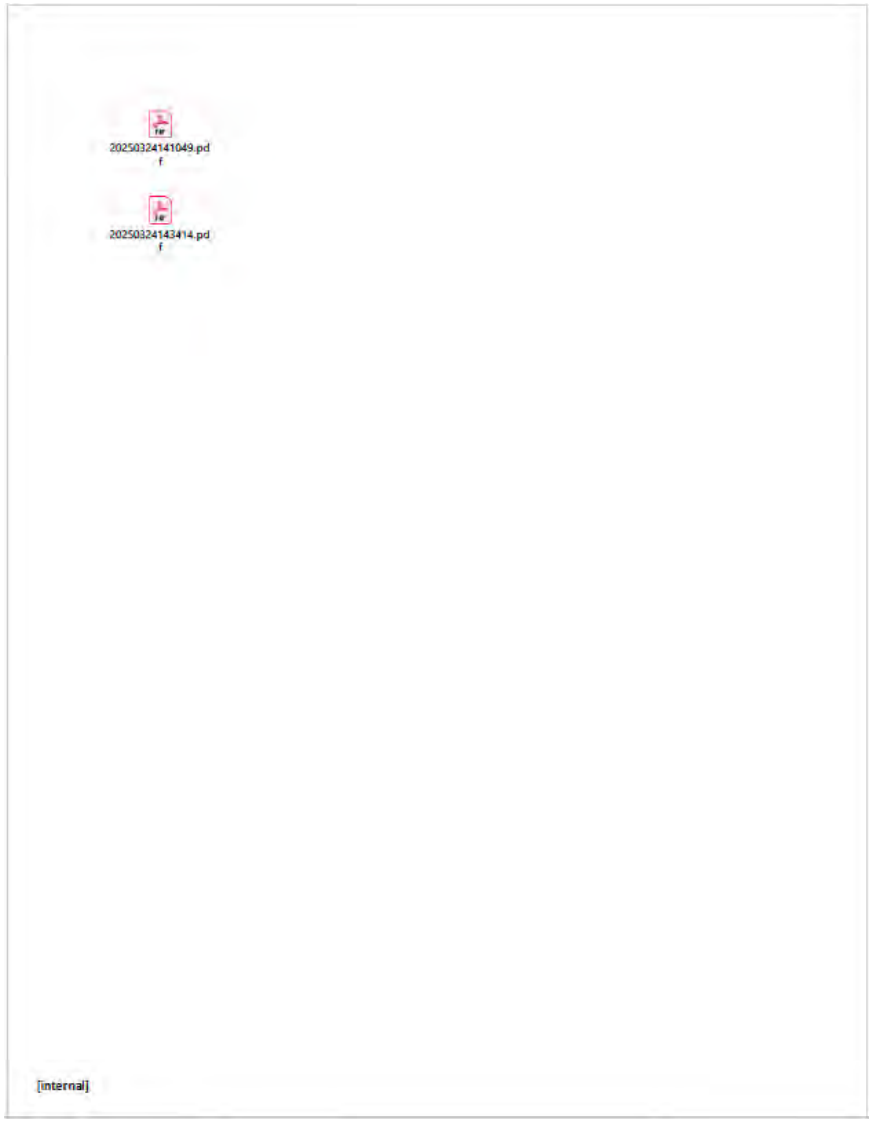
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2025-04-16 HCC Steering Committee Sign-in.pdf

Steering Committee Meeting Minutes

WEDNESDAY, APRIL 16, 2025

The members of the Mobile District Healthcare Coalition Steering Committee met in person at *USCG Aviation Training Center*, 8501 Tanner Williams Rd, Mobile, AL. **Present were:**

Latosia Turnbough (MCHD)	Andrew Williams (USA Health)
Brittany Edmondson (MCHD)	Erin Coker (MCHD)
Chris Perry (Mobile Infirmary)	Brian Sullivan (AltaPointe Health)
Vince Edwards (Springhill)	Dr. Kevin Michaels (MCHD – H.O.)
Mark Bryant (MCHD - PIO)	Sarah Koblas (Springhill Medical Center)
Shannon Faye (MCHD – via Zoom)	Kim Bouler (MCEMA)
Ne'Chelsey Thomas (Mercy Life of AL)	Jamey Greer (USA Health-Providence)
Charles Erwin (AGEMSS/USA)	Kimberly Coley (AGEMSS)

I. The meeting was called to order by L. Turnbough at 1:05 p.m.

II. Approval of November meeting minutes – motioned by Chris Perry, seconded by Andrew Williams, all voted in favor.

III. Discussion on Hazard Vulnerability Assessment (HVA) updates, with the goal of identifying the top 3 to 5 threats Coalition-wide. Individual facilities will want to review their internal HVA and make sure it aligns with changes.
   a. There was discussion about single-site versus coalition-wide threats. The multiplier effect of seemingly smaller threats, such as decrease in staffing or supplies, may compound a situation within one facility but might not have an effect elsewhere. Within an organization that services everyone, like EMS, those impacts are likely to be felt coalition wide.
   a. Weather considerations were discussed, given the recent increased incidence of and threats from external flooding and extreme winter weather. Because the area has been under alert for these and other events, it was decided to add those extra categories to the HVA. The current risk percentages need to be reevaluated.
   b. It was suggested that cyber impacts factor more prominently due to the number of actual attacks experienced recently across several partner organizations. Preplanning and preparedness for this have both increased just this last year.
   c. Infectious disease outbreaks will be grouped with pandemic and seasonal influenza.
   d. Corresponding alerts and activations will need to be changed in the document.
   e. This version of the HVA is a Kaiser Permanente template provided by ADPH; there are many others available from EM/EP agencies. Whether or not the author can add "free text" will determine how customized the HVA can be; Latosia will be working with this ADPH template to incorporate these suggestions/changes by June 30.

IV. Review of membership want/needs for Decon Training, based on the presentations held earlier this year: 1/30/25 (First Line Tech) and 3/19/25 (AL Community College).
   a. Latosia clarified that the purpose of sponsored training is *not* to promote any specific product or equipment, it is to provide hands-on experience to prepare members using whatever decon resources they already have, or to learn an alternative method using alternative products. Members are always encouraged to suggest additional resources.
   b. One consideration was for facilities to build in the "train-the-trainer" concept: having higher-level staff receive the credentials to provide on-going or just-in-time

Steering Committee Meeting Minutes

WEDNESDAY, APRIL 16, 2025

training throughout the ranks. The goal being to maintain required knowledge regardless of worker movement.
   c. There was discussion surrounding what, if any, federal or state regulations exist for either 1) the use of certain levels of decon given the type of contaminant, or 2) specialized training required for environmental clean-up of patient decon efforts. As pointed out by Dr. Erwin, it is critical to understand the level of training required (OSHA? CMS? Joint Commission?) according to each facility's mandate and/or expected level of response (ie, does it include clean-up?) to ensure the Coalition is offering appropriate training. He suggested having a Coast Guard representative to assist in training selection, especially if a facility's written procedures address on-site decon/environmental clean-up.
   d. Dr. Michaels suggested that receiving staff would benefit from a clear understanding of the procedures undertaken by first responders (who necessarily have higher level HazMat decon training) across any potential emergency decon scenarios. He stressed the importance of consistent training across all shifts to ensure a basic level of competence regardless of whether a contaminated patient self-admits or is transported post-responder level decon. Whatever the protocol, it must be written in the policies and procedures and trained with facility staff.
   e. Each member was asked to propose their preferred training location – on-site at their facility, or at a neutral location such as Mobile County EMA or Bishop State Community College. Latosia needs to know their ideal time commitment to accommodating staff as well as minimum hours required to obtain CECs or to meet other mandated standards, if those apply. Both training providers can offer varied durations of the courses.

V. Open Discussion – Sarah Koblas asked about the status of Big Creek Lake, the area's water supply, and whether it was open to public use. Mark Bryant stated that it is closed until an agreement could be reached on boat access, given the threat of pollution, cross-contamination and invasive species being introduced by vessels used for recreation in different bodies of water. A solution has not been reached yet.

VI. Closing - The meeting was adjourned at 1:47pm.

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: MCHERC Steering

ID	Start time	First Name	Last Name	Agency You Represent	Phone Number (	Reason For Your Visit	Email2	Column1
1	4/16/2025 12:09	Latosia	Turnbough	MCHD		MCHERC		
2	4/16/2025 12:11	Brittany	Edmondson	MCHD		MCHERC		
3	4/16/2025 12:25	Chris	Perry	Mobile Infirmary		MCHERC		
4	4/16/25 12:45:15	Vince	Edwards	Springhill		MCHERC		
5	4/16/25 12:47:27	Mark	Bryant	MCHD - PIO		MCHERC		
6	4/16/25 12:52:35	Shannon	Faye	MCHD – via Zoom		MCHERC		
7	4/16/25 12:56:11	Ne'Chelsey	Thomas	Mercy Life of AL		MCHERC		
8	4/16/2025 12:56	Charles	Erwin	AGEMSS/USA		MCHERC		
9	4/16/25 12:56:59	Andrew	Williams	USA Health		MCHERC		
10	4/16/2025 12:57	Erin	Coker	MCHD		MCHERC		
11	4/16/25 12:57:27	Brian	Sullivan	AltaPointe Health		MCHERC		
12	4/16/2025 12:58:9	Kevin	Michaels	MCHD – H.O.		MCHERC		
13	4/16/2025 12:58:9	Sarah	Koblas	Springhill Medical Center		MCHERC		
14	4/16/2025 13:09:11	Kim	Boulet	MCEMA		MCHERC		
14	4/16/2025 13:09:11	Jamey	Greer	USA Health-Providence		MCHERC		
14	4/16/2025 13:09:11	Kimberly	Coley	AGEMSS		MCHERC		

2025-04-16 HCC Minutes.pdf

Healthcare Coalition Meeting Minutes

WEDNESDAY, APRIL 16, 2025

The Mobile District Healthcare Coalition met in person at *USCG Aviation Training Center*, 8501 Tanner Williams Rd, Mobile, AL. **Members Present:**

Vince Edwards (Springhill Medical)
Latosia Turnbough (MCHD - HCC)
Brittany Edmondson (MCHD - EP)
Jamey Greer (USA Health)
Ne'Chelsey Thomas (Mercy Life of AL)
Chris Perry (Mobile Infirmary)
Erin Coker (MCHD - EP)
Brian Sullivan (AltaPointe)
Mark Bryant (MCHD)
Dr. Breylen Carter (ILC)
Kelley Hicks (Mobile Infirmary)
Charlie Erwin (College of Allied Health USA)
Kimberly Coley (AGEMSS)
Dr. Kevin Michaels (MCHD)
Sarah Koblas (Springhill Medical)
Shannon Faye (MCHD – EP *via Zoom)*
Andrew Williams (USA Health)
Valencia Murphy (Franklin – *via Zoom*)
Sherry Crush (MCEMA)
Mike Dillaber (MCEMA)

I. **The meeting was called to order by L. Turnbough at 2:09pm**
II. **Welcome/Introductions**
III. **Minute Approval** – Jamey Greer motioned to approve; Brian Sullivan seconded; all voted in favor.
IV. **Facility Report Outs** -
  a. *Hospitals*
    i. **Mobile Infirmary** – Kelly Hicks reported they currently have a high census, including 5 covid, and 1 flu patient. Having struggled recently with supplier reliability, they are looking for alternative sources for certain essential medications. Chris Perry added that the Infirmary instituted a new visitor registration the previous month, and some days they recorded 800 or more visitors. The unexpected load on manpower necessitates further review of lessons learned before introducing it to Thomas Hospital.
    ii. **Springhill** –Sarah Koblas reported one covid and flu; their current census is average for the facility. Planned electrical work is underway and while they hope there will be no widespread outages, the facility will continue running each department on emergency power week-by-week as the upgrades are made. As a result of the work, the hospital has been diverting ambulances through a different location.
    iii. **USA** – Andrew Williams reported no covid, and the census this morning was 280. He mentioned that both CW and USA are now using an automated program called Cerner to report bed status in AIMS twice daily. The only difficulty so far is how the system handles virtual beds, but they are working through it.
    iv. **Providence** - Jamey reported they have 2 covid and 2 flu, no major problems.
  b. *Nursing Homes*
    i. **Mercy Life** – Ne'Chelsey Thomas stated their facility had only one flu and no covid patients.
  c. *Community Health Centers*
    i. **MCHD** – Dr. Kevin Michaels informed the group that local influenza-like illness (ILI) numbers have gone below baseline for the state. Nationwide, measles is the greatest health concern from a public health standpoint, with three confirmed deaths out of the almost

Healthcare Coalition Meeting Minutes

WEDNESDAY, APRIL 16, 2025

700 cases reported so far. In other news, Federal funding for Covid has officially ended, and as a result the health department is expected to lose over $8.4M in the coming 18mths. The loss of grants not only impacts future availability of services but it has also impacted projects currently underway. So far, a little over one dozen staff who were hired during the pandemic have been terminated or left the agency. He expects that they will be scrambling to cover programs financially for the foreseeable future.
    ii. **Independent Living Center** – Dr. Breylen Carter reported that their agency lost funding from ADPH for some programs, although day-to-day operations are solid. He informed the group that ILC is now a demo center for assistive technology equipment, which can be loaned out to the community. The website AL.atforall.com has info on available items.
V. **Other Announcements** –
  a. **AGEMSS** – Dr. Charlie Erwin introduced Kimberly Coley as the organization's new Director. She will be representing EMS going forward.
  b. **AltaPointe** – Latosia informed the group that the planned speaker, Mary Gunter, had to cancel her presentation scheduled today. She was going to provide a brief overview of the various mental health training courses she offers businesses, including de-escalation techniques, provider burnout, and workplace safety. These courses can be customized to meet specific targets for employers and are available to HCC member facilities for staff training. Latosia plans to reschedule the speaker.
  c. **Cyber TTX discussion** – There were several positive take-aways of the recent MCHERC tabletop exercise, but the consensus regarding the length of the event was that it is difficult to commit the various staff needed to make it worthwhile. Suggestions for on-going training in this segment were discussed. Latosia will send out the after-action review when she receives it.
  d. **Redundant Communications Exercises** – State Coalitions are mandated to have two of these exercises by the end of this year. Mobile's are planned for June and December. Latosia reminded everyone that to verify capability, facilities must respond during the exercise using two different methods.
  e. **Erin Coker** – She will be leaving emergency preparedness at MCHD but will be working at Springhill Hospital in emergency management and patient safety.
  f. **Sherry Crush** - We encourage all members of the Health Care Coalition to take part in the 2025 Hazard Mitigation Plan update. Your input is vital to ensuring our plan addresses the needs and challenges of the healthcare community. Please email any concerns or ideas related to hazard mitigation to Laticia or Sherry so they can be included in the planning process.
VI. **Next Meetings**
  a. MCHERC MRSE May 28, 9am-3pm. Latosia requested final injects and objectives from those organizations that plan to participate. A brief discussion followed of the surge potential and its widespread impacts on various facilities. Links will be emailed to participants closer to the event.
  b. Alabama Disaster Preparedness Conference June 2-4, 2025, being held in Mobile. The cost to attend has been approved by ADPH for HCC members, and paid by stipend.

c. Lockout USA Workplace Violence Training is confirmed for members and their employees. The one-day training will be offered June 24-26, 2025, at Providence Hospital.

VII. **Meeting adjourned by Latosia Turnbough at 2:59pm.**

2025-04-17 LEPC.pdf

MOBILE COUNTY
LOCAL EMERGENCY PLANNING COMMITTEE

Meeting minutes from April 17, 2025

Attendees: (43)

Name	Organization	Name	Organization	Name	Organization
Sean Allen	E3 Environmental	Mike Evans	MCEMA	Jason Pierce	Vertex Refinery
Kim Bouler	MCEMA	Mike Farrell	Communications International	Clyde Roark	CISA
Matthew Bryant	USA Health	Laticia Fultz	MCEMA	John Sims	MC Risk Mgt
Frank Byrd	Theodore Fire/LEPC	Kimberly Garber	VSC Fire & Security	Timothy Smith	MC Commission
Duane Cannon	Holcim	Roy Gartley	Omega Security	Jaquelyn Steele	Spire
Bill Carroll	MIMC	Dan Grill	Univar Solutions	Robert Stewart	MFD
Wayne Castanos	Spire	Olivia Hernaez	Vertex Refinery	Renetta Thames	MCEMA/LEPC
Aaron Coggin	AL Power	Curt Hunt	Austal USA	Christopher Taylor	Research Solutions
Doug Cooper	MCEMA	Jasmine Jackson	AL Power	Timothy Thomas	Amvac Chemical
Sharon Counts	MCEMA/LEPC	Renee Johnston	Nouryon	Jonathan Toler	Evonik
Sherry Crush	MCEMA	Art Lindberg	HEPACO	Jennifer Tremayne	Mobile Chamber
Philip Culver	Mobile Paint	Teresa McCoy	Advansix	Mark Turner	MCEMS
CWO Duskin Deichl	USCG	Charles Miller	MC Commission	John Unger	FMC
Mike Dillaber	MCEMA	Will Montalban	MCEMS	Alisha Williams	Transwood Inc
Brian Erny	Research Solutions Grp	Brett Nobles	Arkema	Dante Zarella	Transwood Inc

- **Chairman Frank Byrd called the meeting to order at 12:30 p.m.**
- **Welcome, Guest Speaker: Mr. Mike Farrell with Communications International, which also sponsored lunch for today's meeting.**
- **Jason Pierce from Vertex gave a presentation on proper response procedures for a Vertex pipeline emergency.**
- **Welcome and Introductions for New Members**
  - Omega Security
  - Vertex Energy
  - Spire Gas
  - AMVAC Chemical
  - Action Resources
  - Line Inc.
  - Transwood
- **Chairman Frank Byrd stated that the February minutes had been emailed last week for review. Matt Bryant and Jason Pierce proposed and seconded a motion to approve the minutes, which was approved.**

- **Old Business:**
  - **a. Memorandum of Understanding (MOU):**
    - Work is ongoing to develop an MOU among all industry members.
    - Additional companies are needed to participate in the creation of the Memorandum of Understanding (MOU).
    - All MOU documents must undergo legal review from each company, often leading to back-and-forth revisions as different legal teams may object to specific wording. Ultimately, the goal is collaboration—everyone works within the same broader system, even if their immediate areas or responsibilities differ. One region might have resources that another lacks, so the emergency plan and the MOU are essential: they help coordinate and clarify how we support one another across different parts of the county.
  - **b. Goals for the July Meeting:**
    - Finalize membership representatives.
    - Make significant progress on the MOU.
    - Finalize the 2025 tabletop exercise for the October 16th meeting.
      - Ammonia gas was selected for use during the tabletop exercise.
      - Select the scenario for the ammonia gas.
      - Two or four hours for tabletop exercise?
  - **c. Radio testing**
    - Every Tuesday at 10:00 a.m.
- **New Business:**
  - **a. Subcommittee Reports**
    - Public Relations
      - Jennifer Tremaine has resigned as Co-Chairman.
      - Chairman Frank Byrd opened the floor for nominations.
      - Jennifer Tremaine nominated Connie Buskness (Evonik) as her replacement.
      - Connie Buskness was absent and will confirm her acceptance at the next meeting.
    - Membership
      - Jennifer Tremaine reminded everyone of the importance of consistent participation in LEPC meetings
      - Attendance records, such as inclusion in agendas and meeting minutes, can be critical in retrospect during emergency reviews. Active engagement helps ensure continuity and accountability, reinforcing the value of showing up and staying involved.
  - **b. Training & Exercise Recap– Kim Bouler**
    - Over the past year, three FEMA Basic Academy courses were completed:
      - Foundations of Emergency Management
      - Public Information Basics
      - Homeland Security Exercise and Evaluation Program (HSEEP)
    - Chaos Bootcamp Training Day May 3rd
    - Hurricane awareness class in June.

2025-06-02 Stakeholder Meeting – Agriculture Sector.pdf

Alabama Farmers Federation
Alabama Extension

Mobile County Farmers Federation Meeting

June 2, 2025

Agenda

1. **Welcome & Introductions**
   - Opening remarks by Federation leadership
   - Meeting purpose and overview
2. **Hazard Mitigation Plan Update** – Mobile County EMA
   - Overview of the 2025 Hazard Mitigation Plan process
   - Why agricultural input matters (flooding, drought, windstorms, hurricane impacts)
   - How to submit feedback and updates (survey, CAP process)
3. **Discussion on Drought & Agricultural Hazards**
   - Local drought impacts on crops and livestock
   - Irrigation, water access, and soil management challenges
   - Storm surge, flooding, and severe weather effects on farmland
4. **Other Business**
   - Policy or program updates from the Farmers Federation
   - Member reports and concerns
   - Upcoming events or training opportunities
5. **Action Items & Next Steps**
   - Agreement to provide ag-specific hazard feedback to EMA for the 2025 HMP
   - Identify potential mitigation projects (e.g., backup power for wells, drainage improvements, crop/livestock protection)
   - Schedule follow-up discussions as needed
6. **Adjournment**

MOBILE COUNTY EMA SIGN IN SHEET
Meeting: MCEMA EXECUTIVE COMMITTEE
Mobile County Farmers Extension
Meeting Date: January 10, 2024
June 2, 2025

NAME	ORGANIZATION	TELEPHONE	EMAIL
Payton-Brooke Fulford	4-H Mobile County Ext.	251-404-3146	pbf0009@auburn.edu
Patsy Reid	MCFF - Women's Com	251-391-1364	PPReid@aol.com
Billie Sealy	"	"	"
Judy Dawson	MCFF	251-649-0500	judyth.wpsealy@aol.com
Cindy Hamilton	Mobile Co. Extension	251/709-8749	chamilcy@aces.edu
Maxine Walsh	Mobile County FF	251-232-7115	maxinet@yahoo.com
Amanda Driskell	MCFF	251-599-1435	amandadriskell1838@gmail.com
Linda Driskell	MCFF	"	"
Debbie Freeland	MCFF	251-401-6777	freelandfarms98@gmail.com
Dana Roberts	MCFF	(251)-QQ5-0078	
Monroe Green	MCFF	850-723-9952	muamongreen@gmail.com
Martha Dunivan	MCFF	251-995-1460	
Kennedy Hyatt Brand	MCFF	251-259-8703	khatnormleg@gmail.com
Shannon Pumphrey	MCFF	205-540-5447	shannonpumphrey998@gmail.com
Kim Landers	MCFF	251-753-0532	Kimberly.Landers615@gmail.com
Katie Werner	4H Mobile County ACES	251.321.1097	wernerk1@auburn.edu
Jenny Thornton	MCFF	251-605-1059	

2025-07-21 SMIA & CAP Minutes.pdf

SMIA and CAP
Meeting Agenda & Minutes

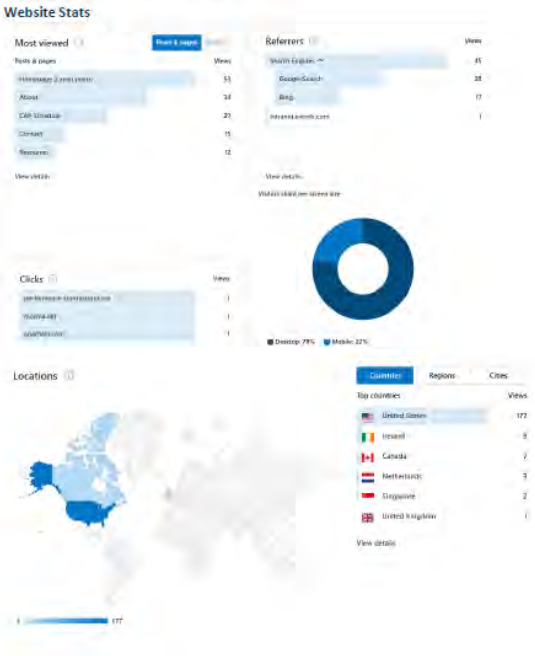
Location: Southwest Mobile County Chamber of Commerce
Date: July 21, 2025
Host: Evonik Corporation
Time: 3:30 - 4:30
Next Scheduled Meeting: August 18, 2025, Host by INEOS

- Call Meeting to Order – Gene Rader at 3:30 pm

- Safety Moment – Heat related Illnesses
  - OSHA requires us to have a Heat Program for the purpose of danger, safety, and current conditions. It can lead to various heat-related illnesses, ranging from heat cramps and heat exhaustion to potentially fatal heat stroke.
  - Stay hydrated: Drink plenty of water and other non-alcoholic fluids.
  - Stay cool: Seek air-conditioned spaces as much as possible. Take cool showers or baths.
  - Dress appropriately: Wear lightweight, loose-fitting, light-colored clothing.
  - Limit outdoor activities: If you must be outdoors, avoid the hottest parts of the day and rest frequently in the shade.
  - Check on vulnerable populations: Infants and young children, older adults, pregnant people, and people with chronic illnesses.

- Approval of Minutes from last meeting (March)
  - No Meeting Minutes for the month of April in lieu of the Community Crawfish Boil
  - May Meeting's Minutes were emailed to each member on 06/30/2025.
  - No June Meeting due to Summer Break
  - All Meeting Minutes are available via SMIA SharePoint
  - Minutes were, approved, and accepted on July 21st.

- Financials
  - The Account Balance is: $ 9,662.00.
  - Expenses $165.00
  - Merchant Fee: $46.00
  - 2,000.00 – Kids Day – SWMCC
  - 6,000.00 deposits



Roundtable Reports/Updates

- **MOBILE PAINT** – Philip Culver
  - No Environmental Releases
  - No recordables
  - 3 First Aids (one hand cut and two ergonomics)
  - Community Outreach – 5th Grade Career Fair

- **HPSA** – Gene Rader
  - No Recordable or lost time
  - New Air Permit – New Equipment
  - 2 First Aids (1 ergonomics, Dry Line)

- **EVONIK** – Sam Cunningham
  - No releases
  - 1 Near Miss – Contactor jumping from one tanker to another
  - Span of Personal Emergencies (Contactor with broken jaw- not wearing a seat belt)
  - ADEM was onsite for RATA Testing
  - 2 SID Permits
  - NPDES went out for renewal.

  Community Outreach - Kelly Miears
  - Saturday July 19: "Save the Bay - STEM+M to the Rescue!" (3rd-5th) In the aftermath of a huge storm, Mobile Bay is littered with debris and runoff. Wildlife is affected, oyster beds are threatened, and neighborhoods report standing water and health issues. Students are in the STEM+M Task Force. Their mission? Investigate. Solve. Report. Mobile Bay and the surrounding area are counting on them! Evonik ECP to run a chemistry experiment. (surfactants to break up oil in water)
  - Saturday July 26: KIDS DAY (backpack /school supply give away)
  - Glam Camp – Bishop State Community College
  - Bryant Center
  - Daphne High School – speaking engagement
  - Hollinger's Island – Teachers Kickoff

- **HOLCIM – Duane Cannon**
  - Holcim has a New Name: **Amrize.** Logo was email to Patricia and Kelly Miears
  - No Safety Related Issues
  - Submitted Permit to ADEM for a Small Project (Slack Drive)

- **APACHE** – Larry Nelson
  - No recordables
  - No EHS Issues
  - Having Heat related issues

- **Alabama Power**
  - No recordables
  - No EHS Issues
  - No Regulatory Visits
  - In preparation for Hurricane season

  Community Outreach
  - Feeding the Gulf Coast
  - Kids day at the SWMCC
  - Serving Dinner at Ronald McDonald House
  - August 20 – Resilience Workshop in Bayou La Batre

- **INEOS - Marcelles Prather**
  - No recordables
  - No environmental releases or violations
  - Visit from Coast Guard – no findings
  - SID Permit for PFAS Monitoring (40 Specific Compounds)
  - Increase in Contractors and traffic on site
  - 2 First Aids – Phenol Exposure on leg after coming out of PPE; and a hand cut from moving a stove.

- **EMA/LEPC -**
  - Hazard Mitigation Plan is in the final stages and encourages the community to take the online survey.
  - Mobile County EMA/LEPC is updating the LEPC Hurricane Plan to better coordinate with local industry before, during, and after tropical systems. If your facility would like to participate—whether through information sharing, situational updates, or direct coordination—please complete the short form linked below. Your input helps ensure timely communication and an efficient response during hurricane events.

  If you plan to participate, please complete the form by close of business Tuesday, July 29th:

  LEPC Hurricane Plan Participation Form
  - In addition, EMA has launched a new portal to enhance information sharing and situational awareness. This portal contains the key links our Mobile County EMA Duty Officer monitors daily.

  The portal is organized into tabs for easy navigation:
  - Hazard Awareness: Includes local weather, fire weather, tropics, flooding, drought, and space weather.
  - Event Monitoring: Covers real-time alerts for weather warnings, wildfire & burn permits, marine and aviation conditions, traffic, utilities, and public health.

  The "COP" button (Common Operating Picture) takes you directly to our daily situational brief. This includes:
  - Activation levels for MCEMA, Division A of AEMA, AEMA State EOC, and AMAS Teams
  - The current duty officer
  - Events being monitored
  - An interactive map showing shelters, road closures, and more
  - An interactive Event Briefing Slide Deck

- An interactive Weather Brief
- Status updates from municipalities
- Community Lifeline status
- EMA Situational Awareness Portal
- Direct Link to the Common Operating Picture (COP)

Reminder: Both the slide decks and weather briefs are interactive—click through to explore the full content.

Open Issues –

- Kid's Day donation to the SWMCC in the amount of 2,000.00
- Duane will check on Merchant fees (Clover)
- Printing of New SMIA Brochures

ACTION ITEMS:

Item	Responsible	What's Next
Charter for CAP	Kelly Miears	Kelly will have at the next meeting
SMIA/CAP Brochures	Kelly/Pat	Send updates to Gwin's Printing

For more information check out the following websites.

SMIA Website: https://southmobileindustrialalliance.org/

Southwest Mobile County Chamber Website: https://swmcchamber.com/business/wordpress/

CAP (Community Advisory Panel)
Location: Southwest Mobile County Chamber of Commerce
Date: July 21, 2025
Host: Evonik Corporation
Time: 4:30 - 5:30
Next Scheduled Meeting: August 18, 2025, Host by INEOS

CAP Meeting Introductions and Updates

Presentation – by Gene Rader
Background/Overview of SMI/CAP
Purpose
What is Expected from Industries vs. Community

Round the Table Updates

- Infinite opportunities – Mechelle Davis
  - Affordable housing- Low-income families as well as veterans housing
  - Working on an Affordable housing studios in Citronelle
  - Food Giveaway this past weekend
  - August 30th - Appreciation Picnic at Volunteer of American on Hillcrest Rd.
- Cynthia Petty– Hollinger's Island Elem
  - August 11, 2025, Students return to school.
- SWMCC – Tina Poiroux
  - Kids Day July 26th Tillman's Corner Community Center - Need Parking Lot Volunteers
  - Sept. we will have our Fundraiser for Leadership Academy (T.A.L.L.)
  - 1st Wednesday of the month is our Luncheon Event. All are welcome to participate.
- Keep Mobile Beautiful – Phyllis Wingard
  - Grant for Oak Lawn Cemetery
  - 3 Clean-up activities in the fall
  - Coming up on 50 years of keeping Mobile Beautiful – Begin in 1980
- Jacquline's and Felicia McAlpine - Burrough Elem
  - Gearing up to go back to school in a couple of weeks
- Feeding the Gulf Coast – Tonia Camardella
  - Summer feeding program
  - 800 pantry partners to make sure kids get food
  - Government substances

- Located on Mobile South Street
- We want industrial partners to tour our facilities.

➢ **Alabama Coastal Foundation – Ashlea Brown**
- Sea Turtle Season – May - Oct 2025 (Dauphin Island).
- Upcoming STEM Event - Saturday
- Free Big Beach Brewing Event
- 2025 Coastal Kids Quiz
- Oyster Shell Recycling
- Dauphin Island STB Litter Patrol

➢ **Red Cross – Martha Duvall**
- Free resources for kids
- In need of translator devices for Bayou La Batre Area
- International and Training Services
- Free Prostate Screening at the Mitchell Cancer Center this month
- If you know of a fire, please call it in to Red Cross – we can help with assistance 1-800-RedCross

➢ **Davis Construction- Cassandra Davis**
- Invited by Mechelle Davis
- Introduction of Business

➢ **Express Employment -Rich McCord**
- 19th Franchise Anniversary
- Hosted Job Fair – 300 people in 4 hours
- Employment for skill trade (Welders, Machinist, Pipe Fitter etc)

➢ **Hyatt Studios & LBA Properties – Chelsea Pruitt and Nathan Trahan**
- In 19 states across the East Coast
- Help accommodate people during industries shut down time

➢ **Big Brother Big Sisters – Kelly Qualls**
- Need Volunteers for the following:
  - Community Base Programs
  - 4 hours a month for a 1 Year commitment
  - Oct 4, 2025 – Iron sharpens Iron Event – local Church

➢ **Mobile County Career Coach – Ty Brazil**
- Introduction of Business

➢ **VSC Fire & Security – Justin Sturm**
- Introduction of Business

CAP members, if you have suggestions or if you would like to see something we are not presenting, please feel free to make your suggestions or concerns.

Meeting Adjourn

* Membership is open to Community Organizations and Leaders serving from the general areas: West of Bellingrath Road to the Mississippi State Line. Please feel free to invite others!

If additional information is needed, you may contact me (Patricia Jackson).

*Thank you for your dedication and commitment! *

Announcements/Communications

BBBS.pdf

SWMCC.pdf

Hyatt Studios.pdf

2025-07-28 Citronelle MJHMP Meeting.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

Agenda: 2025 Hazard Mitigation Plan – Special District Meeting

Welcome & Introductions

- Overview of meeting purpose: update to the Mobile County Local Hazard Mitigation Plan (HMP)
- Goal: Explain the process, invite your district to participate, and outline the benefits

Hazard Mitigation Planning Overview

- What is a Hazard Mitigation Plan?
  - A federally required 5-year plan to reduce long-term risk from disasters
- Key steps: risk assessment, mitigation strategy, public involvement, adoption
- Why it matters:
  - Improves disaster resilience
  - Required for FEMA mitigation funding
  - Supports smarter capital planning and coordination

Participant vs. Stakeholder: Know the Difference

- Participant (Full Jurisdiction):
  - Adopts the plan by resolution
  - Gets FEMA "approved plan" status
  - Becomes eligible for FEMA mitigation grants
  - Included in the plan with tailored risk analysis and project list
- Stakeholder (Advisor Only):
  - Provides input, but does not adopt the plan
  - Not eligible for FEMA grants under this plan
- FEMA recognizes special districts as eligible participants—your choice matters

Planning Process & District Benefits

- Project Timeline:
  - June–July: Risk assessment
  - August: Strategy workshops
  - October: Draft complete
  - November: Submission to AEMA/FEMA
  - Early 2026: Adoption by all participants
- Benefits of Participation:
  - Grant eligibility
  - Stronger voice in mitigation priorities
  - Local risks and critical infrastructure included in plan
  - Better alignment with county and municipal efforts

Hazard Mitigation Funding Opportunities

(All require your district to adopt the plan)

- HMGP: Funds post-disaster projects (e.g., drainage, hardening, generators)
- FMA: For reducing NFIP flood losses (e.g., elevations, acquisitions)
- Revolving Loan Fund: Low-interest loans for resilience improvements
- HHPD: Grants for dam rehabilitation (if applicable)

No plan adoption = no direct access to these funds

Commitments & What We Need from You by August 1

- Letter of Commitment (template provided)
- Point of Contact Form – one lead per district
- District Profile – what you do, who you serve, prior disaster impacts
- Risk & Facility Info – known hazards, critical assets
- Project Ideas – list at least one potential mitigation project
- Plan to adopt in early 2026 when the plan is FEMA-approved

Q&A and Input

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: Citronelle City Hall Meeting/ HMP

ID	Start time	First Name	Last Nam	Agency You Represent	Phone Numb	Reason For Your Visit	Email2
1	7/28/25 9:15:00	Lori	Bryan	City of Citronelle	2518660134	Hazard Mitigation Planning Meeting	Lori.bryan@cityofcitronelle.c
2	7/28/25 9:17:00	Mike	Odom	City of Citronelle		Hazard Mitigation Planning Meeting	Inspector@cityofcitronelle.c
3	7/28/25 9:18:00	Sherry	Crush	MCEMA		Hazard Mitigation Planning Meeting	

2025-07-28 Sevenhills MJHMP Meeting.pdf

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  - Adopts the plan by resolution
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  - Included in the plan with tailored risk analysis and project list
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  - Provides input, but does not adopt the plan
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- Project Timeline:
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  - August: Strategy workshops
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(All require your district to adopt the plan)

- HMGP: Funds post-disaster projects (e.g., drainage, hardening, generators)
- FMA: For reducing NFIP flood losses (e.g., elevations, acquisitions)
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- HHPD: Grants for dam rehabilitation (if applicable)

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- Risk & Facility Info – known hazards, critical assets
- Project Ideas – list at least one potential mitigation project
- Plan to adopt in early 2026 when the plan is FEMA-approved

Q&A and Input

MOBILE COUNTY EMA

7350 Zeigler Blvd
Mobile, AL 36608
(251) 460-8000

ACTIVITY: Sevenhills VFD Meeting for HMP

ID	Start time	First Name	Last Nam	Agency You Represent	Phone Numbe	Reason For Your Visit	Email2
1	7/28/25 13:51:00	Sherry	Crush	MCEMA		Hazard Mitigation Planning Meeting	
2	7/28/25 13:51:00	Terry	Bacon	Seven Hills Fire District		Hazard Mitigation Planning Meeting	

2025-08-04 VFD Meeting.pdf

MOBILE COUNTY EMERGENCY MANAGEMENT AGENCY
7350 Zeigler Blvd.
Mobile, Alabama 36608
(251) 460-8000
www.mobilecountyema.gov

VFD Association Meeting
Date: August 4, 2025
Location: MCEMA EOC, 7350 Zeigler Blvd, Mobile

Agenda

Welcome and Introductions

Overview of Hazard Mitigation Planning for Special Districts

Discussion of Benefits and Objectives of VFD Participation in the County HMP

Integration of Local VFD Data into Countywide Hazard Mitigation Plan

Coordination of Mitigation Strategy Development Across Volunteer Fire Departments

Next Steps, Data Submission, and Follow-Up Meetings

City of Bayou La Batre • City of Chickasaw • City of Citronelle • Town of Creola • Town of Dauphin Island • City of Mobile
Mobile County • Town of Mt. Vernon • City of Prichard • City of Saraland • City of Satsuma • City of Semmes

MOBILE COUNTY ASSOCIATION OF VOLUNTEER FIRE DEPARTMENTS
MONTHLY ATTENDANCE ROSTER

MONTH August 4 YEAR 2025

Alabama Port VFD
Carol Burney

Bayou La Batre VFD

Calcedeaver VFD

Citronelle VFD

Creola VFD
Charles Mays
Jacob Purl
James Henderson

Dauphin Island VFD

Fowl River VFD
JOHN CARLDED

Georgetown - Fellowship VFD
AUGUSTUS WHITAKER

Grand Bay VFD
Charlie Mate
Eileen Vaughn

Guest
Frank Byers

Mt. Vernon VFD
Bernie Weaver

Oak Grove VFD

St. Elmo - Irvington VFD

Seven Hills VFD

Tanner Williams VFD

Theodore Dawes VFD

Turnerville VFD

Wilmer VFD

Alabama Forestry Commission

EMS
Will Martallen

B.4 Special District Participation

Purpose

This appendix documents the active participation of Special Districts in the development and update of the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Special Districts participated in this planning effort as stakeholders by providing data, technical expertise, and coordination related to hazard risks, critical facilities, and mitigation needs within their service areas. These entities are not participating jurisdictions under 44 CFR §201.6 and are not seeking FEMA approval or plan adoption as part of this plan update. Accordingly, Special Districts are not included in the Multi-Jurisdictional Summary Sheet and are not required to meet all plan elements applicable to participating jurisdictions.

Special Districts, as independent governmental entities providing essential services such as fire protection, utilities, and emergency medical response, contribute critical data, hazard assessments, and mitigation project ideas. Their involvement ensures the plan reflects the full range of jurisdictional risks and capabilities, supports coordination under FEMA's multi-jurisdictional planning framework (44 CFR §201.6(d)), and promotes coordinated mitigation strategies across all service areas. This documentation includes Letters of Commitment, Points of Contact, District Profiles, hazard and critical facility information, and initial mitigation actions submitted by each district.

References to "participation" by stakeholders or Special Districts in this appendix reflect engagement and coordination activities only and do not indicate plan adoption or FEMA mitigation grant eligibility.

Table B.4 Special District Participation

Special District Name	Type of Contribution (e.g., Letter of Commitment, District Profile, Hazard Information)	Point of Contact (Name & Title)	Date of Submission
Dauphin Island Fire Rescue Department	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities	Jeremy Tousinau, Fire Chief Sean McQuade, Alternate	August 5, 2025

	• Initial Mitigation Project Ideas		
Georgetown Fellowship Volunteer Fire Department/ District	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	Hugh C. McWhorter, Chief Justin H. McWhorter, Alternate	July 31, 2025
Grand Bay Fire District	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	Richard Dodge, Fire Chief Evan Mcglothen, Alternate	August 4, 2025
Mobile County Communications District (MCCD)	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	Roy Hodge, Director Robert Jackson, Alternate	July 18, 2025
Mobile County EMS System Rescue Squad (MCEMSSRS)	• A signed Letter of Commitment • A completed Point of Contact Form	Mark Turner, Executive Director	July 29, 2025

	• District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	William Montalban, Alternate	
Mobile County Public School System (MCPSS)	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	Chuck Harben, Supervisor AP/RM Howard Crow, Alternate	August 1, 2025
Satsuma Water and Sewer	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	Mark Barlow, Chairman of the Board Steven Schneider, Alternate	August 4, 2025
St. Elmo Irvington Volunteer Fire Department	• A signed Letter of Commitment • A completed Point of Contact Form • District Profile (service area, governance, population served, critical facilities) • Hazard Risk & Critical Facilities • Initial Mitigation Project Ideas	Kaleigh Grayson, Fire Chief Tina Lilley, Alternate	August 4, 2025

B.4.1 Letters of Commitment

B.4.1.1 Dauphin Island Fire Rescue Department

Dauphin Island Fire Rescue Department

Dauphin Island Fire Rescue
PO Box 1596
Dauphin Island Alabama 36528
Date: 30 July 2025
To: Mobile County Emergency Management Agency

The Dauphin Island Fire Rescue Department commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate Fire Chief Jeremy Tousinau, NRP as our primary point of contact for the planning process with PSO Sean McQuade, the emergency preparedness officer as our secondary point of contact.

Sincerely,

Jeremy Tousinau, NRP
Department Chief, Dauphin Island Fire Rescue
251-610-6827
jtousinau@townofdauphinisland.org

B.4.1.2 Georgetown Fellowship Volunteer Fire Department/District

GEORGETOWN FELLOWSHIP
VOLUNTEER FIRE DEPARTMENT/DISTRICT
P.O. BOX 2025
SEMMES, AL 36575

Georgetown Fellowship Volunteer Fire Department/District
P.O. Box 2025, Semmes, AL 36575
11180 Lott Rd, Chunchula, AL 36521 (FY)
Date: July 30, 2025

To: Mobile County Emergency Management Agency

The Georgetown Fellowship Volunteer Fire Department/District commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate Chief Hugh C. McWhorter as our point of contact for the planning process.

Sincerely,
Hugh C. McWhorter
Chief
(251)-599-2816
mackgt39@gmail.com

B.4.1.3 Grand Bay Fire District

P.O. Box 797, Grand Bay, AL. 36541 251.865.6105 grandbayfiredistrict.org

Grand Bay Fire District
8425 Grand Bay Wilmer Rd. S Grand Bay, AL 36541
Date: *08/03/2025*
To: Mobile County Emergency Management Agency

The *Grand Bay Fire District* commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate *Richard Dodge, Fire Chief,* as our point of contact for the planning process.

Sincerely,

Richard Dodge
Chief
251-300-1173
chief@grandbayfirediditrict.onmicrosoft.com

B.4.1.4 Mobile County Communications District (MCCD)

Mobile County
COMMUNICATIONS DISTRICT

Pat Mitchell, Chairman
Robert Adams, Vice Chairman
Eric Linsley, Treasurer
Donnie Brown
Sam Cochran
Dr. Timothy Hughes
Chief Chris McLean

Date: 06/16/2025

To: Mobile County Emergency Management Agency,

The Mobile County Communications District is committed to fully participating in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand that our participation will include providing relevant hazard and asset information, identifying potential mitigation projects, and formally adopting the final plan upon its approval by FEMA.

We hereby designate Mr. Roy Hodge, Director, as our official point of contact for all matters related to the planning process.

Please feel free to contact us with any questions or additional information needed.

Sincerely,
Jesse Sluder
Field Engineer I
Mobile County Communications District
Phone: (251) 366-3794
Email: jsluder@mccd911.com

B.4.1.5 Mobile County EMS System Rescue Squad (MCEMSSRS)

DATE: 21 June 2025

FROM: Mobile County Emergency Medical Services System Rescue Squad
10394 Moffett Road
Semmes, AL 36575

TO: Mobile County Emergency Management Agency

SUBJECT: Letter of Commitment

The Mobile County Emergency Medical Services System Rescue Squad (MCEMSSRS) commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate Mark Turner, Executive Director and William Montalban, Compliance & Support Manager, as our primary and secondary point of contact for the planning process.

Sincerely,

Mark Turner
Executive Director, MCEMSSRS
(251) 343-7131
mturner@mobilecountyems.org

B.4.1.6 Mobile County Public School System (MCPSS)

Mobile County
PUBLIC SCHOOLS

Don Stringfellow, President, District 2
L. Douglas Harwell, Jr., Vice President, District 1
Reginald A. Crenshaw, Ph.D., District 3
Sherry Dillihay-McDade, District 4
Johnny Hatcher, District 5

1 Magnum Pass, Mobile, Alabama 36618 | www.mcpss.com

Superintendent Chresal D. Threadgill

Date: 7/17/2025

To: Mobile County Emergency Management Agency

From: Mobile County School Board
1 Magnum Pass
Mobile, AL 36618

The Mobile County Public School System commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate Chuck Harben as our point of contact for the planning process.

Sincerely,

Chresal Threadgill
Superintendent
251-221-4000
cthreadgill@mcpss.com

B.4.1.7 Satsuma Water and Sewer

SATSUMA
WATER & SEWER

BOARD MEMBERS:

MARK BARLOW, CHAIRMAN
JASON SKELTON, VICE CHAIRMAN
CHARLES HARBEN
DERRICK ROSS
EMANUEL PHILLIPS
STEVEN SCHNEIDER, DIRECTOR

ADDRESS:

P.O. BOX 559
5502 OLD HIGHWAY 43
SATSUMA, ALABAMA 36572-9559
PHONE: (251) 675-1257
FAX: (251) 675-1807

Satsuma Water and Sewer
5502 Old Hwy 43
Satsuma, AL 36572

July 31, 2025

To: Mobile County Emergency Management Agency

The Satsuma Water and Sewer Board commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate Mark Barlow as our point of contact for the planning process.

Sincerely,

Mark Barlow
Chairman

B.4.1.8 St. Elmo Irvington Volunteer Fire Department

St. Elmo Irvington Volunteer Fire Department

9130 Dodge Rd, Irvington, AL 36544

Date: 02 Aug 2025

To: Mobile County Emergency Management Agency

The, St. Elmo Volunteer Fire Department, commits to fully participate in the development of the 2025 Mobile County Local Hazard Mitigation Plan update.

We understand this participation includes providing hazard and asset information, identifying mitigation projects, and formally adopting the final plan upon FEMA approval.

We designate Kaileigh Grayson, Chief, as our point of contact for the planning process.

Sincerely,

Kaleigh Grayson

St Elmo Irvington Volunteer Fire Chief

251-436-9872

Kgraysonseivfd34@gmail.com

B.4.2 Points of Contact

Table B.4.2-1 lists the primary and alternate points of contact for each Special District.

Table B.4.2-1 Special Districts Point of Contact

District Name	Primary Contact	Title	Phone	Email
Dauphin Island Fire Rescue Department	Jeremy Tousinau Sean McQuade	Fire Chief Alternate	251-610-6827 251-229-1742	jtousinau@townofdauphinisland.org smcquade@townofdauphinisland.org
Georgetown Fellowship Volunteer Fire Department/District	Hugh C. McWhorter Justin H. McWhorter	Chief Alternate	251-599-2816 251-689-6427	Mackgt39@gmail.com Mcwhortergt32@gmail.com
Grand Bay Fire District	Richard Dodge Evan Mcglothen	Fire Chief Alternate	251-300-1173 269-425-6682	chief@grandbayfiredistrict.onmicrosoft.com officer@grandbayfiredistrict.onmicrosoft.com
Mobile County Communications District (MCCD)	Roy Hodge Robert Jackson	Director Alternate	251-753-2779 251-327-0749	rhodge@mccd911.com rjackson@mccd911.com
Mobile County EMS System Rescue Squad (MCEMSSRS)	Mark Turner William Montalban	Executive Director Alternate	251-689-9700 251-327-0403	mturner@mobilecountyems.org wmontalban@mobilecountyems.org
Mobile County Public School System (MCPSS)	Chuck Harben	Supervisor AP/RM	251-221-4437	charben@mcpss.com

	Howard Crow	Alternate	251-221-4492	hcrow@mcpss.com
Satsuma Water and Sewer	Mark Barlow	Chairman of the Board	251-675-1440	Mbarlow@cityofsatsuma.com
	Steven Schneider	Alternate	251-675-1257	Sschneider@satsumawater.com
St. Elmo Irvington Volunteer Fire Department	Kaleigh Grayson	Fire Chief	251-436-9872	Kgraysonseivfd34@gmail.com
	Tina Lilley	Alternate	251-767-8997	tlilley@chickasawschools.com

B.4.3 District Profiles

The following profiles summarize essential information for each participating Special District in the Mobile County Jurisdictional Hazard Mitigation Plan (MJHMP). These profiles document the unique functions, service areas, past disaster impacts, and mitigation planning status for each district, fulfilling FEMA requirements for individual jurisdiction descriptions and supporting eligibility for mitigation funding.

District	Function	Service Area / Population	Disaster Impacts	Emergency Plan	COOP	Mitigation Strategy
Dauphin Island Fire Rescue	Fire, Rescue, EMS	Town of Dauphin Island, ~1,800	Katrina 2005; Zeta 2020; Winter 2025; BP Oil Spill	Yes	Yes	Yes
Georgetown Fellowship VFD	Fire, EMS	~89 sq mi, ~6,900	Tornado Apr 10, 2024; wildfires; hurricanes	SOGs (needs update)	No	No
Grand Bay Fire District	Fire, EMS	~75 sq mi	Storm-related power outages; road clearing post-storm	No	No	No
Mobile County Communications District (MCCD)	911 Dispatch, Radio Communications	Mobile County, 1,644 sq mi, ~412,000	Hurricane Sally 2020; generator failure; flooding of remote sites	Yes	Yes	Yes
MCEMSSRS	EMS, ALS	~1,200 sq mi	Winter 2025; Nitric Acid Spill 2024; school bus MCIs; 2021 Saraland tornado; tropical	Yes	Yes	Yes

			storms/hurricanes 2015–2024			
Mobile County Public School System (MCPSS)	Public education	Entire county	Multiple hurricanes/tropical storms; roof damage; power outages; shelter use	Yes	Yes	Yes
Satsuma Water and Sewer Systems	Water & Sewer, Fire Hydrant Service	~7.4 sq mi, ~7,000	Storm-related power outages; Tornado EF-1 2021; flooding and power loss	Yes (outdated)	Unknown	Unknown
St. Elmo Irvington VFD	Fire, EMS, Water Service	~41 sq mi, ~11,000	Winter 2024; Hurricane Sally 2020; Hurricane Zeta 2020	Yes	No	Yes

B.4.4 Hazard Risk & Critical Facilities

B.4.4.1 Hazard Risk

The Hazard Risk & Critical Facility Worksheet is a key tool used by each special district to systematically identify and evaluate the natural hazards that pose the greatest threats to their operations, facilities, and the communities they serve. This worksheet enables districts to clearly document the specific risks they face from hazards such as flooding, hurricanes, severe storms, and other localized threats. By prioritizing these risks, districts can better focus their mitigation efforts on protecting critical infrastructure and essential services. Completion of this worksheet ensures that the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) accurately reflects the unique risk exposures and needs of each participating special district, thereby enhancing the plan's effectiveness, supporting FEMA approval, and improving eligibility for future mitigation funding. The following submissions contain each district's completed Hazard Risk & Critical Facility Worksheets.

Table B.4.4.1-1 Dauphin Island Fire Rescue Department Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	High	Fire Station received significant flood damage during multiple hurricane events. Jurisdiction is located on a barrier island in the Gulf of America with significant road flooding occurring multiple times a year in the area.
Hurricanes/ Winds	High	Jurisdiction is located on a barrier island in the Gulf of America. Assets have been damaged by winds hurricanes multiples times in the existence of the organization. Recent straight-line winds vs. Tornado caused significant damage throughout the jurisdiction and put jurisdiction wide communications lifeline to "YELLOW" for several days.
Tornados	Low	See hurricane/winds
Winter Storm/ Ice	Low	Unprecedented winter weather last year left the jurisdiction at a disadvantage due to lack of equipment and ability. The event moved the jurisdiction's

		transportation lifeline to “RED” for 2 full days as the only road into the jurisdiction was impassable.
Drought	Medium	
Wildfire	Medium	Unintentional fires in the Audubon Bird Sanctuary in the past. Vast areas of marsh and sensitive ecological environments throughout the jurisdiction. Fire department lacks significant resources to adequately fight a wildland fire at this time.
Hazardous Materials	Medium	Jurisdiction houses multiple laboratories, and fuel storage areas.
Water/Maritime Rescues	High	Organization serves a large tourist population which, when coupled with significant surf and rip current, possess a significant community safety risk. Jurisdiction sits in the area of a busy shipping channel which adds unique challenging in terms of rescue as well as fire/medical response

Table B.4.4.1-2 Georgetown Fellowship Volunteer Fire Department/District Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	Low	Most areas have decent drainage
Hurricanes/ Winds	High	Yearly
Tornados	Med	April 10, 2024
Winter Storm/ Ice	Low	Occasional ice over roads
Drought	Low	Occasionally

Wildfire	High	Multiple Wild/Brush fire in the past, some hard to reach
Hazardous Materials	Med	Lott Rd is a thoroughfare
Other (specify)	?	J.E. Turner Elementary School

Table B.4.4.1-3 Grand Bay Fire District Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	Med	In large-scale rain events several areas in our district flood.
Hurricanes/ Winds	High	In past storms there was damage to our station 2 of roll up doors blew in trapping trucks inside. There has been significant wind damage throughout the district during hurricanes/ Tropical weather and some thunderstorms. With our district going from approx. 7 miles inland south to the water. We can be very susceptible to wind damages from tropical events.
Tornados	Med	We had a recent tornado just ½ mile north of our main station.
Winter Storm/ Ice	Med	During the winter storm in January of 2025, we lost power at our station for a few hours as well as several other areas in our district. Road conditions were very bad, but we continued to respond to emergency calls through the event.
Drought	Low	Will provide a higher volume of outdoor/wildfires.
Wildfire	Med	We have large areas of woods/grasslands in our district that interface with neighbors and other structures.
Hazardous Materials	Med	We have 7.5 miles of I-10 and 8 Miles of US Hwy 90 and CSX rail line in our district. All types of materials travel through our district. We also have

		manufacturing and other commercial locations in our district that use or store hazards materials
Other (specify)		

Table B.4.4.1-4 Mobile County Communications District (MCCD) Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	Low	Our sites are built in a higher elevation to prevent flooding.
Hurricanes/ Winds	High	With our sites being towers located in remote wooded areas we are very at-risk from hurricanes and winds.
Tornados	Med – High	Just like a hurricane we are at-risk from the wind damage a tornado can cause.
Winter Storm/ Ice	Med – High	The LMR and microwave coax is sensitive to ice. The height of our towers can cause ice to build up towards the tower top. Falling ice will damage/destroy the cabling.
Drought	Low	N/A
Wildfire	Med	We have had several control burns and unprescribed burns get out of control and burn critically close to our sites. The coax can be affected by the heat and flames.
Hazardous Materials	low	A few sites are in remote areas near chemical plants. If there is a spill on the high way it could hinder us from reaching our sites.
Other (specify)		

Table B.4.4.1-5 Mobile County EMS System Rescue Squad (MCEMSSRS) Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	Medium	Wind blown rain causes minor flooding in main office's drive-through ambulance bay regularly. This water poses a threat to the structure and a fall risk. The addition of structural awnings above each roller door of the drive-through bay would mitigate this issue.
Hurricanes/ Winds (Power Outage)	High	No standby generator for the Main Office/Deployment Hub/Maintenance Shop or the Citronelle satellite deployment station makes housing standby crews during significant weather events, with power loss difficult to impossible.
Tornados	Medium	Due to their frequent association with hurricanes, we are at-risk to significant damage at our main office location.
Winter Storm/ Ice	Low	An Ice Storm in 2025 was a significant risk for our medications and certain equipment at-risk from damage from extreme cold.
Drought	Low	In the past 4 years, Mobile County has experienced at least one significant drought each year and an extreme drought in 2024.
Wildfire	Low	In the past 5 years, Mobile County has experienced 321 wildfires, burning 10,353 acres, according to the Alabama Forestry Commission.
Hazardous Materials	High	Mobile County has 28 major chemical manufacturing companies. In 2016, there were 47 different facilities reporting toxic releases, increasing to 49 facilities in 2023, according to EPA's Toxics Release Inventory. Our main office is located on Hwy 98, which is a primary route of travel for some of these companies.
MCIs (Bus Crashes)	Moderate	Response capabilities are limited due to the lack of a multi passenger vehicle for use in these types of incidents.

Table B.4.4.1-6 Mobile County Public School System (MCPSS) Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	Low	Flooding at Dauphin Island and Alma Middle
Hurricanes/ Winds	High	Roofs buildings classrooms shelter schools
Tornados	Low	Last tornado damage was to Murphy High
Winter Storm/ Ice	Low	Impacts only with one ice storm and one snow event
Drought	Low	None
Wildfire	Low	none
Hazardous Materials	Low	none
Other (specify)		

Table B.4.4.1-7 Satsuma Water and Sewer Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	Med	Overwhelming of lift stations. No WWTP inlet flow control resulting in washout and discharge exceedance.
Hurricanes/ Winds	High	See District Profile Form, city wide power outage, fallen tree damage, roof damage, windblown rain damage, personnel risk

Tornados	Low	
Winter Storm/ Ice	Low	
Drought	Low	
Wildfire	Low	
Hazardous Materials	Low	
Terror/Vandalism	Med	No video surveillance or working alarm system for water treatment plants or wastewater treatment plant.

Table B.4.4.1-8 St. Elmo Irvington Volunteer Fire Department Hazard Risk

Hazard Type	Level of Concern (High, Med, Low)	Notes (Past Damages, Risk Exposure)
Flooding	High	Flooding from several different storms
Hurricanes/ Winds	High	Damages from previous Hurricanes, Sally, Zeta and others
Tornados	High	High potential for tornado damage due to our location.
Winter Storm/ Ice	Low	Not a high threat but when we get icy roads impacts travel
Drought	High	Brush and wildfire threat
Wildfire	High	Brush and wildfire threat
Hazardous Materials	High	Various railroad intersections

Other (specify)		

B.4.4.2 Critical Facilities / Infrastructure

The Critical Facilities / Infrastructure Worksheet gathers detailed information about the essential buildings, systems, and assets that each special district owns or operates—those critical to maintaining public services and effective disaster response. This worksheet is vital for identifying high-priority or at-risk sites such as water treatment plants, administrative offices, communication substations, and other key infrastructure. By documenting locations with a history of damage or known risks, districts help create a comprehensive picture of community exposures. This information supports the development of targeted mitigation strategies aimed at protecting these vital facilities, informs the county's overall risk assessment, and strengthens the case for future FEMA funding to harden, repair, or relocate critical infrastructure. The following submissions include each district's completed Critical Facilities / Infrastructure Worksheets.

Table B.4.4.2-1 Dauphin Island Fire Rescue Department Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage
Fire Station	1020 Chaumont St., Dauphin Island AL. 36528	-Administration for both the volunteer fire department and DI Public Safety Department. -Houses all firefighting and Medical response apparatus and equipment. -Serves as living quarters for on duty personnel	-Flood prone. -Significant risk of total loss/collapse from winds and or flooding.	Yes

Table B.4.4.2-2 Georgetown Fellowship Volunteer Fire Department/District Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage

Georgetown Fellowship, Fire Dept	11180 Lott Rd	Response		
Georgetown Fellowship, Fire Dept	14005 Lott Rd	Response		yes, recent wind/ tree
South Alabama Utilities	10771 Lott Rd	area water	Chlorine Gas	yes, fire
J. E. Turner Elementary School	8361 Lott Rd	Public School		
Country Market	9515 Lott Rd	Gas Station, Shell	Gasoline/Diesel	
Country Breeze	10135 Lott Rd	Gas Station, Chevron	Gasoline/Diesel	

Table B.4.4.2-3 Grand Bay Fire District Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage
Grand Bay Fire	8425 Grand Bay Wilmer Rd.	Main Fire station	Low wind rated building	Yes
Arabella Nursing	13750 US HWY 90	Long-term care Nursing Facility	High Life Hazard	Yes

Table B.4.4.2-4 Mobile County Communications District (MCCD) Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage

Springhill tower	348 N McGregor Ave Mobile AL	LMR tower	Lightning/Ice/Hurricane	Y
Citronelle Tower	18325 US hwy 45 Citronelle AL	LMR tower	Lightning/Ice/Hurricane	N
BLB tower	16001 Hurricane Blvd Irvington AL	LMR tower	Lightning/Ice/Hurricane	Y
Wilmer Tower	12900 Moffet Rd	LMR tower	Lightning/Ice/Hurricane	Y
Salco Tower	2150 Salco rd Chunchula AL	LMR tower	Lightning/Ice/Hurricane	Y
Saraland Tower	401 Baldwin rd Saraland AL	LMR tower	Lightning/Ice/Hurricane	N
Metro Plaza	205 Government St Mobile AL	LMR tower	Lightning/Ice/Hurricane	N
MCCD E911	7340 Zeigler Blvd Mobile AL	Call Center	Lightning/Hurricane	Y
Mowa Tower	1080 Red Fox rd Mt Vernon AL	LMR tower	Lightning/Ice/Hurricane	Y
7 Hills Tower	11620 Jack Hamilton Rd Mobile AL	LMR tower	Lightning/Ice/Hurricane	Y
Bay Road Tower	4150 Bay Road Mobile AL	LMR tower	Lightning/Ice/Hurricane	Y

Burns Tower	6101 Nevius Rd Mobile AL	LMR tower	Lightning/Ice/Hurricane	Y
Hobson Tower	157 County Rd 12 Chatom AL	LMR tower	Lightning/Ice/Hurricane	N
MCCD Asset Storage	7400 Zeigler Blvd Mobile AL	Storage	Lightning/Hurricane	N

Table B.4.4.2-5 Mobile County EMS System Rescue Squad (MCEMSSRS) Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage
MCEMSS	10394 Moffett Rd. Semmes, AL	Main Office/Deployment	No Generator/Flood	No
Mechanic/Shop	10394 Moffett Rd. Semmes, AL Fleet	Maintenance/Repair	No Generator	No
Citronelle	18355 3rd Street Citronelle, AL	Satellite Deployment Hub	No Generator	No

Table B.4.4.2-6 Mobile County Public School System (MCPSS) Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage
Alba	14180 Wintzell Ave	Part of Alba Middle campus	Tornadoes, high-wind events, power outage	
Alba Middle		Sec 38 T7S R3W	Power outage, severe weather	

Allentown		Lot 2 Alicia Acres		
Allentown		Front section of Allentown		
Augusta Evans	6301 Biloxi Ave	Front Entrance to School	Power outage, severe weather	
Augusta Evans	6301 Biloxi Ave	Majority of campus including part of the Hillsdale Park and Community Center		
Austin	150 Provident Ln		Power outage, severe weather	
Baker	8901 Airport Blvd		Power outage, severe weather	
Barton	500 Conti St		Power outage, tornadoes, high-wind events, severe storms	
Barton	504 Government St		Power outage, severe weather	
Belsaw Mt Vernon	1200 Park St	Belsaw Mt. Vernon campus		
Belsaw Mt Vernon		Part of the Belsaw Mr. Vernon campus		

Blount		Entrance Rd to Blount		
Blount	5450 Lott Rd	S16 T3S R2W		
Booth/Bryant	14001 Hurricane Blvd		Power outage, severe weather	
Brazier	2161 Butler St		Power outage, severe weather to both schools	
Breilting	8350 Grand Bay Wilmer Rd		Power outage, severe weather	
Breilting	12450 Smith Rd		Power outage, severe weather	
Burns	6175 Girby Rd			
Burns	6133 Girby Rd	Part of the Burns campus	Power outage, tornadoes, high-wind events, severe storms	
Burroughs	6875 Burroughs Ln			
Calloway Smith	350 Lawrence St N		Power outage, severe weather	
Causey	2205 McFarland Rd		Power outage, severe weather	
Central Office		Howells Ferry Rd	Power outage, severe weather	

Central Office	1 Magnum Pass		Power outage, severe weather	
Central Office	7560 Howells Ferry Rd		Power outage, severe weather	
Central Office	1 Magnum Pass		Power outage, severe weather	
Central Office	1330 N Schillinger Rd		Power outage, severe weather	
Central Office	1 Magnum Pass		Power outage, severe weather	
Central Office	7630 Howells Ferry Rd		Power outage, severe weather	
Chastang		Part of Chastang campus	Power outage, severe weather	
Chastang		Part of Chastang campus 2800 Berkley Ave		
Chastang	2800 Berkley Ave			
Chickasaw	50 Chieftan Way		Power outage, severe weather	
Chickasaw	201 Craft Hwy N			

Chickasaw		Early Learning center and Paul Devine Park		
Chickasaw Elem	80 Grant St			
Citronelle	8175 Lebaron St			
Citronelle	8200 Lebaron St		Power outage, severe weather	
Citronelle	19325 Rowe St			
Citronelle	19400 Third St			
Citronelle	19370 Third St			
Citronelle	19380 Third St			
Citronelle	19360 N Third St			
Citronelle		Part of Citronelle campus		
Citronelle	8220 Lebaron Ave			
Citronelle		Part of Citronelle campus		
Citronelle	19260 Third St			
Citronelle	19260 Third St			
Citronelle	Rowe St			

Clark Shaw		Part of Clark Shaw campus		
Clark Shaw	5960 Arlberg St			
CLC		Part of the CLC campus Pleasant Ave and Donald St	Power outage, severe weather	
CLC		Part of the CLC campus Pleasant Ave and Donald St		
CLC	1870 Pleasant Ave			
Collins Rhodes	5110 St Stephens Rd		Power outage, severe weather	
Council	7512 Wilkinson St		Power outage, severe weather	
Council	751 Wilkinson St		Power outage, severe weather	
Craighead	1004 Ann St			
Craighead	1000 Ann St		Power outage, severe weather	
Craighead	1008 Ann St			
Dauphin Island	1429 Oleander La			

Dauphin Island	1501 Bienville Blvd			
Davidson	3900 Pleasant Valley Rd		Power outage, severe weather	
Davis		Part of Davis campus	Power outage, severe weather	
Davis	6900 Nan Gray Davis Rd			
Dawes	10005 West Lake Rd		Power outage, severe weather	
Denton	3800 Pleasant Valley Rd		Power outage, severe weather	
Dickson	4645 Bit & Spur Rd		Power outage, severe weather	
Dixon	8650 Four Mile Rd		Power outage, severe weather	
Dodge	2615 Longleaf Dr		Power outage, severe weather	
Dunbar	500 St Anthony St		Power outage, severe weather	
Environmental Center		Girby Rd	Power outage, severe weather	

Faulkner CTC		Campus and additional building		
Faulkner CTC/Vigor	33 Elm St W		Power outage, severe weather	
Fonde	3956 Cottage Hill Rd		Power outage, severe weather	
Forest Hill	4501 Moffett Rd		Power outage, severe weather	
Gilliard	2807 Dauphin Island Pky		Power outage, severe weather	
Gilliard	2809 Dauphin Island Pky		Power outage, severe weather	
Gilliard	2757 Dauphin Island Pky			
Gilliard	2757 Dauphin Island Pky			
Grand Bay		12800 Cunningham Rd – Part of Grand Bay Middle campus		
Grant	712 Root St		Power outage, severe weather	
Grant		Magee St		
Grant	1102 Magee St			

Grant	611 Root St			
Grant	708 Root St			
Grant		Magee St		
Grant	615 Root St			
Grant	627 Easterling St			
Grant		Root St		
Grant	611 Easterling St			
Grant		Root St		
Grant		Root St		
Grant		Root St		
Grant	713 Root St			
Grant	1132 Root Dr			
Grant	630 Root St			
Grant	626 Root St			
Grant	719 Garrison Ave			
Grant	610 Root St			
Grant	1136 Root St			

Grant	619 Root St			
Grant	1112 McGee Rd			
Grant	1128 Root St			
Grant	621 Easterling St			
Grant	616 Root St			
Grant		McGee St		
Grant	619 Easterling St			
Grant	717 Easterling St			
Grant	707 Easterling St			
Grant	1140 Magee St			
Grant	624 Root St			
Grant	615 Easterling St			
Grant		Part of Grants campus		
Grant	725 Easterling St			
Grant	635 Root St			
Grant	1120 Root St			
Grant	717 Root St			

Grant	705 Root St			
Grant	603 Easterling St			
Grant	729 Easterling St			
Grant	711 Easterling St			
Grant	631 Root St			
Grant	1116 Magee St			
Grant	625 Root St			
Grant	636 Root St			
Grant	703 Easterling St			
Grant	723 Root St			
Grant	1022 Magee St			
Griggs	6001 Three Notch Rd		Power outage, severe weather	
Hall	1108 Antwerp St.		Power outage, severe weather	
Hankins	5750 Katherine Hankins Dr.		Power outage, severe weather	
Hankins	6625 Carol Plantation Rd		Power outage, severe weather	

Hankins		Sec 4 T6S R2W-5820 Theodore Dawes Rd.		
Hankins	5750 Katherine Hankis Rd			
Hankins	5750 Katherine Hankins Dr			
Hankins		Part of Hankins campus		
Hankins		Part of Hankins campus		
Haskew		7001 White Oak Dr – Part of Haskew campus		
Hollingers Island	2400 Hammock Rd		Power outage, severe weather	
Hollingers Island	2400 Hammock Rd		Power outage, severe weather	
Holloway		Hart Ave and Caton Ave- Part of Holloway		
Holloway	625 Stanton Rd			
Howard	400 Kennedy St		Power outage, severe weather	
Howard	411 Cherry St		Power outage, severe weather	

Howard	402 Kennedy St			
Howard	901 Martin Luther King			
Howard	1000 Lyons St			
Hutchens	10005 West Lake Rd			
Indian Springs	4550 Highpoint Blvd		Power outage, severe weather	
LADD	1621 Virginia St		Power outage, severe weather	
Leflore	700 Donald St		Power outage, severe weather	
Leinkauf	1416 Monroe St.		Power outage, severe weather	
Leinkauf	1412 Monroe St		Power outage, severe weather	
Leinkauf	1414 Monroe St			
Leinkauf	1418 Monroe St			
Leinkauf	1409 Church St			
Leinkauf	1408 Monroe St			
Leinkauf	1410 Monroe St			

Leinkauf	1400 Monroe St			
Lott	17740 Celeste Rd			
Main Shop	3276 International Dr	Transportation Main Shop	Power outage, severe weather	
Main Shop	3274 International Dr	Transportation Main Shop		
Maryvale	1901 Maryvale St		Power outage, severe weather	
McDavid Jones		campus	Power outage, severe weather	
McDavid Jones	16250 Hwy 45			
McDavid Jones		Part of McDavid Jones campus	Power outage, tornadoes, high-wind events, severe storms	
MCTS	800 Whitley St.	Whitley & McKinley St		
MCTS			Power outage, severe weather	
Meadowlake	8251 Three Notch-Kroner Rd			
Mertz	950 Mcrae Ave		Power outage, severe weather	

Mertz	950 Mcrae Ave			
MGM/Semmes Middle/Elem	4275 Snow Rd	Includes Semmes Sports Complex and property across US 98 to Taylor Ln and Walters Ln	Power outage, severe weather	
Morningside	2700 S Greenbrier Dr		Power outage, tornadoes, high-wind events, severe storms	
Morningside		Part of Morningside campus	Power outage, severe weather	
Murphy	100 S Carlen St			
North Mobile K-8	1950 Salco Rd W		Power outage, severe weather	
Orchard	6400 Howells Ferry Rd		Power outage, tornadoes, high-wind events, severe storms	
Orchard			Power outage, severe weather	
O'Rourke	1975 Leroy Stevens Rd			
Pathway 6-8	1365 Dr. Martin Luther King Jr. Ave		Power outage, severe weather	

Phillips/Old Shell	3255 Old Shell Rd		Power outage, severe weather	
Pillans		Part of Pillans campus	Power outage, severe weather to both schools	
Pillans		Part of Pillans campus-Military Rd		
Pillans	2173 Dauphin Island Pky			
Prichard Prep		Sec 44 T3S R1W	Power outage, severe weather	
Prichard Prep	743 Mt Sinai Ave			
Property		NW Corner Lot 45-Herman Rd near Augusta Evans	Power outage, severe weather	
Property	11610 Hwy 90	Sec 31 T6S R3W- HWY 90 North of Sunny South Raceway-Irvington area	Power outage, severe weather	
Property		Pleasant Ave-Near CLC	Power outage, severe weather	
Property		West Point Plaza-Across from Baker HS	Power outage, severe weather	
Property		Sec 44 T3S R1W-Prichard Prep	Power outage, severe weather	

Property		Sec 35 T4S R2W-Near Fonde	Power outage, severe weather	
Property		Sec 44 T3S R1W-Prichard Prep	Power outage, severe weather	
Property		Sec 21 T2S R3W-Near Turner Elem	Power outage, severe weather	
Property		Sec 21 T2S R3W-Near Turner Elem-8361 Lott Rd	Power outage, severe weather	
Property		Sec 30 T4S R3W-Lumpkin Rd.-Near Baker	Power outage, severe weather	
Property		Sec 16 T3S R2W – 4291 Lott Rd	Power outage, severe weather	
Property		4575 Halls Mill Rd-Halls Mill bus yard and wooded lot	Power outage, severe weather	
Property		Mt. Vernon-Near Belsaw Mt Vernon school	Power outage, severe weather	
Property	855 Grimes St.	Near MCTS	Power outage, severe weather	
Property		Katherine Hankins Dr.	Power outage, severe weather	

Property	4225 Palistine Rd		Power outage, severe weather	
Property		S36 T3S R2W West Beau Terra Drive	Power outage, severe weather	
Property		S16 T1N R1W Mt Vernon	Power outage, severe weather	
Property		Near Kali-Oka Springs and/or Henry Morgan Road	Power outage, severe weather	
Property		Part of the Bryant Center and Padget Switch Bus Yard. Mostly property	Power outage, severe weather	
Property		Howells Ferry Rd – Part of the bus hub and the Landscape yard	Power outage, severe weather	
Property		Landscape yard and behind the bus hub	Power outage, severe weather	
Property		S26 T6s R2W Near Laurendine Rd	Power outage, severe weather	
Property	6101 Nevius Rd	S16 T5S R2W	Power outage, severe weather	
Property	3151 Ralston Rd	(House) directly in front of Spencer Westlawn	Power outage, severe weather	

Property	201 Dexter Ave	(House) – Looks like it should be the Old Leinkauf Building--	Power outage, severe weather	
Property		Bellingrath Rd and Industrial Rd	Power outage, severe weather	
Property		Area behind Burns Middle		
Property		Property near Half Mile Road-Padgett Switch and Farrell Rd		
Property		Sec 16 T2S R1W		
Property		Bus Hub off of Celeste Rd – Industrial Park Dr		
Property		Bus Hub off of Celeste Rd – Industrial Park Dr		
Property		Bus Hub off of Celeste Rd – Industrial Park Dr		
Property		Bus Hub off of Celeste Rd – Industrial Park Dr		
Property		Near Kali-Oka Road		
Property		Near Belsaw Mt. Vernon school – 1660 Old Military		

		Rd – Not clearly defined on property search		
Property		Copeland Dr Citronelle		
Property		Near 1st St and Avenue A in Wilmer		
Property		S16 T1N R3W		
Property	109 Cedar St Mobile	S Cedar St and Government St		
Property		I-10 McDonald Rd Interchange near County Farm Rd		
Property		Near County Farm and McDonald Rd		
Property	13745 Tanner Williams Rd	across from Tanner Williams Elem		
Property		Part of Trimmier Park – Alba Club Rd		
Property		Theodore Dawes Rd directly across from Hankins		
Property	17660 Celeste Rd	old wood shop beside Lott Middle		

Property		Near old wood shop on Celeste Rd		
Property	17660 Celeste Rd	Near old wood shop		
Property		Corner of Avenue B and 1st St in Wilmer		
Property	2465 Winbush St	Africatown Heritage House		
Property		S16 T2S R1W		
Property	1 N Grand Bay Wilmer Rd	S16 T4S R4W		
Property	1984 Mikell Speaks Way	Miracle Ballfield		
Property	9051 Jeff Hamilton Road			
Property		Howells Ferry Bus Yard		
Property		Felhorn Rd E Hillsdale community near Augusta Evans		
Property		Azalea Rd near Denton Middle		
Property		Cottage Hill Rd next to Eslava Creek		

Property		Cottage Hill Rd next to Eslava Creek		
Property	1908 Pleasant Ave			
Property	310 Mobile St			
Property		Next to 1908 Pleasant Ave		
Property	461C Donald St	Mobile Community Action & Head Start		
Property	0 Alba Club Rd	Part of Trimmier Park		
Property	3900 Streamwood Dr	Dauphin Island Pky near Hannon Rd		
Property		Hillcrest and Nevius Rd		
Property	8030 Bellingrath Rd	Near Waller Rd		
Property	212 Stocking St	Corner of Monroe and Stocking St		
Property	461 Donald St	Mobile Community Action & Head Start		
Property	22 Flock Ave			
Property	601 Stanton Rd	Includes Toulminville Library		

Property	100 Carlen St	Includes the Carlen House		
Property		Near Old Shell Rd		
Property	558 State St	North Cedar St and State St		
Property	500 St Anthony St	Directly across from Dunbar		
Property		Congress and Locust St- includes Central Utilities and Caldwell Richardson Building		
Property	6801 Overlook Rd	Includes Mobile Fire Department Station 1		
Property		Near Overlook		
Property		County Road 72 near Carlisle Drive E		
Property	7445 Howells Ferry Rd	Howells Ferry Bus Yard		
Property	850 Edwards St	Robert Hope Community Center		
Property		Eight Mile Creek near Chickasabogue Park		

Property		Chickasaw creek		
Property	265 Wasson Ave N	Corner of Wasson and Whistler		
Property		West Main St – Blount High School Alumni Association		
Property		North Wasson Ave		
Property	2954 Whistler St	Whistler Bus Hub		
Property		Cherry St and McKinly St near MCTS		
Property		Bear Fork Rd		
Property		Bear Fork Rd		
Property		S16 T1N R2W – Scoutshire		
Property		Near Sam Lewis Rd		
Property		Billy Walker Rd		
Property		Near Kali Oka Rd		
Property		Mobile River Mt Vernon		
Property		Oak Grove Rd near Kali Oka Rd		

Property		Arden Rd -near Hwy 45 Chunchula		
Property		Arden Rd -near Hwy 45 Chunchula		
Property		Between Grant Rd and Jones Rd		
Property		Near Old Citronelle Hwy		
Property		Near Mason Ferry Rd		
Property		S16 T1S R3W – Sweetwater		
Property		Mobile River near Roger Phillips Rd.		
Property		S16 T1S R2W – Log Creek		
Property		Near Chunchula Georgetown Rd		
Property		Meekers Creek		
Property		Near Hannon Rd and AL 163		
Property		Mobile River		
Property	3871 Wulff Rd	Semmes Heritage Park		

Property	3731 Wulff Rd	Semmes Fire Rescue station		
Property		near Crary Rd and Redstone Dr E Semmes		
Property	3810 Wulff Rd East	Includes Semmes Boys and Girls Club and additional building		
Property		From Semmes Fire rescue to Nursery Rd		
Property		Burma Rd near Dodge		
Property		Three Notch Rd		
Property	Ben Hamilton Rd	Near Ben Hamilton Rd		
Property		S16 T5S R4W Big Creek area		
Property		S16 T6S R4W Jackson Creek and Bay Branch		
Property		S16 T7S R4W – Near Hugh Fort Rd Grand Bay		
Property		Corner of Johnson Rd and Williams Rd		
Property		Johnson Rd		

Property		Arden Rd -near Hwy 45 Chunchula		
Property		I-10 McDonald Rd Interchange near County Farm Rd-Loves Truck Stop		
Property		Between Lott Middle and the old wood shop on Celeste Rd		
Rain	3125 Dauphin Island Pky	Rain parking lot and front entrance		
Rain	3125 Dauphin Island Pky		Power outage, severe weather	
Robbins	2416 Main St W			
Robbins	2416 W Main St		Power outage, severe weather	
Scarborough	1800 Phillips Ln			
Shepard	3980 Burma Rd		Power outage, severe weather	
Spencer Westlawn	3071 Ralston Rd		Power outage, severe weather	

St Elmo	8740 McDonald Rd		Power outage, severe weather	
St Elmo	8666 McDonald Rd		Power outage, severe weather	
Tanner Williams	13700 Tanner Williams Rd			
Taylor White/Collier	Collier-601 Snow Rd N	S 16 T4S R3W	Power outage, severe weather	
Taylor White/Collier	Taylor White-476 Eliza Jordan Rd	S 16 T4S R3W	Power outage, severe weather	
Theodore	6201 Swedetown Rd		Power outage, severe weather to both schools	
Theodore	7125 Swedetown Rd	Baseball and Softball Fields	Power outage, tornadoes, high-wind events, severe storms	
Theodore	7125 Swedetown Rd	between the baseball field and Nan Gray Davis Rd		
Turner	8361 Lott Rd			
Vigor	913 Wilson Ave N		Power outage, severe weather	

Vigor			Power outage, severe weather	
Vigor		Football field		
Washington	1961 Andrews St	Washington Middle		
Whitley		Part of campus	Power outage, severe weather	
Whitley	509 Meaher St			
Whitley	528 Capt Leon C Roberts St		Power outage, severe weather	
Will	5750 Summit Ave		Power outage, severe weather	
Williamson	1017 Swan Dr		Power outage, severe weather	
Williamson	1007 Swan Dr		Power outage, severe weather	
Williamson	1657 Dublin St E			
Williamson	1567 Dublin St E			
Wilmer		Wilmer Georgetown Rd		
Wilmer	6383 Second St.			

Table B.4.4.2-7 Satsuma Water and Sewer Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage
3rd & Pine	5655 3rd St.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage	Y
Cordova	5802 Cordova Ave.	Provides sewage transfer/pumping to wastewater treatment plan	Loss of power, outdate control system, storm damage, generator damage	Y
Football Field	5485 3rd St.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage	
Hwy 43 & Juniper	5753 Old Hwy 43	Provides sewage transfer/pumping to wastewater treatment plan	Loss of power, frequent pump damage, storm damage, generator damage	Y
Juniper @ Creek	305 Juniper Ave E.	Provides sewage transfer/pumping to wastewater treatment plan	Loss of power, frequent pump damage, storm damage, generator damage	Y
Catherine	5252 Catherine Dr.	Provides sewage transfer/pumping to	Loss of power, frequent pump damage, storm	Y

		wastewater treatment plan	damage, generator damage	
Starlight	6101 Hwy. US-43	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Baldwin Rd	178 Baldwin Rd.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Baldwin St	5200 Baldwin St.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Dolphin Ct	6258 Dolphin Ct.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Joginell Dr	5309 Joginell Dr. E.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Magnolia	282 Magnolia Ave.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	

Park St	5406 Park St.	Provides sewage transfer/pumping to wastewater treatment plan	Loss of power, frequent pump damage, storm damage, generator damage	Y
Plateau Ave	15 Plateau Ave.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Scanlan Way	5421 Scanlan Way W.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Vaughn Dr. W	451 Landing Dr.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage	
Gilbert	6405 Gilbert Dr. W.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	
Gilbert $ Janette	6351 Gilbert Dr.	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage	

High School	Baker Rd and Old Hwy 43	Provides sewage transfer/pumping to wastewater treatment plan	Loss of power, storm damage, generator damage	Y
East Oak	5088 I-65 Service Rd	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	N
Orchard	160 Orchard St	Provides sewage transfer/pumping to wastewater treatment plan	Loss of power, storm damage, plant damage due to cave-in, generator damage	Y
West Oak	5746 West Oak Dr	Provides sewage transfer/pumping to wastewater treatment plan	Outdate control system, storm damage, no generator	N
Plant #1	159 E Plateau Ave	Provides treated well water to residents	Storm damage, Cold weather damage, outdated equipment, generator damage	Y
Well #1 (1A)	163 E Plateau Ave	Provides raw well water to Plant #1 treatment facility for public use	Storm damage, Cold weather damage, outdated equipment, no generator	

Plant #2/Well #3	151 Woodland Ave	Extracts raw water from well and treats water for public use	Storm damage, Cold weather damage, outdated equipment	
Wastewater Treatment Plant	5252 Catherine Dr.	Treats raw sewage for Satsuma and release to Bayou Sara	No working generator	Y
Office	5502 Old Hwy 43	Provides clerical services business related to Satsuma Water and Sewer	No safe room, no working generator	
Truck Shed	5502 Old Hwy 43	Stores Water Department vehicles and equipment		

Table B.4.4.2-8 St. Elmo Irvington Volunteer Fire Department Critical Facilities / Infrastructure

Facility Name	Address / Location	Function	Known Hazards	Past Damage
SEIVFD ST 1	8685 Half Mile Rd	Fire/Medical	Flooding, High Winds	
SEIVFD ST 2	9130 Dodge Rd	Fire/ Medical	Flooding, High Winds	

B.4.5 Initial Mitigation Project Ideas

The Initial Mitigation Project Ideas form provides a foundation for translating identified risks into actionable mitigation strategies. Each participating special district has submitted preliminary project concepts aimed at reducing the impacts of future disasters on their operations and service areas. Although these ideas are not fully developed at this stage, they are critical for linking documented hazards to targeted mitigation efforts and for informing each district's long-term resilience planning. Capturing these early concepts within the 2025 Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)

establishes a clear basis for future project refinement, prioritization, and pursuit of funding through programs such as FEMA's Hazard Mitigation Grant Program (HMGP) and Building Resilient Infrastructure and Communities (BRIC).

Table B.4.5-1 lists the proposed mitigation actions submitted by Special Districts. These actions will be further developed and prioritized in **Chapter 4 Mitigation Strategy** and incorporated into **Appendix D.2 Community-Specific Action Plans** where applicable.

Table B.4.5-1 Initial Mitigation Project Ideas

District Name	Project Title	Description	Protects Which Facility?	Hazard (s) Addressed
Dauphin Island Fire Rescue Department	Improvements to fire station.	Provides for a safer building for personnel to shelter in place during a planned event and to be able to respond.	Fire Station Flooding,	Hurricane Wind
Dauphin Island Fire Rescue Department	Update generator	Provide better continuity of electrical power post event.	Fire Station	Power outage.
Georgetown Fellowship Volunteer Fire Department/District	Generator	Provide power	Fire Station 1	Loss of power, Unable to upkeep equipment
Georgetown Fellowship Volunteer Fire Department/District	Generator	Provide power	Fire Station 2	Loss of power, Unable to upkeep equipment
Georgetown Fellowship	Brush Trucks	Provide updated Equipment	Surrounding homes And Structures	Replace older equipment,

Volunteer Fire Department/District				Multiple wild/Brush Fire in our area
Georgetown Fellowship Volunteer Fire Department/District	Station 1	Replace Station	Station 1	Building built over original Station Will need replacing or add hardened Safe Room for First Responders
Grand Bay Fire District	Generator for Main Fire Station.	Install Permanent backup power to allow seamless function at station. And provide uninterrupted	Grand Bay Fire Main Station	Wind/ Unknown power outage.
Grand Bay Fire District	New Higher wind rated Station/Shelter	To build a new Fire Station/Shelter for personnel and some members of community from high impact areas or special circumstances (O2/ Medical Device requiring power.	Grand Bay Fire Main Station	During Hurricane/Other Natural disasters Provide a safe place for responders and at-risk citizens in the district.
Mobile County Communications District (MCCD)	Portable Air Conditioning unit Size: 10 Tons	Offers temporary data center cooling at the tower sites and 911 call center in the event of lightning strikes hurricanes etc.	All MCCD locations	Lightning hurricanes
Mobile County Communications District (MCCD)	Excavator for road clearing	When we have major windstorms, tornados, hurricanes we are often left with downed trees across our access	All MCCD locations	Lightning Hurricanes Wind Ice

		roads. Having a mini excavator would allow us to clear the road to quicken response times for repairing downed lifesaving communications equipment. We will also be able to support other agencies with the equipment.		
Mobile County Communications District (MCCD)	LMR p25 system parts	We would like to add to the quantity of repair parts we keep in our inventory. Currently if we had more than one site affected and needing repair, we would not be able to rapidly replace parts to be operational. We would have to shut the site down and wait for parts to be shipped causing a major reduction in LMR coverage for front line public safety.	MCCD tower sites	Lighting Hurricanes Tornadoes
Mobile County EMS System Rescue Squad (MCEMSSRS)	Generator for Main Office/Maintenance Shop	Install permanent backup power to reduce service loss	Main Office / Maintenance Shop	Power Loss from: Hurricane Winds & Tornado Winds
Mobile County EMS System Rescue Squad (MCEMSSRS)	Severe Weather Crew Deployment Enhancement	The addition of a satellite station in the southern part of the county, with easy interstate access, would greatly improve our ability to deploy resources after severe weather events. It	Main Office/Citronelle Station	Limited Patient Access & Extended Response Times: In rural parts of Mobile County during significant weather

		would also ease overcrowding of standby crews at the main office and satellite station in Citronelle, during our inevitable and significant weather events.		events due to storm debris and flooding of suburban and rural roadways.
Mobile County EMS System Rescue Squad (MCEMSSRS)	Dry Decon	Dry decontamination kits for each response vehicle to use on patients and crew, when necessary.	Ambulance / Hospital ERs/ Deployment Hub	Decontamination: The heavy presence of commercial chemical production and transport throughout the county without a method to conduct field decontamination for pre-hospital patients prior to transport.
Mobile County EMS System Rescue Squad (MCEMSSRS)	MCI & Mass Transport	Acquiring a multi-passenger vehicle that does not require a CDL to operate, to transport patients with minor injuries from an MCI (bus crash) allowing our ALS ambulances/crews to care for the more severe patients.	No Facility.	Limited Transport Capabilities for MCIs: No multi-passenger vehicle for transport of minor injuries during MCIs.
Mobile County EMS System Rescue Squad (MCEMSSRS)	Awnings for Main Office's Roller Doors to Ambulance Bay	Minor flooding in main office's drive-through ambulance bay occurs regularly. This water poses a threat to the structure and a fall risk. The addition of	Main Office / Deployment Hub	Wind-Blown Rain/Flooding (Minor): Mitigate damage to the

		structural awnings above each roller door of the drive-through bay would mitigate this issue.		building from repeated flooding.
Mobile County Public School System (MCPSS)	Safe Room	Safe Room	Safe Room	Safe Room
Mobile County Public School System (MCPSS)	Generators	Generators	Generators	Generators
Satsuma Water and Sewer	Generator for Wastewater Plant	Repair/replace nonfunctioning generator, to reduce discharging out of spec discharge	Wastewater Treatment Plant	Hurricane/Winds
Satsuma Water and Sewer	Generator for office building	Replace nonfunctioning generator to maintain water and sewer operations	Office	Hurricane/Winds
Satsuma Water and Sewer	Safe room at office building	Install safe room for employee protection during hurricane ride out and severe storms.	Office	Hurricane/Winds
Satsuma Water and Sewer	Vacuum assist bypass pumps for Emergency response	Maintain 4 pumps available for use during emergency situations	All facilities	Hurricane/Winds
Satsuma Water and Sewer	Connections for External Generators	Install external generator connection in the event	Station #12	Hurricane/Winds

		generator is down and external unit must be installed.		
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #16	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Panel and Connection Upgrade	Replace outdated control panel and install external generator connection	Station #7A	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #13	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #15	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #8	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #7	Hurricane/Winds

Satsuma Water and Sewer	Lift Station Panel and Connection Upgrade	Replace outdated control panel and install external generator connection	Station #16A	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Panel and Connection Upgrade	Replace outdated control panel and install external generator connection	Station #19	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #9	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Power Upgrade	Replace nonfunctioning generator and outdated control panel and install external generator connection	Station #10	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #22	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #14	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade	Station #5	Hurricane/Winds

		control panel and install external generator connection		
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #20	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #2	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #17	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #11	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #3	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #19A	Hurricane/Winds

Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #23	Hurricane/Winds
Satsuma Water and Sewer	Lift Station Generator and Panel upgrade	Install permanent backup electrical generator, upgrade control panel and install external generator connection	Station #24	Hurricane/Winds
Satsuma Water and Sewer	Repair/replace Generator	Repair or replace existing nonfunctioning generator	Water Treatment Plant #1	Hurricane/Winds
Satsuma Water and Sewer	Wastewater Plant Inlet Flow Control	Install inlet flow control and surge reservoir to prevent biomass washout and discharge violation	Wastewater Treatment Plant	Flooding Hurricane/Winds
Satsuma Water and Sewer	Security Upgrade for WWTP and Water Treatment Plants	Install IP camera surveillance to provide alerts to unintended entry	Wastewater Treatment Plant	Terror/Vandalism
St. Elmo Irvington Volunteer Fire Department	Generator	Allow operation of basic needs at station	Station 2	Hurricane/Wind
St. Elmo Irvington Volunteer Fire Department	Filling station	Allow filling of air tanks at Station	Station 2	All

Appendix C Hazard Assessment and Analysis

C.1 Hazard Identification Methodology and Ratings

Purpose:

This appendix documents the methodology used to identify and rate natural, technological, and human-caused hazards affecting Mobile County and its participating Special Districts. It establishes a standardized framework for evaluating probability, severity, spatial extent, warning time, duration, and overall risk. This supports mitigation planning, prioritization, and FEMA compliance (Local Mitigation Plan Review Tool Elements B and C).

Methodology:

- Hazards were identified from:
    - Historical data and reports (NOAA, FEMA, USGS)
    - Local jurisdiction experience and records
    - Submissions from Special Districts and agencies
- Each hazard was evaluated using a standardized 1–5 rating scale for the following criteria:
    - **Probability of Occurrence**: 1 = Very Rare, 5 = Highly Likely
    - **Severity / Impact**: 1 = Minimal, 5 = Catastrophic
    - **Spatial Extent**: 1 = Very Limited, 5 = Widespread
    - **Warning Time**: 1 = Several Days, 5 = None
    - **Duration**: 1 = Hours, 5 = Weeks
- **Overall Risk Score** = Sum of all five criteria (maximum = 25)
- **Notes / Comments** provide context regarding at-risk populations, facilities, and infrastructure.

Table C.1-1 Hazard Identification and Ratings

Hazard	Prob-ability of Occur-rence (1-5)	Severity / Impact (1-5)	Spatial Extent (1-5)	Warning Time (1-5)	Duration (1-5)	Overall Risk Score	Notes / Comments
Flooding	4	4	4	4	3	19	Includes road flooding, barrier island risk exposure, minor flooding at EMS facilities; repetitive loss structures noted.
Hurricanes / Winds	5	5	5	2	4	21	Barrier island and coastal areas heavily affected; wind damage to stations and infrastructure; storm surge exposure.
Tornadoes	3	4	3	4	3	17	Occasional tornadoes, mostly associated with hurricanes or straight-line winds; mobile homes and older buildings at-risk.
Winter Storm/Ice	2	3	2	3	2	12	Rare but can affect transportation and power; includes January 2025 event.
Drought / Extreme Heat	3	2	4	1	4	14	Moderate frequency; affects water resources, agriculture, and fire risk.
Wildfire	3	3	3	4	3	16	Includes brush/wildfires and unplanned controlled burn spread near MCCD sites; limited suppression resources.

Hazardous Materials	3	5	3	4	3	18	Industrial sites and chemical transport corridors; high consequence events; 49 facilities reported in 2023.
Water / Maritime Rescues	4	4	3	3	3	17	Dauphin Island-specific; tourist population and shipping channels increase risk.
Terrorism	2	3	2	4	2	13	Documented for water/wastewater systems; limited frequency but potential operational impact.
Mass Casualty Incidents	3	3	2	3	2	13	Documented for MCEMSSRS; limited response capability due to vehicle constraints.

Source: Jurisdiction CAPs

C.2 Detailed Hazard Profiles and Data

Purpose

This appendix provides detailed hazard profiles and supporting data for all identified hazards affecting Mobile County. It supports risk assessment and mitigation planning

Table C.2-1 Summary Table – Hazard Profiles

Hazard	Description	Historical Occurrences	Frequency	Risk Exposure	Data / Maps
Hurricanes / Tropical Storms	Winds ≥74 mph, storm surge, heavy rainfall	Katrina (2005), Ivan (2004), Sally (2020), Zeta (2020)	Major hurricane ~every 8–10 years	Coastal communities, unfortified structures, critical facilities	Wind speed, storm surge, rainfall tables; hurricane tracks, storm surge maps
Flooding – Coastal / Riverine / Flash	Flooding from rivers, tides, or heavy rain	Tropical systems, rainstorms	Frequent localized flooding	SFHA structures, critical facilities, at-risk populations	USGS/FEMA flood gauge data; FIRM and historic flood maps
Tornadoes	Rotating columns of air in contact with ground	Multiple events 1950–2024	Moderate; peaks spring/fall	Mobile homes, older buildings	Tornado tracks, EF-scale intensity, density maps, shelter coverage
Severe Thunderstorms / High Winds	Strong winds, hail, lightning	Frequent seasonal events	High	All populations, transportation, utilities	Wind and lightning occurrence tables, damage reports
Wildfires	Uncontrolled fires in forest/grass areas	321 fires last 5 years, 10,000+ acres	Low	Wildland-urban interface, rural residents	Annual fire incidence,

					vegetation/fuel load maps
Winter Storms / Ice	Snow, ice, freezing rain	Jan 2025 record snowfall, multiple ice events	Low	Transportation routes, utilities	Snow/ice accumulation, power outage maps
Drought / Extreme Heat	Below-average precipitation	Extreme drought 2024	Moderate	Agriculture, water utilities	Precipitation deficit, reservoir levels, agricultural impact zones
Earthquakes	Ground shaking events	Historic minor events	Very low	All populations	Seismic zone maps
Tsunami	Coastal inundation from seismic activity	None recorded	Very low	Coastal communities	Modeled inundation maps
Dam Failure	Structural failure causing down-stream flooding	None recorded	Very low	Downstream structures, critical facilities	Dam hazard maps, classification data
Landslides / Sinkholes	Ground collapse	None recorded	Very low	Structures in affected areas	Topography/soil maps

C.3 Risk Assessment Results

This appendix presents the results of the hazard-specific risk assessment conducted for Mobile County planning area. The assessment summarizes the probability, impact, and risk exposure for each identified natural hazard, drawing on historical records, federal and state databases, and local input. These results provide the foundation for prioritizing mitigation actions in **Chapter 4** and support compliance with FEMA Local Mitigation Plan Review Tool Element B.

The risk assessment considered the following factors for each hazard:

- **Probability of Occurrence**: Likelihood that a hazard will occur within a defined period, based on historical data and THIRA indicators.
- **Impact / Severity**: Estimated potential consequences to life, property, economy, and environment.
- **Risk Exposure**: Populations, structures, critical facilities, and infrastructure susceptible to hazard effects.
- **Weighted Risk Score**: Composite measure combining probability, impact, and risk exposure to prioritize hazards (data incomplete where noted).
- **Estimated Annual Losses**: Financial consequences based on historical damages and available records. In cases where historical data are incomplete or unavailable, this is noted.

Due to data limitations for some hazards, weighted risk scores and annual loss estimates are incomplete. Future updates should integrate additional historical damages, NFIP claims, and special district infrastructure data to improve accuracy.

The results table that follows consolidates this information for all identified hazards affecting Mobile County planning area, providing a comprehensive overview for local planners, stakeholders, and mitigation decision-makers.

Table C.3-1 Risk Assessment Results

Hazard	Probability	Impact / Severity	Risk Exposure	Weighted Risk Score	Estimated Annual Loss ($)	Notes / Source

Hurricanes / Tropical Storms	High	Catastrophic	Coastal communities, mobile homes, critical facilities	23	Incomplete	FEMA disaster declarations; Ch. 3.3.4
Tornadoes	Medium	Severe	Older adults, manufactured homes, group facilities	15	Partial historical	Ch. 3.2.1-8, 3.3.4
Severe Thunderstorms / High Winds	High	Moderate	All populations, transportation, utilities	Insufficient data	Minor, frequent	Ch. 3.2.1-7, 3.3.4
Flooding – Coastal / Riverine / Flash	Medium	Severe	SFHA structures, critical facilities, at-risk populations	17	NFIP repetitive loss; incomplete	Ch. 3.2.1-4, 3.3.4
Wildfires	Low	Minor historically	Rural residents, forested areas	14	Minor historical	Ch. 3.3.4
Drought / Extreme Heat	Low	Moderate (agriculture)	Agriculture, water utilities	18	No significant losses	Ch. 3.2.2
Winter Storms	Low	Minor	All populations, transportation	12	Minor	Ch. 3.2.2-3
Earthquakes	Very Low	Minor historically	All populations	Insufficient data	None	Ch. 3.2.2
Tsunami	Very Low	Insufficient	Coastal residents	Insufficient data	None	Ch. 3.2.2-2

Dam Failure	Very Low	Critical if occurs	Downstream structures, critical facilities	Insufficient data	None	Ch. 3.3.4
Landslides / Sinkholes	Very Low	Minor	Structures in affected areas	Insufficient data	None	Ch. 3.3.4

Appendix D Mitigation Strategy and Action Plans

D.1 Mitigation Measure Analysis and Evaluation

This appendix documents the analysis and evaluation of mitigation measures identified by participating jurisdictions in Mobile County planning area. Each mitigation action is linked to hazard-specific risk exposures, mitigation goals and objectives (**Section 4.1**), and jurisdictional priorities. This evaluation supports prioritization, implementation planning, and FEMA review under Elements D and E of the Local Mitigation Plan Review Tool.

To provide a concise overview for review**, Table D.1-1** summarizes the high-priority mitigation strategies for each participating jurisdiction. For each jurisdiction, mitigation actions are grouped into broad categories reflecting major mitigation priorities.

This summary table provides a FEMA-friendly overview of key actions, while full jurisdiction-specific mitigation measures—including cost estimates, timelines, and lead responsibilities—are documented in **Appendix D.2: Community-Specific Action Plans**. Reviewers seeking detailed mitigation measures for any jurisdiction should refer to the corresponding CAP section in **Appendix D.2**.

Table D.1-1 Mitigation Measure Analysis and Evaluation

Jurisdiction	Action	Goal / Objective	Hazard Addressed	Type of Action	Effectiveness / Benefit	Feasibility	Cost / Funding Source	Priority	Timeline	Evaluation / Notes
Mobile County (unincorporated)	Elevation or relocat-ion of repetitive-loss structures	2.1 Acquisition, Relocation, and Elevation	Flood	Property Protect-ion	Reduces flood damage; supports NFIP compliance	Insufficient data	Insufficient data	High	Long-term	Based on repetitive-loss structure locations (Sec. 3.3.2)
Mobile County planning area	Public education campaigns for	3.1 Safety / Preparedness	Tornadoes, Severe Storms,	Public Education /	Improves preparedness and response	Insufficient data	Insufficient data	Medium	Short-term	Targets all populations; aligns with Sec. 4.2.3

	severe weather preparedness	Community Outreach	Hurricanes, Flooding	Awareness						
Mobile County planning area	Backup power for critical facilities	2.3 Critical Facilities Protection	Hurricanes, Flooding	Emergency Services / Property Protection	Ensures continued operation during outages	Insufficient data	Insufficient data	High	Mid-term	Addresses risk exposure in Section 3.3.2
Bayou La Batre	Elevate or relocate mobile homes in flood zones	2.1 Acquisition, Relocation, and Elevation	Flood	Property Protection	Reduces flood damage	Insufficient data	Insufficient data	High	Long-term	Mobile homes >20% of stock in certain areas (Sec. 3.3.2)
Bayou La Batre	Hazard insurance awareness program	2.2 Hazard Insurance Awareness	Flood, Hurricanes	Public Education / Awareness	Improves preparedness	Insufficient data	Insufficient data	Medium	Mid-term	Supports NFIP participation; Section 3.3.2 data
Chickasaw	Critical facilities protection	2.3 Critical Facilities Protection	Flood, Hurricanes	Emergency Services / Property Protection	Ensures continuity of operations	Insufficient data	Insufficient data	High	Mid-term	Section 3.3.2 notes backup power gaps

Chickasaw	Public outreach on tornado and storm preparedness	3.1 Safety / Preparedness Community Outreach	Severe Storms, Tornadoes	Public Education / Awareness	Enhances public response	Insufficient data	Insufficient data	Medium	Short-term	Section 4.2.3 alignment
Citronelle	Safe room / community shelter construction	5.1 Building Projects	Tornadoes, Severe Storms	Emergency Services	Life-safety protection	Insufficient data	Insufficient data	High	Long-term	No data on existing shelters; needs evaluation
Creola	Elevate flood-prone structures	2.1 Acquisition, Relocation, and Elevation	Flood	Property Protection	Reduces risk	Insufficient data	Insufficient data	High	Long-term	Based on Section 3.3.2 Risk Exposure
Dauphin Island	Coastal storm surge mitigation / seawalls	1.1 Comprehensive Plans / Smart Growth	Hurricanes, Flood	Prevention	Protects infrastructure	Insufficient data	Insufficient data	High	Mid-term	High-risk coastal jurisdiction; Section 4.2.3 reference
Dauphin Island	Hazard awareness campaigns	3.1 Safety / Preparedness Community Outreach	Hurricanes, Flood	Public Education / Awareness	Enhances resident preparedness	Insufficient data	Insufficient data	Medium	Short-term	Supports Goal 3

City of Mobile	Planning & Land Use	Goals 1.1–1.4: Prevention	Flash flooding, severe storms, coastal hazards	Prevention	Supports sustainable development, hazard-informed planning	High; jurisdiction-led	Municipal, CIP, grants	High	Short–Mid	Includes comprehensive planning, GIS/database updates, continuity of government, zoning, and capital improvement planning. See Appendix D.3
City of Mobile	Stormwater & Floodplain Management	Goal 1.5	Flash flooding, urban flooding	Prevention / Property Protection	Reduces flood risk, protects critical infrastructure and neighborhoods	High; requires funding and engineering studies	Municipal, external funds	High	Short–Long	Includes drainage improvements, culvert sizing, retention ponds, urban forestry, and floodplain regulation. See D.3 for detailed actions.

City of Mobile	Building, Technical Codes & Critical Facilities	Goals 1.6–1.8	Severe storms, hurricanes, tornadoes, wildfire	Prevention / Property Protection	Protects life, property, and critical operations	High; jurisdiction-enforced	Municipal, grants	High	Short–Long	Includes building codes, safe rooms, fire protection, dam safety, and critical facilities assessments. See D.3 for details.
City of Mobile	Public Education & Outreach / Natural Resources / Shelters	Goals 3–5	Multi-hazard (flood, wind, wildfire, drought, coastal)	Public Education / Community Protection	Increases resilience through community awareness, safe rooms, and environmental protection	High; feasible with municipal and grant support	Municipal, external funds	High	Short–Mid	Covers hazard awareness, warning systems, distribution of MJHMP, river/stream restoration, and community sheltering. See D.3
Mount Vernon	Elevation of flood-prone structures	2.1 Acquisition, Relocation, and Elevation	Flood	Property Protection	Reduces flood loss	Insufficient data	Insufficient data	High	Long-term	Section 3.3.2 flood risk exposure

Prichard	Elevate or acquire repetitive-loss homes	2.1 Acquisition, Relocation, and Elevation	Flood	Property Protection	Reduces repetitive-loss damage	Insufficient data	Insufficient data	High	Long-term	Repetitive-loss data in Section 3.3.2
Prichard	Public education on flood hazard and insurance	3.1 Safety / Preparedness Community Outreach	Flood	Public Education / Awareness	Supports NFIP and preparedness	Insufficient data	Insufficient data	Medium	Mid-term	Section 3.3.2 data
Saraland	Critical facility protection	2.3 Critical Facilities Protection	Flood, Severe Storms	Emergency Services / Property Protection	Ensures operational continuity	Insufficient data	Insufficient data	High	Mid-term	Section 3.3.2 risk exposure
Satsuma	Community shelter / safe room construction	5.1 Building Projects	Tornadoes	Emergency Services	Life-safety protection	Insufficient data	Insufficient data	High	Long-term	Data on existing shelters insufficient
Semmes	Wildfire mitigation (vegetation management in wildland-	1.1 Comprehensive Plans / Smart Growth	Wildfire	Prevention	Reduces wildfire exposure	Insufficient data	Insufficient data	Medium	Mid-term	Section 3.3.3 notes moderate wildfire potential

	urban interface)									
MOWA	Elevation or relocation of flood-prone structures	2.1 Acquisition, Relocation, and Elevation	Flood	Property Protection	Reduces flood risk	Insufficient data	Insufficient data	High	Long-term	Section 3.3.2 references floodplains

D.2 Community-Specific Action Plans

D.2.1 Mobile County Community Action Plan

Mobile County Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to	MCEMA - Director	Medium	Long-Range	Local operating funds; existing staff resources	Moderate ($50k–$250k)

	create amenities for recreation and conservation of fragile resources.					
1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	MCEMA	Medium	Long-Range	Local Funds	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Environmental Services Director Mobile County Commission	Medium	Mid-Range	Local Funds, BRIC, HMGP, Local CIP, CDBG	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Floodplain Manager	Medium	Mid-Range	Local Funds	Low (<$50k)

1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					
1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Environmental Services Director Mobile County Commission	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	IT Director Mobile County Commission	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical	IT Director Mobile County Commission	High	Long-Range	BRIC, Local Operating Budget	Low (<$50k)

	records in GIS/Database to assist in resiliency planning.					
1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	IT Director Mobile County Commission	Low	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Environmental Services Director Mobile County Commission & Local Floodplain Mgr.	Medium	Long-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	Environmental Services Director Mobile County Commission	Low	Long-Range	FMA, HMGP, HUD CDBG-MIT	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program	City Engineer	Medium	Long-Range	Local Funds	Moderate ($50k–$250k)

	for construction upgrades as appropriate.					
1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	Mobile County Engineer	Medium	Long-Range	BRIC, Local Operating Budget	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Mobile County Engineer	Medium	Short-Range	Local Funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	Mobile County Engineer	High	Mid-Range	FEMA HMA Grant	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Mobile County Engineer	Low	Mid-Range	Local Funds	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	MCEMA	Medium	Mid-Range	Local Funds	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					

1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Environmental Services Director	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Environmental Services Director	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Environmental Services Director	Medium	Mid-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Environmental Services Director	Medium	Mid-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Environmental Services Director	Medium	Mid-Range	Local Funds	Low (<$50,000)

1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Mobile County Commission Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Mobile County Commission Floodplain Mgr.	High	Mid-Range	FEMA HMA Grant	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Mobile County Commission Floodplain Mgr.	High	Short-Range	Local Funds	Low (<$50,000)

1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Mobile County Commission Floodplain Mgr.	Medium	Short-Range	Local Operating Budget	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	City Engineer	Low	Long-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	City Engineer	Low	Long-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	City Engineer	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA’s repetitive loss inventory, and revising and updating regulatory floodplain maps.	Mobile County Commission Floodplain Mgr.	Medium	Short-Range	Local Operating Budget	Moderate ($50,000–$250,000)

1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Mobile County Commission Floodplain Mgr.	High	Short-Range	Local Operating Budget	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Mobile County Engineer	High	Long-Range	Local Operating Budget	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	City Engineer	Low	Long-Range	Local Funds	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	Mobile County Engineer	High	Short-Range	Local Operating Budget	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential	Environmental Services Director	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)

	subdivisions/housing complexes and commercial developments.					
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Fire Chief	Medium	Mid-Range	Local	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	Mobile County Engineer	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Mobile County Engineer	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Environmental Services Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure to damage and disruption of operations during sever weather and disaster events.					

1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	Mobile County Engineer	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Mobile County Engineer	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Mobile County Engineer	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	Mobile County Engineer	Medium	Short-Range	Local Funds	Very High (>$1,000,000)

2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	Mobile County Engineer	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	Mobile County Engineer	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Mobile County Engineer	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Mobile County Engineer	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)

2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	Mobile County Engineer	Medium	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	Mobile County Engineer	Low	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Environmental Services Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					

2.3.1	Install lightning and/or surge protection on existing critical facilities.	Mobile County Engineer	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	Mobile County Engineer	High	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	Mobile County Engineer	Low	Mid-Range	Local Funds	Low (<$50,000)
3.1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA - Director	High	Long-Range	Local Funds	Low (<$50,000)

3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA - Director	High	Long-Range	Local Funds	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Environmental Services Director	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Permitting Dept	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	EOC Representative	High	Short-Range	Local Funds	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with	Mobile County EMA	Medium	Mid-Range	BRIC, HMGP, Local	Low (<$50,000)

	FEMA, NWS, USGS, and other federal and state agencies.				CIP, CDBG	
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	MCEMA	Low	Mid-Range	Local Funds	Low (<$50, 000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Mobile County Engineer Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Low (<$50, 000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) plan to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA - Director	High	Short-Range	Local Funds	Low (<$50, 000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to	Environmental Services Director	Medium	Long-Range	Local Funds	Low (<$50, 000)

	mitigate loss of life and property damage.					
3.3.2	Promote the use of weather radios in households and businesses.	MCEMA	High	Long-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA - Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	MCEMA	High	Long-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	MCEMA	High	Long-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	MCEMA	High	Long-Range	Local Funds	Low (<$50,000)

3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA - Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Environmental Services Director	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Environmental Services Director	High	Long-Range	Local Funds	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Environmental Services Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	Environmental Services Director	Medium	Mid-Range	Local Funds	Moderate ($50,000–

						$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	Environmental Services Director	Medium	Mid-Range	Local Funds	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Environmental Services Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Environmental Services Director	Medium	Long-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	MAWSS	Low	Long-Range	Local Funds/Grants	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					

5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Environmental Services Director	High	Long-Range	HMGP, Local Capital Budget	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Environmental Services Director	High	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)

D.2.2 Bayou La Batre Community Action Plan

City of Bayou La Batre Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					

1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50k–$250k)
1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	MCEMA	High	Long-Range	Local Funds	Low (<$50k)

1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Local Floodplain Manager	Medium	Long-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					
1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk	Mobile County EMA - Director	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)

	communities, and a comprehensive inventory of critical facilities within the jurisdiction.					
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA - Director	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50k)
1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Mobile County EMA - Director	Low	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to	Local Floodplain Mgr.	Medium	Long-Range	FEMA HMA Grant	Moderate

	determine watershed-wide solutions to flooding.					($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50k–$250k)
1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Long-Range	FEMA HMA Grant	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	City Engineer/ Public Works Director	Medium	Short-Range	Local Funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer/ Public Works Director	High	Mid-Range	FEMA HMA Grant	High (>$250k)

1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Building Official	Low	Long-Range	Local funds	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Mayor and Council	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Mayor and Council	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Mayor and Council	Medium	Short-Range	Local Funds	Moderate ($50,000–

						$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Mayor and Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and	Local Floodplain Mgr.	High	Mid-Range	FEMA HMA Grant	Low (<$50,000)

	beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.					
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Low (<$50,000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Local Floodplain Mgr.	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Mayor and Council	High	Long-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff	Building Official	Low	Long-Range	Local Funds	Moderate

	common in areas with large impervious surfaces.					($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	Local Floodplain Mgr.	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Building Official	Low	Long-Range	Local General Fund; Building Permit and Inspection Fees	Low (<$50,000)

1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Building Official	Low	Long-Range	Local General Fund;	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	Building Official	Low	Long-Range	Local General Fund;	High ($250,000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)

1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Mayor and Council	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Mayor and Council	Low	Mid-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)

	high and moderate wildfire risk areas.					
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50,000)

2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	City Engineer/ Public Works Director	Low	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Mayor and Council	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)

2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					

3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50, 000)
3.1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50, 000)
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50, 000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mayor and Council	Low	Long-Range	Local Funds	Low (<$50, 000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50, 000)

	significant repair/improvement to properties within the regulated floodplain.					
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	EOC Representative	High	Long-Range	Local Funds	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of risk homes.	Mobile County EMA	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and	Mobile County EMA - Director	High	Short-Range	Local Funds	Low (<$50,000)

	interested individuals through internet download.					
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	Mayor and Council	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA - Director	High	Short-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mobile County EMA	Medium	Long-Range	Local Funds	Moderate ($50,000–$250,000)

3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mayor and Council	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mobile County EMA	Medium	Long-Range	Local Funds	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA - Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Mayor and Council	High	Long-Range	Local Operating Budget	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Mayor and Council	High	Long-Range	Local Funds	Low (<$50,000)

4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	Mayor and Council	Medium	Mid-Range	Local Funds	Moderate ($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	Mayor and Council	Medium	Mid-Range	Local Funds	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Mayor and Council	Low	Long-Range	Local Operating Budget	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Mayor and Council	Medium	Long-Range	Local Funds	Low (<$50,000)

4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	MAWSS	Low	Long-Range	Local Funds	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Mayor and Council	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Mayor and Council	High	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)

D.2.3 Chickasaw Community Action Plan

City of Chickasaw Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	Low	Long-Range	Local funds	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	City Engineer/ Public Works Director, City Clerk	Medium	Long-Range	Local Funds	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	City Engineer/ Public Works Director City Council/Mayor	Low	Long-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	City Engineer/ Public Works Director	Medium	Long-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Mobile County EMA - Director	Low	Mid-Range	HMA, Local Operating Budget	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA - Director	Low	Mid-Range	FEMA-HMA GRANT	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Mobile County EMA - Director	Low	Long-Range	FEMA-HMA	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	City Engineer/ Public Works Director	Medium	Long-Range	Local Funds	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Local Floodplain Manager	Medium	Long-Range	FEMA-HMA GRANT	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	Low	Long-Range	Local Operating Budget	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	City Engineer/ Public Works Director Public Works	Low	Long-Range	Local Operating Budget	Moderate ($50k–$250k)

1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Long-Range	FEMA-HMA GRANT	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Building Inspector & City Engineer	High	Mid-Range	Grants Local Funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Building Inspector	High	Short-Range	Local Funds	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Fire Department – we have mapping of fire hydrants	High	Short-Range	Local Funds	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					

1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Building Inspector	High	Long-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	City Council, Mayor & Building Inspector	Med	Long-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	City Council & Mayor	Medium	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	City Engineer/ Public Works Director Office	Medium	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	City Council & Mayor	Low	Long-Range	Local Funds	Low (<$50,000)

1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Local Floodplain Manager	High	Long-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	City Council & Mayor	High	Short-Range	Local Funds	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Floodplain Manager	High	Short-Range	Local Funds	Low (<$50,000)

1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	City Council & Mayor	Medium	Short-Range	Local Operating Budget	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of stormwater management regulations that maintain pre-development runoff rates.	Local Floodplain Manager	High	Long-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper stormwater infrastructure design and construction.	City Council & Mayor	High	Long-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA’s repetitive loss inventory, and revising and updating regulatory floodplain maps.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)

1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Manager	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	City Engineer/ Public Works Director Strategic Training	Medium	Short-Range	Local Funds	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential	City Engineer/ Public Works Director	High	Short-Range	Local Funds	High ($250,000–$1,000,000)

	subdivisions/housing complexes and commercial developments.					
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	City Engineer/ Public Works Director & Fire Dept	Low	Mid-Range	Local Funds	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	City Council & Mayor	High	Long-Range	FEMA-HMA GRANT	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	City Council & Mayor	Low	Mid-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					

1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA-HMA Grants	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA-HMA GRANTS	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	City Engineer/ Public Works Director	High	Short-Range	FEMA-HMA GRANTS	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	Medium	Short-Range	Local Operating Budget	Very High (>$1,000,000)

2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	High	Short-Range	FEMA-HMA GRANT	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	City Council & Mayor	Low	Long-Range	FEMA-HMA GRANT	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA-HMA GRANT	Very High (>$1,000,000)

2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA-HMA GRANT	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	City Engineer/ Public Works Director	Low	Long-Range	FEMA-HMA GRANT	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	City Council & Mayor	High	Short-Range	FEMA-HMA GRANT	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Manager	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					

2.3.1	Install lightning and/or surge protection on existing critical facilities.	Building Official & Public Works	Medium	Long-Range	Local Funds	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director & City Clerk	High	Short-Range	FEMA-HMA GRANT	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
3..1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	City Council & Mayor	High	Long-Range	Local Funds	Low (<$50,000)

3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	City Council & Mayor	High	Long-Range	Local Funds	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	City Council & Mayor	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	City Engineer/ Public Works Director	High	Long-Range	Local Operating Budget	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with	City Council & Mayor	Medium	Mid-Range	Local Funds	Low (<$50,000)

	FEMA, NWS, USGS, and other federal and state agencies.					
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50, 000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA - Director	High	Short-Range	Local Funds	Low (<$50, 000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	City Council & Mayor	Medium	Mid-Range	Local Operating Budget	Low (<$50, 000)

3.3.2	Promote the use of weather radios in households and businesses.	City Council & Mayor	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA - Director	High	Short-Range	FEMA HMA GRANT	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	City Engineer/ Public Works Director	Low	Long-Range	Local Operating Budget	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	City Council & Mayor	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	City Council, Mayor & City Clerk	High	Short-Range	Local Operating Budget	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	City Engineer/ Public Works Director	High	Short-Range	HMGP, BRIC,	Very High (>$1,0

					Local Budget	00,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	City Council & Mayor	High	Long-Range	Local Operating Budget	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	City Council, Mayor & Code Enforcement	High	Long-Range	Local Funds	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	City Council & Mayor	Medium	Mid-Range	Local Funds	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	City Council & Mayor	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance stormwater drainage.	City Council & Mayor	High	Long-Range	BRIC, HMGP,	Very High

					Local CIP, CDBG, Local Operating Budget	(>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	City Council & Mayor	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	City Council & Mayor	Medium	Long-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	City Council & Mayor	Medium	Long-Range	Local Funds	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					

5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	City Council & Mayor	High	Long-Range	FEMA-HMA GRANT	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	City Council & Mayor	High	Long-Range	FEMA-HMA GRANT	High ($250,000–$1,000,000)

D.2.4 Citronelle Community Action Plan

City of Citronelle Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	City Engineer/ Public Works Director/City Council/Mayor	Medium	Mid-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Local Floodplain Manager	Medium	Mid-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Mobile County EMA - Director	Low	Mid-Range	Local Operating Budget	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA - Director	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Mobile County EMA	Low	Mid-Range	FEMA HMA Grant	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Mobile County EMA - Director	Low	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Local Floodplain Mgr.	Medium	Long-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	Low	Long-Range	Local Operating Budget	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	City Engineer/ Public Works Director	Low	Long-Range	Local Operating Budget	Moderate ($50k–$250k)

1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Long-Range	FEMA HMA Grant	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	City Engineer/ Public Works Director/Mobile County EMA	Medium	Short-Range	Local Funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer/ Public Works Director/City Council and Mayor	High	Mid-Range	FEMA HMA Grant	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Building Official/City Council and Mayor	High	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	City Engineer/ Public Works Director	Low	Long-Range	Local Operating Budget	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					

1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	City Council and Mayor	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	City Council and Mayor	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	City Council and Mayor	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	City Council and Mayor	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	City Council and Mayor	Medium	Mid-Range	Local Funds	Low (<$50,000)

1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Local Floodplain Mgr.	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Low (<$50,000)

1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Local Floodplain Mgr.	Medium	Short-Range	Local Operating Budget	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	City Council and Mayor	High	Long-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	City Council and Mayor	High	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA’s repetitive loss inventory, and revising and updating regulatory floodplain maps.	Local Floodplain Mgr.	Medium	Long-Range	Local Operating Budget	Moderate ($50,000–$250,000)

1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	City Council and Mayor	High	Long-Range	Local Funds	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential	City Council and Mayor	High	Long-Range	Local Funds	High ($250,000–$1,000,000)

	subdivisions/housing complexes and commercial developments.					
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	City Council and Mayor	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	City Council and Mayor	Low	Mid-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					

1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)

2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)

2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	City Engineer/ Public Works Director	Medium	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	City Council and Mayor	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					

2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	Low	Long-Range	Local Operating Budget	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
3.1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the	Mobile County EMA - Director	High	Long-Range	Local Funds	Low (<$50,000)

	public on preparedness, hazards, and mitigation					
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mobile County EMA	High	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	City Council and Mayor	High	Short-Range	Local Funds	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	EOC Representative	High	Long-Range	Local Funds	Low (<$50,000)

3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	City Engineer/ Public Works Director	Medium	Short-Range	Local Funds	Low (<$50, 000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA - Director	High	Short-Range	Local Funds	Low (<$50, 000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning	Mobile County EMA - Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)

	notifications and accurate information and instructions to mitigate loss of life and property damage.					
3.3.2	Promote the use of weather radios in households and businesses.	City Council and Mayor	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA - Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mobile County EMA	High	Short-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	City Council and Mayor	High	Short-Range	Local Operating Budget	Moderate ($50,000–$250,000)

3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mobile County EMA	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	City Council and Mayor	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	City Council and Mayor	High	Long-Range	Local Funds	Low (<$50,000)

4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	City Council and Mayor	Medium	Mid-Range	Local Funds	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	City Council and Mayor	Medium	Mid-Range	Local Funds	Moderate ($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	City Council and Mayor	Medium	Mid-Range	Local Funds	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	City Council and Mayor	Medium	Mid-Range	Local Funds	Very High (>$1,000,000)
4.2	<u>Water Resources Conservation Programs.</u> Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	City Council and Mayor	Medium	Long-Range	Local Funds	Low (<$50,000)

4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	MAWSS	Low	Long-Range	Local Funds	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	City Council and Mayor	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	City Council and Mayor	High	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)

D.2.5 Creola Community Action Plan

City of Creola Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Local Government	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	City Engineer/ Public Works Director/Local Government	Medium	Mid-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	City Engineer/ Public Works Director	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)

1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					
1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Mobile County EMA Director	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA Director	Medium	Short-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical	Mobile County EMA Director	Medium	Short-Range	FEMA HMA Grant	Low (<$50k)

	records in GIS/Database to assist in resiliency planning.					
1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Local Government	Medium	Long-Range	Local Funds	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Local Floodplain Mgr.	Medium	Long-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG,	Moderate ($50k–$250k)

	for construction upgrades as appropriate.				Local Operating Budget	
1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	City Engineer	Medium	Long-Range	FEMA HMA Grant	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer	Medium	Long-Range	FEMA HMA Grant	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	City Engineer	Medium	Long-Range	FEMA HMA Grant	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Local Government	Medium	Short-Range	Local Funds	Low (<$50k)

1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	City Engineer/ Public Works Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Local Government	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Local Government	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Local Government	Low	Long-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)

1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Local Government	Medium	Mid-Range	Local Funds	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Local Government	High	Long-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Local Floodplain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain	Local Floodplain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP,	Low (<$50,000)

	Managers and the Alabama Association Flood Plain Managers.				CDBG, Local Operating Budget	
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Local Floodplain Mgr.	Medium	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA’s repetitive	Building Official/Engineer	Medium	Long-Range	FEMA HMA Grant	Moderate ($50,0

	loss inventory, and revising and updating regulatory floodplain maps.					00–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Government	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	City Engineer/ Public Works Director	Medium	High-Range	Local Funds	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	City Engineer/ Public Works Director	Medium	High-Range	Local Funds	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations,	City Engineer/ Public Works Director	Medium	High-Range	Local Funds	High ($250,

	the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.					000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Local Government	Low	Long-Range	Local Funds	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Local Government	Medium	Mid-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					

1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	High	Mid-Range	FEMA HMA Grant	Very High (>$1,000,000)

2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	Medium	High-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)

2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					

2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Short-Range	FEMA HMA Grant	Low (<$50,000)
3..1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)

	information to the public on preparedness, hazards, and mitigation					
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Local Government	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	City Engineer/ Public Works Director	High	Mid-Range	Local Funds	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Local Government	High	Mid-Range	Local Funds	Low (<$50,000)

3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	City Engineer/ Public Works Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA Director	High	Mid-Range	Local Funds	Low (<$50, 000)
3.3	Public Notifications, Warnings, & Instruction.					

3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Local Government/EMA	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA Director/Local Government	High	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mobile County EMA Director/Local Government	High	Short-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mobile County EMA Director	High	Short-Range	Local Funds	Moderate ($50,000–

						$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mobile County EMA Director/Local Government	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA Director	High	Short-Range	Local Funds	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Local Government	High	Long-Range	Local Funds	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Local Government	Medium	Mid-Range	Local Funds	Low (<$50,000)

4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	Local Government	Medium	Long-Range	Local Funds	Moderate ($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	Local Government	Medium	Long-Range	Local Funds	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Local Government	Medium	Long-Range	Local Funds	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Local Government	Medium	Short-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	LeMoyne Water	Low	Long-Range	Local Funds	Very High (>$1,000,000)

5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Local Government	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Local Government	High	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)

D.2.6 Dauphin Island Community Action Plan

Town of Dauphin Island Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	Building Official	High	Short-Range	Local CIP or OB	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Admin	High	Long-Range	Local CIP or OB	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Building Official	Low	Long-Range	Local CIP or OB	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Substantial Damage Plan	High	Short-Range	Local CIP or OB	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Building Official	High	Mid-Range	FEMA HMA GRANT Local CIP or OB	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Building Official	High	Short-Range	Local CIP or OB	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Building Official	High	Short-Range	Local CIP or OB	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Building Official	High	Short-Range	Local CIP or OB	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Flood Plain Manager	High	Short-Range	FEMA HMA GRANTS	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	Building Official	Med	Mid-Range	Local CIP or OB	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	Building Official, Public Works	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50k–$250k)

1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	Engineers, Building Official	Med	Long-Range	BRIC, HMGP, Local CIP, CDBG	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Public Works Supervisor	High	Long-Range	Local	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	Engineer	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Building Official, Planning Commission, Ordinance 105	Med	Long-Range	Local	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	MCEMA	Med	Short-Range	Local	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					

1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Planning Commission, Mayor & Council	Med	Short-Range	Local	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Mayor & Council, Planning Commission, Building Official	Med	Short-Range	Local	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Planning Commission, Mayor & Council, Wetland Ord. 85 A	Med	Short-Range	Local	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Mayor & Council	Med	Mid-Range	Local	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Mayor & Council	Med	Mid-Range	Local	Low (<$50,000)

1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Building Official, Flood Plain Manager	High	Short-Range	Local	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Mayor & Council	High	Short-Range	Local	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Mayor & Council, Flood Plain Manager	High	Short-Range	Local	Low (<$50,000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing	Mayor & Council	High	Short-Range	Local	Moderate

	and installing signs in known flash flood overpass locations.					($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Mayor & Council	High	Short-Range	Local	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Mayor & Council	High	Short-Range	Local	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Mayor & Council	High	Short-Range	Local	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	Building Official, Flood Plain Manager	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Flood Plain Manager	High	Short-Range	Local Grants	Moderate ($50,0

						00–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Building Official, Flood Plain Manager	High	Short-Range	Local	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Building Official, Flood Plain Manager	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	Building Official, Codes 66-H	High	Short-Range	Local	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	Building Official, Flood Plain Manager	High	Short-Range	Local	High ($250,000–$1,000,000)

1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Mayor & Council	High	Short-Range	Local	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	Building Official	High	Short-Range	Local	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Building Official, Mayor & Council	Med	Mid-Range	Local	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Mayor and Council	Low	Mid-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of	Building Official	Med	Mid-Range	BRIC, HMGP, Local	Moderate ($50,000–

	occupants and mitigate damages from hazards.				CIP, CDBG	$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Building Official, D.I. Fire Department	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Building Official	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	Building Official, Mayor & Council	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with	Building Official, Administration	Med	Mid-Range	BRIC, HMGP, Local	Very High (>$1,0

	emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.				CIP, CDBG	00,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	Flood Plain Manager, Building Official	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50, 000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Flood Plain Manager, Building Official	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,0 00,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Flood Plain Manager, Building Official	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,0 00,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	Flood Plain Manager	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG	High ($250, 000– $1,000 ,000)

2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	Flood Plain Manager	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Mayor & Council	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Mayor & Council, Mobile County EMA	High	Short-Range	Local	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1	Install lightning and/or surge protection on existing critical facilities.	Building Official	Med	Mid-Range	Local	Moderate ($50,000–$250,000)

2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	Building Official, Mayor & Council	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	Building Official	Med	Mid-Range	Local	Low (<$50,000)
3..1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Flood Plain Manager, Mobile County EMA	High	Short-Range	Local	Low (<$50,000)
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mayor & Council, Mobile County EMA	High	Mid-Range	Local	Low (<$50,000)

3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Administration	Med	Long-Range	Local	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Building Official, Administration	High	Mid-Range	Local	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Building Official	High	Mid-Range	Local	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Flood Plain Manager, Building Official, Mobile County EMA	Med	Long-Range	Local	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Flood Plain Manager, Building Official	Med	Long-Range	Local	Low (<$50,000)

3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Flood Plain Manager Building Official	High	Mid-Range	Local	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Building Official, Administration	High	Short-Range	Local	Low (<$50,000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Building Official, Administration	High	Short-Range	Local	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	Mayor & Council Administration	Med	Short-Range	Local	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all	Mayor & Council	Med	Short-Range	Local	Moderate

	citizens such as RAVE Alert, SMART911, etc.					($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mayor & Council	Med	Short-Range	Local	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mayor & Council	Med	Short-Range	Local	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mayor & Council	Med	Short-Range	Local	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mayor & Council, Mobile County EMA	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					

4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Building Official, Ordinance 85 A	High	Mid-Range	Local	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Mayor & Council	High	Long-Range	Local	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Administration	Med	Mid-Range	Local	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	Mayor & Council, Public Works Supervisor	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	Mayor & Council	High	Mid-Range	Local	Very High (>$1,000,000)

4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Mayor & Council, (East End Beach – working on West End)	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Mayor & Council, (DI Water & Sewer Authority)	Med	Long-Range	Local	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	MAWSS	Low	Long-Range	Local Funds	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings,	N/A – It is encouraged to evacuate the island.	Med	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)

	hospitals, and multi-purpose community centers.					
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Mayor & Council	Med	Long-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)

D.2.7 City of Mobile Community Action Plan

City of Mobile Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1 *	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	Office of Resilience	High	Mid-Range	Municipal	Moderate ($50,000–$250,000)

1.1.2 *	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Office of Resilience (the COOP is maintained as a part of the City of Mobile's Emergency Action Plan)	High	Short-Range	Municipal	Low (<$50,000)
1.1.3 *	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Program and Project Management, Engineering and Infrastructure	High	Mid-Range	Municipal	Moderate ($50,000–$250,000)
1.1.4 *	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Office of Resilience	Low	Mid-Range	Municipal	Low (<$50,000)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1 *	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Office of Resilience and the GIS Office	Medium	Short-Range	Municipal	High ($250,000–$1,000,000)
1.2.2 *	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive reporting.	Office of Resilience GIS Office	Medium	Short-Range	Municipal	Moderate ($50,000–$250,000)
1.2.3 *	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning. **Limited due to staff capacity post-incident.**	Engineering and Infrastructure GIS Office	Medium	Short-Range	Municipal	Moderate ($50,000–$250,000)

1.2.4 *	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Real Estate Asset Management, Engineering and Infrastructure	Medium	Short-Range	Municipal	Low (<$50,000)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1 **	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Engineering and Infrastructure	High	Mid-Range	Municipal Seeking funds	Very High (>$1,000,000)
1.3.2 *	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	Office of Resilience Office of Civic, Cultural, and Maritime Affairs Engineering and Infrastructure Build Mobile Neighborhood Development	Medium	Short-Range	Municipal	Low (<$50,000)

1.3.3 **	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	Engineering and Infrastructure	High	Long-Range	Municipal	Very High (>$1,000,000)
1.3.4 **	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	Engineering and Infrastructure	High	Long-Range	Municipal Seeking external funds	Moderate ($50,000–$250,000)
1.3.5 *	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Engineering and Infrastructure	High	Short-Range	Municipal	Very High (>$1,000,000)
1.3.6 **	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	Engineering and Infrastructure	High	Long-Range	Municipal Seeking external funds	Very High (>$1,000,000)

1.3.7 *	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Engineering and Infrastructure Build Mobile	Medium	Mid-Range	Municipal	Low (<$50,000)
1.3.8 *	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Mobile Fire Rescue	Low	Short-Range	Municipal	Low (<$50,000)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Mayor and Council	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50,000)

1.4.3 *	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	City Engineer Build Mobile	Low	Short-Range	BRIC, HMGP, Local CIP, CDBG	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Mayor's Office	Low	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.5 *	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control. **See the City of Mobile's Unified Development Code and Stormwater Manual for more information.**	Engineering and Infrastructure Build Mobile	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					

1.5.1 *	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Office of Resilience Engineering and Infrastructure	Low	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50, 000)
1.5.2 *	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities.	Office of Resilience Engineering and Infrastructure Build Mobile	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50, 000)
1.5.3 *	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Office of Resilience Engineering and Infrastructure Build Mobile	Low	Short-Range	Municipal	Low (<$50, 000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Engineering and Infrastructure Public Safety	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50, 000)

1.5.5 *	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Engineering and Infrastructure	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
1.5.6 *	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction. **See the Unified Development Code and the City of Mobile Code of Ordinances.**	Build Mobile	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
1.5.7 *	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Public Services – Urban Forestry, Public Works	Medium	Short-Range	Municipal	High ($250,000–$1,000,000)
1.5.8 (see 1.2.3) *	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	Build Mobile Engineering and Infrastructure	Medium	Short-Range	Municipal	Moderate ($50,000–$250,000)

1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1 *	Adhere to permitting and code enforcement protocols compliant with current building codes.	Build Mobile Municipal Enforcement	High	Short-Range	Municipal	Very High (>$1,000,000)
1.6.2 *	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	City Engineer	Low	Long-Range	Local Funds	Low (<$50,000)
1.6.3 *	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	Office of Resilience Build Mobile	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)

1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	County Commission	High	Long-Range	Local Funds	High ($250,000–$1,000,000)
1.6.5 *	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Mobile Fire Rescue	High	Short-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
1.6.6 *	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	Municipal Enforcement	High	Short-Range	Municipal	Very High (>$1,000,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Office of Resilience	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	County Commission	Low	Mid-Range	Local Funds	Low (<$50,000)

1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1 *	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	Engineering and Infrastructure	High	Long-Range	Municipal	High ($250,000– $1,000,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Building Official	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000– $250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Office of Grants Management Office of Resilience	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)

2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	Office of Grants Management Office of Resilience	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	Office of Grants Management Office of Resilience	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	Office of Resilience Build Mobile	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Office of Grants Management Office of Resilience Real Estate Asset Management	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)

2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Office of Grants Management Office of Resilience	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG	Very High (>$1,000,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	Office of Grants Management Office of Resilience	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	Office of Resilience	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)
2.1.9*	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Office of Resilience Real Estate Asset Management	Medium	Long-Range	Municipal	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					

2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1 **	Install lightning and/or surge protection on existing critical facilities.	Real Estate Asset Management	Low	Short-Range	Municipal Seeking Funds	Moderate ($50,000–$250,000)
2.3.2 *	Pursue grant funding for the installation of backup power generators for critical facilities.	Office of Grants Management Office of Resilience Engineering and Infrastructure	High	Long-Range	BRIC, HMGP, Local CIP, CDBG	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					

3.1.1 *	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites). **See the City Map on the City of Mobile's website.**	Office of Resilience GIS Office	Medium	Short-Range	Municipal	Low (<$50,000)
3..1.2 *	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Office of Resilience	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.3 *	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Office of Resilience Office of Communications Office of Community Affairs	High	Short-Range	Municipal	Low (<$50,000)
3.1.4 *	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mayor's Office Office of Community Affairs Office of Resilience	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)

3.1.5 *	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Office of Resilience Engineering and Infrastructure Build Mobile Office of Community Affairs	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.6 *	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Office of Resilience	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Mobile County EMA	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	MCEMA	Low	Mid-Range	Local Funds	Low (<$50,000)

3.1.9 *	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Office of Resilience	Low	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1 *	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Office of Resilience Office of Communications	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.3	Public Notifications, Warnings, & Instruction.					

3.3.1 *	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Office of Communications	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	MCEMA	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3 *	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Public Safety Office of Communications	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Public Safety	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)

3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	MCEMA	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6 *	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Office of Communications	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.3.7 **	Upgrade critical communications infrastructure.	Public Safety Information Technology	High	Mid-Range	Municipal	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					

4.1.1 *	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Office of Resilience Build Mobile	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.2 *	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Office of Resilience	High	Short-Range	Municipal	Very High (>$1,000,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Office of Resilience	Medium	Mid-Range	Local Funds	Low (<$50,000)
4.1.4 *	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	Office of Resilience Public Services – Urban Forestry, Public Works	Medium	Mid-Range	Municipal	Very High (>$1,000,000)
4.1.5 *	Restore and protect wetlands to enhance storm water drainage.	Office of Resilience Engineering and Infrastructure	Medium	Mid-Range	Municipal	Low (<$50,000)

4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Office of Resilience	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Mayor and Council	Medium	Long-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	MAWSS	Low	Long-Range	Local Funds/Grants	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					

5.1.1 (see 1.6.7)	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Office of Resilience	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Office of Resilience	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)

*Refers to measures completed and adopted in the previous planning cycle.

D.2.7.1 Active Mitigation Actions

This section contains the City of Mobile's currently active mitigation measures. It details ongoing strategies, responsibilities, priorities, timelines, funding sources, and estimated costs for reducing the impacts of natural hazards across the jurisdiction. These actions reflect the City's sustained efforts to prevent losses and enhance community resilience.

ACTIVE MITIGATION ACTIONS

Between 2021 and 2026, the City of Mobile completed and introduced a variety of initiatives, programs, and projects designed to mitigate risk for all Mobilians. These actions were achieved through a combination of municipal and external funding sources. This list may not be exhaustive but includes the highlights of programs and projects each department introduced that helped achieve a goal or objective identified in the City of Mobile Community Action Plan (CAP).

Office of Resilience

Create and maintain the Mobile Emergency Action Plan (MEAP), a comprehensive planning program that addresses the City of Mobile's policies, procedures, and objectives before, during, and after a disaster.	
Hazards Addressed	All hazards
CAP Objective(s)	1.1
Frequency	Every 5 years
Comments	The MEAP includes a Basic Plan, Emergency Support Function Annex, Continuity of Operations Plan (COOP), External Partner Directory, Hazard Mitigation Plan, Preparedness and Training Plan, Cost Recovery Plan, and Long-Term Recovery Guide.

Organize and conduct a city-wide table-top exercise to test the City's preparedness levels to various hazards and threats.	
Hazards Addressed	All hazards
CAP Objective(s)	1.1, 3.1
Frequency	Annual
Comments	Exercise participation is mandated across departments and developed in partnership with the National Weather Service and Mobile County EMA. A different scenario is tested each year to ensure all-hazard readiness.

Participate in the Mobile County EMA hazard mitigation planning meeting.	
Hazards Addressed	All hazards
CAP Objective(s)	1.1, 1.3, 3.1
Frequency	Annual
Comments	The Office of Resilience collects input from each department and ensures each department is notified of relevant updates.

Host the National Weather Service Mobile-Pensacola.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Frequency	Annual
Comments	Meetings ensure the City of Mobile's decision-makers are updated on the latest changes to NWS updates and continuous collaboration before and after storm events.

Conduct a city-wide emergency planning meeting.	
Hazards Addressed	All hazards
CAP Objective(s)	1.1, 1.3, 3.1, 3.2, 3.3
Frequency	Annual
Comments	All departments will discuss changes to emergency plans and operations, review the latest maps and data, and identify mitigation actions for the upcoming year.

3

Review floodplain management plans.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1, 4.1
Frequency	Every 5 years
Comments	Work in conjunction with Engineering and Infrastructure and Build Mobile to ensure all relevant plans are updated and shared.

Maintain existing conservation easements to ensure an appropriate barrier between flood zones and residential areas.	
Hazards Addressed	Flooding
CAP Objective(s)	4.1
Frequency	Annual
Comments	Maintenance includes controlled burns, invasive species removal, and property assessments.

4

Organize the update of the City of Mobile's Storm Ready Guide for residents.	
Hazards Addressed	All hazards
CAP Objective(s)	2.2, 3.1, 3.3
Frequency	Annual
Comments	The Storm Ready Guide includes relevant preparedness information for a variety of hazards and is released digitally to the public for download.

Acquire and maintain StormReady status with the National Weather Service.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Every 2 years
Comments	The Office of Resilience meets with staff from the NWS to ensure the City of Mobile meets the requirements for StormReady status.

Mobile Police Department

Participate in annual emergency preparedness training with Mobile County EMA.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Annual

Conduct training in IPAWS and Chemical and Hazardous Material Spills.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Frequency	Semi annual

Maintain and conduct annual training requirements in the following: in-service requirements, executive level leadership, supervisor, ALERT active shooter, VR-led taser and de-escalation, bomb dog, and high-water vehicle rescues.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Annual
Comments	The Mobile Police Department has one of the only four police academies in the state of Alabama. The academy's curriculum has been revised to emphasize delivery of fair and equal law enforcement while helping citizens in need. All Mobile police officers are taught to "see" the situations of the people they protect.

Target harden local schools upon request.	
Hazards Addressed	Active shooting
CAP Objective(s)	2.3, 3.1, 5.1
Frequency	As requested

Maintain a school diagram and video interface.	
Hazards Addressed	Terrorist attack, mass shooting, bomb detonation
CAP Objective(s)	1.2, 3.1
Frequency	Every 2 years

Inform residents of MPD's post-disaster activities and engage residents to develop risk mitigation strategies through the City of Mobile's Citizens Academy.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Annual
Comments	Citizens Academy is an engaging five-week program that provides residents with an in-depth look at City government through tours, hands-on demonstrations, and presentations by City leaders.

Issue preparedness information and emergency alerts on social media.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Frequency	As needed

Maintain a regional bomb squad.	
Hazards Addressed	Bomb detonation
CAP Objective(s)	3.1
Frequency	Maintained

Maintain a regional underwater rescue dive team.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes
CAP Objective(s)	3.1
Frequency	Maintained

Create and regularly update the evacuation traffic diversion plan.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Hazardous Material Spills
CAP Objective(s)	1.3, 3.1
Frequency	Annual

Mobile Fire Rescue Department

Conduct a "Smoke Alarm Blitz" in each neighborhood.	
Hazards Addressed	Structure Fire
CAP Objective(s)	3.1
Frequency	2-3 Months
Comments	MFR distributes and installs free smoke alarms in a specific neighborhood.

Office of Community Affairs

Conduct regular outreach with neighborhood and community groups on preparedness and mitigation topics.	
Hazards Addressed	All hazards
CAP Objective(s)	2.2, 3.1, 3.2, 3.3
Frequency	Weekly

Train and organize C251 Ambassadors to support the distribution of preparedness, mitigation, response, and recovery information to residents.	
Hazards Addressed	All hazards
CAP Objective(s)	2.2, 3.1, 3.2, 3.3
Frequency	As needed
Comments	*C251 GO! The City of Mobile Ambassador Program* is a year-long program for citizens interested in engaging with their local government and volunteering in the community. The primary mission of this program is to keep citizens informed about the City of Mobile and its initiatives after graduating C251 Citizens Academy. As official liaisons between the City and its residents, City of Mobile Ambassadors work to enhance civic involvement and strengthen communities.

Office of Communications

Share the Hazard Mitigation Plan to residents via the City of Mobile's website.	
Hazards Addressed	All hazards
CAP Objective(s)	3.2
Frequency	5 years

Share emergency alerts, preparedness tips, and other critical updates on the City of Mobile's social media pages.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Frequency	As needed

Support the update and distribution of the City of Mobile's Storm Ready Guide for residents.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Frequency	Annual
Comments	*Developed in coordination with the Office of Resilience, Mobile Police, and Mobile Fire.*

Maintain and advertise the City of Mobile's Hurricane Dashboard to residents, visitors, and businesses.	
Hazards Addressed	Tropical Storms/Hurricanes
CAP Objective(s)	3.1, 3.3
Frequency	Annual
Comments	*The City of Mobile's Hurricane Dashboard includes emergency kit checklists, evacuation information, essential phone numbers, and instructions to register for City and County emergency alerts.*

Maintain and update the City of Mobile's Communications Supplemental Emergency Action Plan for inclusion in the Mobile Emergency Action Plan (MEAP) under ESF 15: External Affairs.	
Hazards Addressed	All hazards
CAP Objective(s)	1.1
Frequency	Annual

Mobile 311

Communicate and educate residents on emergency preparedness and hazard mitigation prior to a disaster.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Daily/As needed
Comments	Residents can utilize 311 to request City services, report flooding, or ask questions about available services.

Distribute and utilize a unique after-hours script and message for use during severe weather events.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Frequency	As needed
Comments	Depending on the event, messaging can include weather updates, evacuation instructions, and other pertinent information.

Track 311 data related to flooding, heat, and other hazard disruptions for use in resilience and mitigation planning.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Hail, Tornadoes, Snow and Ice, Sea Level Rise, Extreme Heat
CAP Objective(s)	1.2, 1.3
Frequency	Daily
Comments	Data is turned over to GIS to create interactive maps to support emergency planning.

Risk Management

Secure commercial property insurance with adequate limits and deductibles.	
Hazards Addressed	All hazards
CAP Objective(s)	2.2
Frequency	Annual

Work with the insurance carrier to conduct insurance renewal facility inspections.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8, 2.2
Frequency	Annual

Work with other departments to conduct facility inspections.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8
Frequency	Weekly

Require staff to participate in disaster recovery classes and webinars.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Quarterly

Retain preassigned adjuster to Mobile in the event of a disaster.	
Hazards Addressed	All hazards
CAP Objective(s)	2.2
Frequency	Annual

Real Estate Asset Management

Conduct regular facility assessments in partnership with other departments.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8
Frequency	Annual

Employ the Emergency Equipment Preventative Maintenance Program.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8, 2.3
Frequency	Continuous

Participate in annual City of Mobile emergency planning and hazard mitigation meetings.	
Hazards Addressed	All hazards
CAP Objective(s)	1.1, 1.2, 3.2
Frequency	Annual

Maintain and inventory emergency material supplies.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8, 2.3, 3.1
Frequency	Continuous

Identify staging locations for response equipment ahead of a hurricane or tropical storm.	
Hazards Addressed	Tropical Storms/Hurricanes
CAP Objective(s)	1.3, 3.1
Frequency	Annual

Conduct department-specific training in damage and risk assessments.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Annual

Conduct capital asset vulnerability assessments.	
Hazards Addressed	All hazards
CAP Objective(s)	1.3, 1.8
Frequency	Annual

Engineering

Perform bridge inspections on 136 structures.	
Hazards Addressed	Infrastructure Failure
CAP Objective(s)	1.3, 1.5, 1.8
Frequency	2 years

Oversee and implement miscellaneous drainage projects to address nuisance flooding.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Frequency	Annual

Review and update emergency support functions for inclusion in the Mobile Emergency Action Plan (MEAP).	
Hazards Addressed	All hazards
CAP Objective(s)	1.1
Frequency	Annual

Conduct training on damage assessments.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8, 3.1
Frequency	Annual

Oversee the City of Mobile's MS-4 monitoring program.	
Hazards Addressed	Flooding, Hazardous Material Spill
CAP Objective(s)	1.3, 1.5
Frequency	Annual

Conduct maintenance and assessments on the City of Mobile's dam facilities.	
Hazards Addressed	Infrastructure Failure
CAP Objective(s)	1.3, 1.7
Frequency	Annual and Post-Storm
Comments	The City of Mobile uses a combination of above ground, remote, and under water survey methods and tools to ensure a comprehensive inspection of dam facilities.

Host hazardous waste collection days for residents.	
Hazards Addressed	Hazardous Material Spills
CAP Objective(s)	3.1, 4.1
Frequency	Bi-annual

Monitor and remove debris from bridges and culverts.	
Hazards Addressed	Infrastructure Failure, Flooding
CAP Objective(s)	1.3, 1.5, 1.8
Frequency	Monthly

Manage the City of Mobile's in-stream litter removal program.	
Hazards Addressed	Flooding
CAP Objective(s)	3.1, 4.1
Frequency	Annual

Perform land disturbance permit reviews.	
Hazards Addressed	Flooding, Coastal Erosion
CAP Objective(s)	1.3, 1.5, 3.1
Frequency	Continuous

Host meetings with local utility providers to discuss preparedness and mitigation.	
Hazards Addressed	All hazards
CAP Objective(s)	1.3, 3.1
Frequency	Monthly

Conduct a drainage study on Old Shell Road at the rail-road underpass, an area prone to hazardous flooding.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Frequency	On-going

Conduct a drainage study of Little Stickney drainage area, an area prone to nuisance flooding.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Frequency	On-Going

Conduct a drainage study of Dauphin Street's outfall from Ann to Broad St., a critical roadway prone to nuisance flooding.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Frequency	On-Going

Identify potential projects to mitigate flooding for residents of Three Mile Creek upstream of Gaillard Road.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Frequency	On-Going

Allocate municipal stormwater fees to stormwater and flood mitigation projects throughout the City of Mobile.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Frequency	Annual
Comments	A complete list of capital improvement projects for stormwater can be found in the City of Mobile's CIP.

Continue to restore Three Mile Creek as a part of the Three Mile Creek Watershed Restoration Project.	
Hazards Addressed	Flooding
CAP Objective(s)	4.1
Frequency	On-going
Comments	More information on the Three Mile Creek Watershed Restoration Project can be found in the City of Mobile's CIP.

Complete the Stormwater Mapping Field Survey to support stormwater design and rehabilitation projects.	
Hazards Addressed	Flooding
CAP Objective(s)	1.2, 1.3
Frequency	On-going
Comments	The Stormwater Mapping Field Survey is a comprehensive digital inventory of the existing stormwater features and connection pipes and ditches within the City of Mobile. This tool will provide better understanding of the extent, location, and function of the existing stormwater drainage system city-wide and provide knowledge for future stormwater projects. Inventory will include rim elevation, depth, invert elevation, material, pipe diameter and condition. Over 40,000 features have been assessed in the City limits as of 2024. The project is currently mapping the recently annexed areas.

Complete the Stormwater Mapping: Repetitive Loss Guidance Manual	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 2.1, 3.1
Frequency	On-going
Comments	The Stormwater Mapping Repetitive Loss & Guidance Manual will create a Stormwater Manual and a Repetitive Loss Report. The Repetitive Loss Report has been completed, along with the first volume of the Stormwater Manual – Low Impact Development (LID) Design. Future funding will be used to complete the remaining volumes of the Stormwater Manual, which will cover other topics to provide clear guidance for use during the permitting process as well as for clarity for citizens when questions arise as to what City standards are for various elements of design.

Public Works

Conduct a chainsaw safety training.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Frequency	Annual

Ensure continuous maintenance on city infrastructure, including inlet cleaning, street sweeping, asphalt and concrete maintenance, tree trimming, and regular sanitation services.	
Hazards Addressed	Flooding, Infrastructure Failure
CAP Objective(s)	1.3, 1.5
Frequency	Continuous

Identify potential tree hazards ahead of hurricane season and mitigate risk of damages.	
Hazards Addressed	Hurricane/Tropical Storms, Tornadoes
CAP Objective(s)	1.2, 1.3, 3.1
Frequency	Continuous

Build Mobile

Update and enforce the City of Mobile's building code to abide by the floodplain management plan and include the IRC Coastal Construction Code Supplement.	
Hazards Addressed	All hazards
CAP Objective(s)	1.6
Frequency	Continuous

Update and enforce the Unified Development Code to ensure land-use planning incorporates risk mitigation strategies and the latest hazard modeling.	
Hazards Addressed	All hazards
CAP Objective(s)	1.3, 1.4
Frequency	Continuous

Distribute and review the 50% Flood Packets to relevant property owners before and after a disaster.	
Hazards Addressed	Flooding
CAP Objective(s)	1.5, 2.1
Frequency	Continuous

Neighborhood Development

Enforce litter, non-permitted housing, and right-of-way obstruction codes.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 4.1
Frequency	Continuous

Oversee Mobile's Critical Repair Program.	
Hazards Addressed	All hazards
CAP Objective(s)	2.2, 3.1
Frequency	As funding allows
Comments	Designed to assist qualifying homeowners in Mobile with essential repairs, including exterior roof replacements. Using federal funds, the Critical Repair Program provides financial assistance to homeowners who meet specific income requirements. The program helps address major repair needs that, if left unaddressed, can lead to property deterioration and the spread of urban blight.

Finance

Identify funding opportunities for hazard mitigation and resilience projects.	
Hazards Addressed	All hazards
CAP Objective(s)	1.3, 2.1, 2.3, 3.3, 4.1, 5.1
Frequency	Continuous

Collect and organize facility assessments and condition photographs of all City facilities ahead of each hurricane season.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8
Frequency	Annual

Oversee the update of the City of Mobile's Cost Recovery Plan for inclusion in the Mobile Emergency Action Plan (MEAP).	
Hazards Addressed	All hazards
CAP Objective(s)	1.1
Frequency	5 years

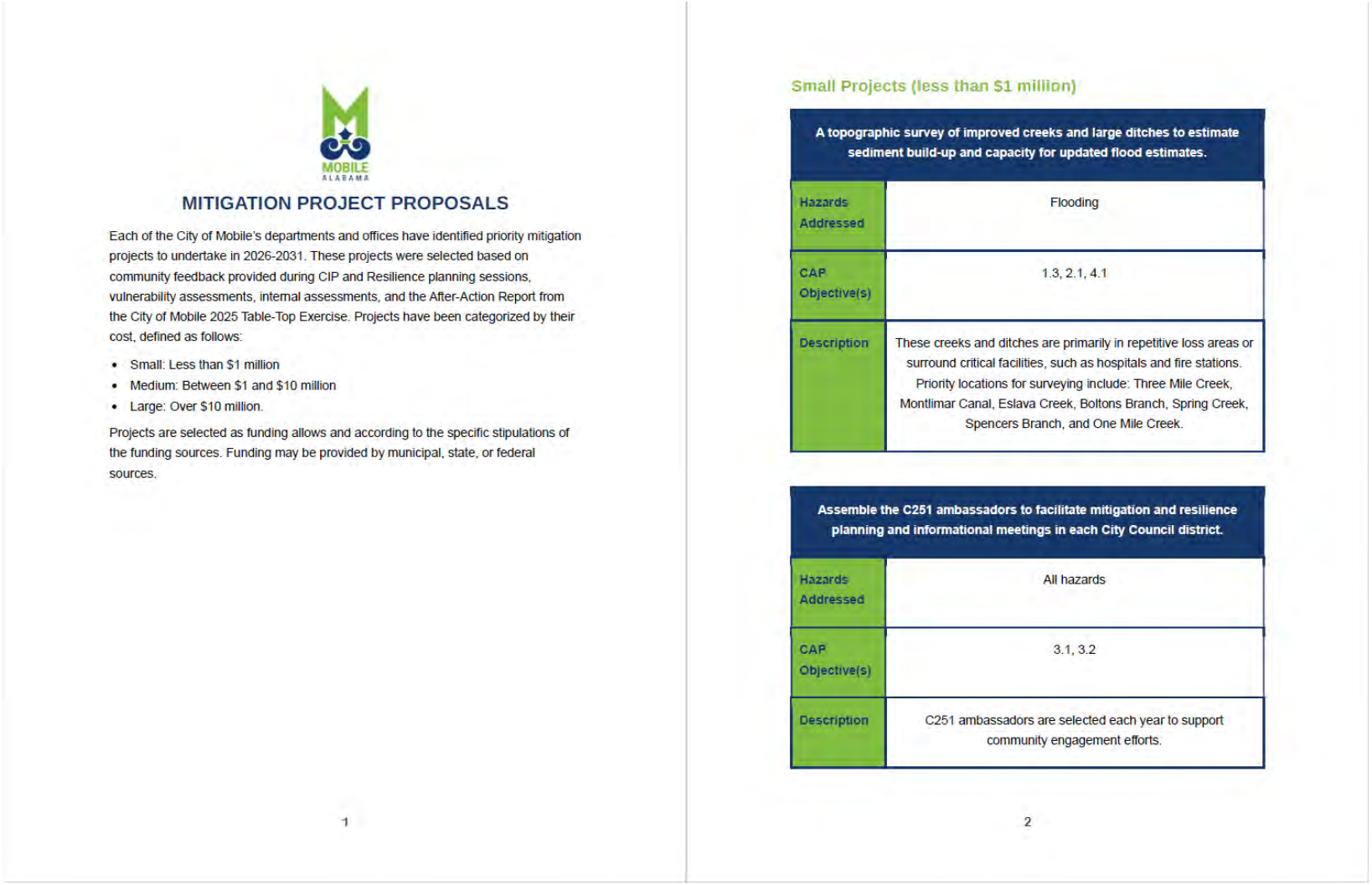
Meet with emergency contractors to review policies and procedures.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3, 3.1
Frequency	Annual

Suggest and support market solutions for critical departments to ensure the maintenance of city infrastructure.	
Hazards Addressed	All hazards
CAP Objective(s)	1.2, 1.3
Frequency	Daily

Ensure all staff have remote log-in capabilities to ensure access to critical software and applications in the event of facility damage.	
Hazards Addressed	All hazards
CAP Objective(s)	1.2, 3.1
Frequency	Quarterly

D.2.7.2 Mitigation Project Proposals

This section presents proposed mitigation projects for the City of Mobile. Each project includes objectives, estimated costs, timelines, and responsible parties, and represents planned efforts to address risk exposures not fully mitigated by existing actions. These proposals support long-term hazard risk reduction and inform future planning and funding priorities.



MOBILE
ALABAMA

MITIGATION PROJECT PROPOSALS

Each of the City of Mobile's departments and offices have identified priority mitigation projects to undertake in 2026-2031. These projects were selected based on community feedback provided during CIP and Resilience planning sessions, vulnerability assessments, internal assessments, and the After-Action Report from the City of Mobile 2025 Table-Top Exercise. Projects have been categorized by their cost, defined as follows:

- Small: Less than $1 million
- Medium: Between $1 and $10 million
- Large: Over $10 million.

Projects are selected as funding allows and according to the specific stipulations of the funding sources. Funding may be provided by municipal, state, or federal sources.

1

Small Projects (less than $1 million)

A topographic survey of improved creeks and large ditches to estimate sediment build-up and capacity for updated flood estimates.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 2.1, 4.1
Description	These creeks and ditches are primarily in repetitive loss areas or surround critical facilities, such as hospitals and fire stations. Priority locations for surveying include: Three Mile Creek, Montlimar Canal, Eslava Creek, Boltons Branch, Spring Creek, Spencers Branch, and One Mile Creek.

Assemble the C251 ambassadors to facilitate mitigation and resilience planning and informational meetings in each City Council district.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.2
Description	C251 ambassadors are selected each year to support community engagement efforts.

2

Create a resource hub of preparedness and risk mitigation materials for distribution to community networks and partners.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.2
Description	The Office of Community Affairs distributes information during city events, online, by mail, in community centers, or by request of community partners.

Host a educational briefing in each City Council District to discuss the new Hazard Mitigation Plan and how residents can reduce their individual risks.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.2
Description	District meetings are held in partnership with City Council members.

Launch an annual "Know Before the Storm" campaign that educates residents on preparedness steps, how to use 311, and other pertinent resources ahead of severe weather.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Description	The campaign would be developed between Communications, 311, Community Affairs, and the Office of Resilience and may include a variety of different media platforms.

Conduct a simulated disaster exercise or drill.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1

Procure additional first aid kits for use by City staff.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1

Procure additional mobile traffic warning devices to alert of road closures, evacuation routes, and other critical safety information.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3

Procure generators to replace existing or increase the amount of generator-powered intersections.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3, 3.1

Develop a standard City identification badge that includes emergency accessibility permissions for all City of Mobile employees and contractors.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1

Procure additional chainsaws for training and disaster response.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3, 3.1

Develop a stockpile of PPE for public health emergencies and critical emergency response activities.	
Hazards Addressed	Tropical Storms/Hurricanes, Disease Outbreaks
CAP Objective(s)	3.1

Procure two or more dual axle 60KW trailer emergency generators.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3

Procure 50 or more emergency radios for emergency workers and damage assessment teams.	
Hazards Addressed	All hazards
CAP Objective(s)	1.8, 2.3
Description	Existing radios are no longer operable.

Replace the emergency power generator and automatic transfer switch at the Mobile Convention Center.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3

Develop and distribute augmented reality images of coastal and inland flooding at landmarks across the City to support public decision-making.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes
CAP Objective(s)	3.1, 3.3
Description	City of Mobile, Mississippi State University, and University of South Alabama have identified methodologies to create images and the NWS Mobile has offered to provide the data to improve the accuracy of the imaging.

Conduct a localized evacuation route study that identifies key routes and strategies to facilitate the evacuation of high-risk neighborhoods.	
Hazards Addressed	Tropical Storms/Hurricanes
CAP Objective(s)	1.3, 3.1, 3.3

Procure LiDAR drones with film and thermal sensors to support damage assessments and heat planning.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Tornadoes, Extreme Heat
CAP Objective(s)	1.3
Description	Other municipalities on the Gulf Coast expressed these drones were essential after the storm to collect complete damage assessments and in blue skies were able to support the identification of heat mitigation projects.

Procure and deploy remote sensors to serve as a flood alert system and to collect data to support the replacement and rehabilitation of drainage infrastructure in flood prone areas.	
Hazards Addressed	Flooding
CAP Objective(s)	1.2, 1.3, 1.5, 2.1, 3.3
Description	These sensors can alert first responders immediately when a road has flooded out and can collect data over time for engineers to assess. This is critical in identifying priorities for drainage system rehabilitation and replacement.

Procure and distribute weather radios to essential city staff.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Description	Essential staff are currently reliant on cell phone push notifications, social media alerts, or television broadcasts for weather updates.

Procure additional cots for staff and resident sheltering.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1
Description	A collection of City-owned cots would allow the City of Mobile to set up temporary shelters for staff and/or residents in community centers, museums, libraries, and other undamaged but non-critical facilities.

Procure and distribute hotspots for essential staff members and critical facilities.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3
Description	City departments need hotspots to communicate with each other in the event of outages post-disaster.

Procure and deploy a flood early warning system for communities along Dog River, Mobile Bay, Mobile River, and Three Mile Creek.	
Hazards Addressed	Flooding
CAP Objective(s)	3.3
Description	These communities are at a high risk for flash flooding and an early warning system could provide just-in-time, life-saving alerts during major floods.

Select additional staff to obtain their Remote Pilot (FAA Part 107) certificate to ensure enough staff are available to assess damages and support rescue operations post disaster.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1

Procure and deploy remote sensors to serve as a flood alert system and to collect data to support the replacement and rehabilitation of drainage infrastructure in flood prone areas.	
Hazards Addressed	Flooding
CAP Objective(s)	1.2, 1.3, 1.5, 2.1, 3.3
Description	Many neighborhoods east of I-65 are at high risk of flash flooding but do not have a neighborhood alert system. Sensors can also collect data to notify first responders when a road should be closed and to notify engineers when and how often the area flooded.

Install a Fortified roof on the Connie Hudson Senior Center.	
Hazards Addressed	Tropical Storms/Hurricanes, Hail, Tornadoes
CAP Objective(s)	2.3
Description	See the City of Mobile CIP for more information on this project.

Improve the Bay Shore Ave. culvert.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	The culvert improvement will improve drainage after heavy precipitation events and reduce localized flooding for the neighborhood.

Medium Projects (between $1 and $10 million)

Conduct sediment removal projects on improved creeks and ditches with slope stabilization and ditch stabilization.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Description	These improved creeks and ditches surround several critical facilities, including hospitals, fire stations, and police precincts. High priority locations for sediment removal include Three Mile Creek, Montlimar Canal, Eslava Creek, Boltons Branch, Spring Creek, Spencers Branch, and One Mile Creek.

Conduct drainage improvements in the Carlisle Drainage Basin.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Description	Improve eastern ditch and drainage way to increase hydraulic capacity and to mitigate in-stream erosion and downstream sediment buildup.

Make drainage improvements on Boltons Branch.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 4.1
Description	Creek needs to be improved from Azalea Rd. to Montlimar Dr. Identified as a key cause of nuisance flooding in the surrounding neighborhoods.

Introduce and conduct a Emergency Drainage Mitigation program across the City of Mobile.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1
Description	An annual program and study that would allow the City of Mobile to conduct an in-depth investigation in a flood-prone neighborhood, identify critical failures in the system, and quickly replace the failing features to increase the system's overall hydraulic capacity and its ability to convey rainfall during high precipitation events.

Introduce a "cured-in-place" pipelining project across the City of Mobile.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	Cured-in-place pipelining reduces repetitive flooding by mitigating the risk of blockages and sediment infiltration after a major flood event.

Introduce a sediment removal program for bridges and culverts.	
Hazards Addressed	Flooding, Infrastructure Failure
CAP Objective(s)	1.3, 1.5, 2.3
Description	Program will remove sediment from culverts and underneath and around bridges to improve hydraulic efficiencies, mitigate structure failure, mitigate localized flooding, and mitigate future sediment build-up.

Employ scour countermeasure projects on local bridges.	
Hazards Addressed	Flooding, Infrastructure Failure
CAP Objective(s)	1.3, 1.5, 2.3, 4.1
Description	Scour countermeasures help protect the bridge structure, increase the likelihood it withstands flood events, and mitigates localized flooding by reducing sediment build-up downstream.

Conduct drainage improvements on the Big Stickney.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Description	Involves the replacement of the concrete drainage ditch and adjacent drainage structures to withstand flood events that have a 5% or greater chance of occurring annually.

Replace culvert on Perimeter Rd. along Rabby Creek.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Description	Replacement would reduce localized flooding and increase the likelihood the system can withstand a flood event with a 5% or greater chance of occurring annually.

Conduct drainage improvements on Cypress Shores.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1, 4.1
Description	A multi-phased project in a flood-prone area along Dog River that would mitigate flooding and reduce stormwater runoff into the watershed.

Replace and elevate the Halls Mill Rd. bridge over Halls Mill Creek.	
Hazards Addressed	Flooding, Infrastructure failure
CAP Objective(s)	1.3, 2.1, 2.3
Description	The bridge is submerged during heavy rain events.

Replace the Halls Mill Rd. bridge over Eslava Creek.	
Hazards Addressed	Flooding, Infrastructure Failure
CAP Objective(s)	1.3, 1.5, 2.3
Description	The bridge is over 100 years old and unable to withstand heavy precipitation events due to drainage failures.

Replace the bridge on Holcombe Ave. over Eslava Creek.	
Hazards Addressed	Flooding, Infrastructure Failure
CAP Objective(s)	1.3, 1.5, 2.3
Description	The bridge is over 100 years old and unable to withstand heavy precipitation events due to drainage failures.

Make improvements to the steel sheet pile drop structures on Montlimar Canal.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Description	The sheet piling structures are critical for flood control on Montlimar Canal, but the current piling is 60 years old and was not designed for updated flood models.

Invest a cloud-based overflow call handling system to manage increased call volume during storms or emergencies to 311 and other non-emergency lines.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1, 3.3

Develop an internal disaster resilience tools dashboard with various GIS-based tools and links staff can utilize and reference pre and post-disaster.	
Hazards Addressed	All hazards
CAP Objective(s)	1.2
Description	Dashboard should visualize service requests tied to disaster calls, track response times, and have multiple layers, such as storm surge inundation and flood zone maps.

Procure one command and control vehicle for use after a disaster.	
Hazards Addressed	All hazards
CAP Objective(s)	3.1

Procure mobile barricades to block damaged roadways or prevent vehicular attacks on pedestrians.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Tornadoes, Snow and Ice, Terrorist Attack
CAP Objective(s)	2.3, 3.1, 3.3

Procure a mobile video tower to monitor vulnerable areas, traffic, and areas of civil unrest.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Tornadoes, Snow and Ice, Terrorist Attack, Civil Unrest
CAP Objective(s)	1.2, 3.1

Identify an alternative location for the City garage to ensure some of the City's fleet is safely stored during and after a disaster.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes
CAP Objective(s)	2.3, 3.1

Procure improved road clearing and debris removal equipment.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3
Description	Exactly 5 dump body trailers, 3 mini excavators, 2 medium duty trucks, a small fuel truck, 2 dump trucks, a crawler excavator, and a debris removal truck.

Replace emergency power generators and automatic transfer switches at various fire stations, police precincts, and other critical facilities.	
Hazards Addressed	All hazards
CAP Objective(s)	2.3
Description	Existing units are now at or near the end of service life.

Redesign US-90 from Dauphin Island Parkway to Eslava Creek to improve hydraulic capacity and reduce nuisance flooding.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	This section of US-90 hosts police headquarters and is a critical route that connects east and west Mobile.

Assess and redesign the bulkheads and drainage systems along Mobile River to mitigate wave energy and reduce localized flooding.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Sea Level Rise
CAP Objective(s)	1.2, 1.5, 2.1
Description	The current bulkhead and system is inadequate for minor floods. Failure of the bulkhead could substantially damage the downtown business and entertainment district.

Create a localized hydrologic and hydraulic model that could identify high-risk neighborhoods to coastal, inland, and flash flooding.	
Hazards Addressed	Flooding
CAP Objective(s)	1.2, 1.3, 1.5
Description	A model that combines the City of Mobile's efforts to map the stormwater system and local watersheds with the latest flood modeling would allow the City to identify priority systems to rehabilitate or replace and to establish design standards for flood prone areas.

Construct storm shelters in select city-owned facilities.	
Hazards Addressed	Tropical Storms/Hurricanes, Tornadoes
CAP Objective(s)	5.1
Description	Most city-owned facilities do not have FEMA-approved storm shelters yet are frequented by residents and staff during and after business hours.

Assess the feasibility and effectiveness of green infrastructure in flood-prone areas.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1
Description	Green infrastructure may be a more cost effective method to reduce nuisance flooding in certain locations or neighborhoods.

Restore the coastline at Perch Creek Preserve as a part of the larger Perch Creek Master Plan.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Coastal Erosion
CAP Objective(s)	4.1
Description	See the City of Mobile CIP for more details on this improvement project.

Restore the coastline and add nature-based solutions to mitigate wave energy and reduce flooding on Brookley.	
Hazards Addressed	Flooding, Tropical Storms/Hurricanes, Coastal Erosion
CAP Objective(s)	4.1
Description	Brookley by the Bay serves as a buffer between Mobile Bay and the Downtown Mobile Airport. More information on the Brookley by the Bay project and design can be found in the City of Mobile CIP.

Large Projects (over $10 million)

Restore and stabilize the creek on the unnamed tributary of Three Mile Creek.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 4.1
Description	The unnamed tributary of Three Mile Creek is immediately upstream of Gaillard Rd. and currently unimproved. The significant erosion and unstable banks contribute to sedimentation in Langan Lake and can result in flooding for nearby assets and homes.

Conduct drainage improvements to the Little Stickney.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 4.1
Description	Initial drainage study has suggested improvements will reduce erosion and sedimentation.

Improve the drainage system on the Old Shell Rd. overpass.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.3
Description	This overpass frequently floods and is a substantial hazard to drivers during high precipitation events. The overpass is also nearby a fire station and localized flooding can reduce response times. Drainage study has suggested improvements to improve the system's capacity for heavy precipitation events.

Make drainage improvements to Woodcock Branch (east).	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1, 4.1
Description	A multi-phased project to improve the creek and alleviate flooding for most of Midtown Mobile.

Make drainage improvements to Woodcock Branch (west).	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1, 4.1
Description	A multi-phase project to improve the creek and alleviate flooding for parts of Midtown, Westlawn, Cromwell Place, and Graf Dairy.

Improve existing and install additional drainage outfalls from Texas St., Short Texas St., and Elmira St. to Mobile River.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	Outfalls are currently under-capacity and unable to adequately outfall to Mobile River. These system failures cause frequent flooding in parts of Downtown Mobile, the Oakleigh District, and parts of Midtown.

Upgrade the storm drainage network on Government St. from the Loop to Water St.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	The current network is under-capacity and not designed for heavy rainfall events. This project would reduce flooding on Government St., a critical evacuation route and central roadway for Mobile.

Rehabilitate the drainage system on Ann Street.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	A multi-phased project, shovel-ready project that will mitigate localized flooding along the Ann St. corridor.

Establish a drainage network for the Theodore area.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.1
Description	Widespread localized flooding occurs in these neighborhoods yet there are currently no drainage outfalls for the area.

Make drainage ditch improvements to Tennessee St.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5, 2.3
Description	Frequent flooding can make the City of Mobile's fleet and public works equipment inaccessible during high precipitation events.

Make drainage improvements around Ashland Place.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	Will reduce localized flooding in a part of Midtown.

Make stormwater improvements to Broad Street as a part of Phase 3 and Phase 4 of the Broad Street Redevelopment Project.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	See the City of Mobile CIP for more details on this improvement project.

Make stormwater and utility improvements to Michigan Ave.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	See the City of Mobile CIP for more details on this improvement project.

Make stormwater and utility improvements to Airport Blvd. from Williams St. to Houston St.	
Hazards Addressed	Flooding
CAP Objective(s)	1.3, 1.5
Description	See the City of Mobile CIP for more details on this improvement project.

D.2.8 Mount Vernon Community Action Plan

Town of Mount Vernon Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Building Official	High	Short-Range	Local	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Mayor & City Council	Low	Long-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Building Official	Medium	Mid-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Mobile County EMA Director	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA Director	Low	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Mobile County EMA	High	Short-Range	Local Funds	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Mobile County EMA Director	Low	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Mobile County EMA Director	Medium	Long-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local	Moderate ($50k–$250k)

					Operating Budget	
1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Long-Range	FEMA HMA Grant	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Building Official/Mayor and Council	High	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)

1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Mayor and Council	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Mayor and Council	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Mayor and Council	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Mayor and Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)

1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Local Floodplain Mgr.	Medium	Long-Range	Local Funds	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Low (<$50,000)

	Managers and the Alabama Association Flood Plain Managers.					
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Local Floodplain Mgr.	High	Short-Range	Local	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Local Floodplain Mgr.	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Mayor and Council	High	Long-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)

1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Building Official	High	Short-Range	Local	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes,	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)

	and windstorms; encourage installation of “hurricane clips.”					
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	Building Official	High	Short-Range	Local	High ($250,000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Mayor and Council	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Mayor and Council	Low	Mid-Range	Local Funds	Low (<$50,000)

1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50,000)

2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings;	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Very High (>$1,0

	where feasible, elevation is preferable to flood proofing.					00,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	High ($250,000– $1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	City Engineer/ Public Works Director	Low	Long-Range	FEMA HMA Grant	High ($250,000– $1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Mayor and Council	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					

2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
3.1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)

3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mayor and Council	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Mayor and Council	High	Short-Range	Local Funds	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Flood Plain Mgr.	High	Short-Range	Local Funds	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50,000)

	FEMA, NWS, USGS, and other federal and state agencies.					
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	City Engineer/ Public Works Director	Medium	Short-Range	Local Funds	Low (<$50, 000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50, 000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)

3.3.2	Promote the use of weather radios in households and businesses.	Mayor and Council	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mobile County EMA	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mayor and Council	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mobile County EMA	High	Short-Range	Local Funds	Low (<$50,000)

3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Mayor and Council	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Mayor and Council	High	Long-Range	Local Funds	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant	Mayor and Council	Low	Mid-Range	FEMA	Moderate

	trees with site and location taken into consideration.					($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	ADEM	High	Mid-Range	ADEM	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	ADEM	High	Mid-Range	ADEM	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Mayor and Council	Medium	Long-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	Local Water Services	Low	Long-Range	Local	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					

5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Mayor and Council	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Mayor and Council	High	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)

D.2.9 Prichard Community Action Plan

City of Prichard Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Public Service Official	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Mayor and City Council	Medium	Short-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Public Service Officials	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Public Service Mobile County EMA Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	City Engineer/ Public Works Director Public Service	Medium	Short-Range	Local Funds	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Public Service Official	High	Short-Range	Local Funds	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	City Engineer	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	High	Mid-Range	Local Funds	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Moderate ($50k–$250k)

	for construction upgrades as appropriate.					
1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Long-Range	FEMA HMA Grant	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	City Engineer	Low	Long-Range	BRIC, HMGP, Local CIP,	Low (<$50k)

					CDBG, Local Operating Budget	
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	City Engineer	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Moderate ($50,000–$250,000)

1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Mayor and Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	City Engineer/ Public Works Director	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Building Official	High	Mid-Range	FEMA	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management	Local Floodplain Mgr	High	Short-Range	BRIC, HMGP, Local CIP, CDBG,	Low (<$50,000)

	that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.				Local Operating Budget	
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Local Floodplain Mgr./Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Local Floodplain Mgr./Mobile County EMA Director	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)

1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Mgr.	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Building Official	High	Short-Range	Local	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP,	Low (<$50,000)

	life, reduce damage, and strengthen resiliency.				CDBG, Local Operating Budget	
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)

1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)

1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	City Engineer/ Public Works Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,0

	effective than property acquisition or building elevation.					00,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Low (<$50, 000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,0 00,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	Very High (>$1,0 00,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	FEMA HMA Grant	High ($250, 000– $1,000 ,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas	City Engineer/ Public Works Director	Medium	Short-Range	BRIC, HMGP,	High ($250,

	that cannot be mitigated through non-structural mitigation techniques.				Local CIP, CDBG, Local Operating Budget	000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local	Moderate ($50,000–$250,000)

					Operating Budget	
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director	High	Short-Range	FEMA HMA Grant	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Mid-Range	Local Funds	Low (<$50,000)
3.1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)
3.1.3	Distribute information via the internet and other media, to encourage families and individuals	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)

	to implement hazard mitigation measures in their homes.					
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Public Service Official	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50,000)

	FEMA, NWS, USGS, and other federal and state agencies.					
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50, 000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50, 000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50, 000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50, 000)

3.3.2	Promote the use of weather radios in households and businesses.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mayor and City Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mayor and City Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mayor and City Council	High	Short-Range	Local Funds	Very High (>$1,0

						00,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50, 000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Mayor and City Council	High	Short-Range	FEMA HMA Grant	Low (<$50, 000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Local Floodplain Mgr.	High	Long-Range	Local Funds	Low (<$50, 000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	Mayor and City Council	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000– $250,000)

4.1.5	Restore and protect wetlands to enhance storm water drainage.	Mayor and City Council	Medium	Long-Range	Local Funds	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Mayor and City Council	Medium	Long-Range	Local Funds	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Mayor and City Council	Medium	Long-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	Local Water Services	Low	Long-Range	Local	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					

5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Mayor and City Council	High	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Mayor and City Council	High	Long-Range	FEMA HMA Grant	High ($250,000–$1,000,000)

D.2.10 Saraland Community Action Plan

City of Saraland Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	High	Short-Range	Local	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	City Engineer/ Public Works Director	High	Short-Range	Local	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	City Engineer/ Public Works Director	Medium	Mid-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Mobile County EMA Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA Director	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	Building Official	Low	Long-Range	Local Funds	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	City Engineer/ Public Works Director	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)

1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Fire Rescue Department	High	Short-Range	Local	Low (<$50k)

1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	City Engineer/ Public Works Director	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	City Engineer/ Public Works Director	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	City Planner	High	Short-Range	Local	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters	City Planner	High	Short-Range	Local	Moderate ($50,000–

	within new, sizeable mobile home parks and subdivisions.					$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	City Engineer	Medium	Mid-Range	FEMA HMA Grant	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	City Engineer/ Public Works Director	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Local Floodplain	High	Mid-Range	Local Funds	Low (<$50,000)

1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Low (<$50,000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	National Weather Service	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Planning Board	High	Short-Range	Local	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Planning Board	High	Short-Range	Local	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Planning Board	Low	Long-Range	Local	Moderate ($50,000–

						$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Mgr.	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	City Engineer/ Public Works Director	High	Short-Range	Local	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Planning Board	Medium	Short-Range	Local	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind	City Engineer/ Public Works Director	High	Short-Range	Local	Low (<$50,000)

	damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”					
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	City Engineer/ Public Works Director	High	Short-Range	Local	High ($250,000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Fire Rescue Department	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	High	Short-Range	Local	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Planning Board	Medium	Mid-Range	Local	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					

1.7.1	Support legislation to establish a state dam safety Program.	Mayor and City Council	Low	Long-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	High	Short-Range	Local	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Building Official and Fire Chief	Med	Short-Range	Local Funds	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					

2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Local Floodplain Mgr.	Medium	Long-Range	Local Funds	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	Local Floodplain Mgr.	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)

2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Local Floodplain Mgr.	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Local Floodplain Mgr.	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	Local Floodplain Mgr.	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through	Local Floodplain Mgr.	Medium	Long-Range	BRIC, HMGP, Local CIP,	High ($250,000–

	non-structural mitigation techniques.				CDBG, Local Operating Budget	$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Local Floodplain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Mgr.	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					

2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	Mayor	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	Flood Plain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)

3..1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	City of Saraland	High	Short-Range	Local	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Flood Plain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)

3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Flood Plain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Mobile County EMA Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					

3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals via online download.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA Director MCCD DIRECTOR	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)

3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mobile County EMA Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mobile County EMA Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	MCCD DIRECTOR	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)

4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Flood Plain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Flood Plain Mgr.	High	Short-Range	Local	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Flood Plain Mgr.	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant	Planning Board	Low	Mid-Range	BRIC, HMGP, Local CIP,	Moderate ($50,000–

	trees with site and location taken into consideration.				CDBG, Local Operating Budget	$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	ADEM	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	ADEM	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
4.2	<u>Water Resources Conservation Programs.</u> Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Local Water Services	High	Short-Range	Local Budget	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during	Local Water Services	Low	Long-Range	Local	Very High

	drought events and to eliminate breaks and leaks.					(>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	City Engineer/ Public Works Director Mobile County EMA Director	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	City Engineer/ Public Works Director Mobile County EMA Director	High	Mid-Range	Local	High ($250,000–$1,000,000)

D.2.11 Satsuma Community Action Plan

City of Satsuma Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	City Engineer/ Public Works Director	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Building Official	High	Short-Range	Local	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Building Official	Medium	Mid-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Mobile County EMA Director	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Mobile County EMA	Medium	Mid-Range	FEMA HMA Grant	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Mobile County EMA Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local	Low (<$50k)

					Operating Budget	
1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	City Engineer/ Public Works Director			Local Budget	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Local Floodplain Manager	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP,	Moderate ($50k–$250k)

	year floods and develop a program for construction upgrades as appropriate.				CDBG, Local Operating Budget	
1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer/ Public Works Director And City Engineer	Medium	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	City Engineer	Medium	Mid-Range	Local Funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer	Medium	Long-Range	Local Funds	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Building Official City Engineer	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)

1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Fire Chief	High	Short-Range	Local Funds	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					
1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Building Official	Low	Mid-Range	FEMA	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Mayor and Council	Medium	Mid-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Mayor and Council	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters	Building Official	Low	Mid-Range	FEMA	Moderate ($50,0

	within new, sizeable mobile home parks and subdivisions.					00–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Mayor and Council	Low	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Building Inspector	High	Short-Range	Local Funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could	Local Floodplain Manager	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)

	be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.					
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Local Floodplain Manager	High	Short-Range	Local Funds	Low (<$50,000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	Local Floodplain Manager	Medium	Sort-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	City Engineer/ Public Works Director	Med	Mid-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff	Local Floodplain Manager	Low	Long-Range	BRIC, HMGP,	Moderate

	common in areas with large impervious surfaces.				Local CIP, CDBG, Local Operating Budget	($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive loss inventory, and revising and updating regulatory floodplain maps.	Local Floodplain Manager	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Building Official	Med	Mid-Range	Local Funds	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Building Official	Med	Mid-Range	Local Funds	Low (<$50,000)

1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	City Engineer/ Public Works Director	High	Short-Range	Local Funds	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	Building Official	Med	Mid-Range	Local Funds	High ($250,000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Building Official and Fire Chief	High	Short-Range	Local Funds	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	City Engineer/ Public Works Director	Med	Mid-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Mayor and Council	Low	Short-Range	Local Funds	Very High (>$1,000,000)

1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Mayor and Council	Low	Long-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	City Engineer/ Public Works Director	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Building Official and Fire Chief	Med	Short-Range	Local Funds	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					

2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Mayor and Council	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	Mayor and Council	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)

2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	City Engineer/ Public Works Director	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Mayor and Council	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Mayor and Council	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	City Engineer/ Public Works Director	Medium	Short-Range	BRIC, HMGP, Local CIP,	High ($250,000–

					CDBG, Local Operating Budget	$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	City Engineer/ Public Works Director	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	City Engineer/ Public Works Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG,	Low (<$50,000)

					Local Operating Budget	
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1	Install lightning and/or surge protection on existing critical facilities.	City Engineer/ Public Works Director	Low	Low Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	City Engineer/ Public Works Director	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					

3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Low (<$50, 000)
3..1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50, 000)
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50, 000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mayor and Council and Building Inspector	Low	Long-Range	Local Funds	Low (<$50, 000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for	Local Floodplain Manager	Low	Long-Range	Local Funds	Low (<$50, 000)

	significant repair/improvement to properties within the regulated floodplain.					
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Local Floodplain Manager	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Mobile County EMA Director	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA Director	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Local Floodplain Manager	Low	Long-Range	Local Funds	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					

3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA Director	Med	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Mobile County EMA	Med	Mid-Range	Local Funds	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	Mayor and Council	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mobile County EMA	Med	Mid-Range	Local Funds	Moderate ($50,000–$250,000)

3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mobile County EMA	Med	Mid-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mayor and Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mobile County EMA	Med	Mid-Range	Local Funds	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA Director	High	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					

4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	City Engineer/ Public Works Director	High	Long-Range	Local Funds	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Mayor and Council	Short-Range	Long-Range	Local Funds	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	City Engineer/ Public Works Director	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	ADEM	High	Mid-Range	ADEM	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	ADEM	High	Mid-Range	ADEM	Very High

						(>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Mayor and Council	High	Short-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	Building Official Satsuma Water	Med	Mid-Range	Local Funds	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Mayor and Council	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Very High (>$1,000,000)

5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Mayor and Council	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)

D.2.12 Semmes Community Action Plan

City of Semmes Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	Planning Commission	High	Long-Range	Local Funds	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Mayor and City Council	Medium	Mid-Range	Local Fund	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Local Floodplain Manager	High	Long-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Local Floodplain Manager GIS Specialist	Medium	Long-Range	Local Funds	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	GIS Specialist	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	GIS Specialist	Medium	Long-Range	Local Funds	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Mobile County EMA Director & City of Semmes EMA	Medium	Long-Range	Local Funds	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Local Floodplain Manager	Medium	Long-Range	FEMA HMA GRANT	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	Local Floodplain Manager	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	Public Works Director	Medium	Mid-Range	Local funds	Moderate ($50k–$250k)

1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	City Engineer	Medium	Long-Range	FEMA HMA GRANT	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	City Engineer & Public Works Director	Low	Long-Range	Local funds	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	City Engineer & Public Works Director	Low	Short-Range	Local funds	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Planning & Zoning Department	High	Short-Range	Local Funds	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Fire Department	Low	Long-Range	Local Funds	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					

1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Mayor and City Council	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Planning & Zoning Department	Medium	Short-Range	Local Funds	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Building Official	High	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Mayor and City Council	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space	Planning Commission	Medium	Mid-Range	Local Funds	Low (<$50,000)

	areas for recreation, landscaping, and drainage control.					
1.5	<u>Stormwater & Floodplain Management.</u> Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Local Floodplain Manager	Low	Long-Range	Local funds	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Mayor and City Council	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Local Floodplain Manager	High	Short-Range	Local Funds	Low (<$50,000)

1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing and installing signs in known flash flood overpass locations.	*Local Floodplain Manager	Medium	Short-Range	Local Funds	Moderate ($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Planning Commission	High	Long-Range	Local Funds	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Planning Commission	High	Long-Range	Local Funds	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Mayor and City Council	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA’s repetitive loss inventory, and revising and updating regulatory floodplain maps.	Local Floodplain Manager	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local	Moderate ($50,000–

					Operating Budget	$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Floodplain Manager	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Building Official	High	Long-Range	Local Funds	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Building Official	High	Long-Range	Local Funds	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	Building Official	High	Long-Range	Local Funds	Low (<$50,000)

1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines underground for large residential subdivisions/housing complexes and commercial developments.	Planning Commission	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Fire Department	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	Building Official	High	Short-Range	Local Funds	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Mayor and City Council	High	Long-Range	FEMA HMA GRANT	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					

1.7.1	Support legislation to establish a state dam safety Program.	Mayor and City Council	Low	Long-Range	Local Funds	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					
1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	Building Official	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Fire Chief	Medium	Mid-Range	FEMA HMA GRANT	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					

2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Local Floodplain Manager	Medium	Short-Range	FEMA HMA GRANT	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	Local Floodplain Manager	Medium	Short-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	Local Floodplain Manager	High	Short-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	Local Floodplain Manager	High	Short-Range	FEMA HMA GRANT	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Local Floodplain Manager	High	Short-Range	FEMA HMA GRANT	Very High (>$1,000,000)

2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Local Floodplain Manager	Medium	Short-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	Local Floodplain Manager	Medium	Short-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	Building Official	Medium	Mid-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Local Floodplain Manager	Medium	Long-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					

2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Local Floodplain Manager	High	Long-Range	Local Funds	Low (<$50,000)
2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1	Install lightning and/or surge protection on existing critical facilities.	Building Official	Medium	Short-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	Fire Chief	High	Short-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media	Local Floodplain Manager	High	Mid-Range	Local Funds	Low (<$50,000)

	outlets (including social media sites).					
3..1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the public on preparedness, hazards, and mitigation	Mobile County EMA Director & City of Semmes EMA	High	Long-Range	Local Funds	Low (<$50,000)
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Mobile County EMA Director	High	Long-Range	Local Funds	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Mayor and City Council	Low	Long-Range	Local Funds	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Local Floodplain Manager and Building Official	High	Short-Range	FEMA HMA GRANT	Low (<$50,000)

3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Building Official and Local Floodplain Manager	High	Short-Range	FEMA HMA GRANT	Low (<$50,000)
3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	*Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Mobile County EMA Director	Medium	Mid-Range	Local Funds	Low (<$50,000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Building Official	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					

3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning notifications and accurate information and instructions to mitigate loss of life and property damage.	Mobile County EMA Director	High	Short-Range	Local Funds	Low (<$50,000)
3.3.2	Promote the use of weather radios in households and businesses.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Mayor and City Council	High	Short-Range	Local Funds	Moderate ($50,000–$250,000)

3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Mayor and City Council	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Mayor and City Council	Low	Long-Range	Local Funds	Moderate ($50,000–$250,000)
3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Mayor and City Council	High	Short-Range	Local Funds	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Mobile County EMA Director	High	Short-Range	FEMA HMA GRANT	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					

4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Building Official	High	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Mayor and City Council	High	Long-Range	Local Funds	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Community Resource Officer	Low	Long-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant trees with site and location taken into consideration.	*Mayor and City Council	Medium	Mid-Range	Local Funds	Moderate ($50,000–$250,000)

4.1.5	Restore and protect wetlands to enhance storm water drainage.	City Engineer	Low	Long-Range	FEMA HMA Grant	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Mayor and Council	Low	Long-Range	Local Funds	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	City Council & Mayor	Medium	Long-Range	Local Funds	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	MAWSS	Low	Long-Range	Local Funds	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					
5.1	Building Projects.					

5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Mayor and City Council	High	Long-Range	FEMA HMA GRANT	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Mayor and City Council	High	Long-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)

D.2.13 MOWA Community Action Plan

Mobile/Washington Band of Choctaw Indians (MOWA) Community Action Plan						
#	Goal, Objectives, and Mitigation Measures	Lead Responsibility for Carrying Out Measure	Priority	Timeline Short < 2yrs. Mid 2-5 yrs. Long > 5 yrs.	Funding Source	Estimated Cost
1	Goal for Prevention. Manage the development of land and buildings to minimize risks of loss due to natural hazards.					
1.1	Comprehensive Plans and Smart Growth. Establish an active comprehensive planning program that is consistent with Smart Growth principles of sustainable community development.					
1.1.1	Maintain up-to-date jurisdictional comprehensive plan. The plan should address natural hazards exposure and include long-term disaster resistance measures. The risk exposure and environmental suitability of lands for future development should be clearly addressed. Local plans should assess the risk exposure of designated hazard areas and encourage open space planning to create amenities for recreation and conservation of fragile resources.	Executive Director & MOWA Choctaw Board of Commissioners	Medium	Mid-Range	Local Fund	Moderate ($50k–$250k)

1.1.2	Develop and maintain a Continuity of Government (COG) Plan that identifies critical services to the public, lines of succession and authorities, identifies alternate-site facilities, processes for data and records protection, and outlines for Continuity of Operations (COP) to ensure the timely restoration of government provided services.	Construction Superintendent	High	Long-Range	Local Funds	Low (<$50k)
1.1.3	To bolster resiliency, prepare a five-year capital improvement(s) plan (CIP) to include capital projects identified through community involved planning and working through the Community Action Program that considers the natural hazards element of the community's THIRA and comprehensive plans.	Executive Director & MOWA Choctaw Board of Commissioners	Medium	Mid-Range	Local Funds	Low (<$50k)
1.1.4	Develop and maintain a Significant Improvement/Significant Damage SI/SD Administrative Procedures Program intended to monitor permitting to identified structures in the regulated floodplain to ensure code enforcement.	Construction Superintendent	High	Long-Range	Local Funds	Low (<$50k)
1.2	Geographic Information System (GIS)/Database. Maintain a comprehensive database of hazards locations, socioeconomic data, infrastructure, and critical facilities.					

1.2.1	Maintain a jurisdictional natural hazards and risk assessment database that is accessible to local planners and emergency management personnel, including such data as flood zones, geohazards, major drainage structures, dams/levees, hurricane surge areas, tornado tracks, disaster events and their extents, at-risk communities, and a comprehensive inventory of critical facilities within the jurisdiction.	Local Floodplain Manager GIS Specialist	Medium	Long-Range	Local Funds	Moderate ($50k–$250k)
1.2.2	Integrate FEMA HAZUS-MH applications for hazard loss estimates within local GIS/databases. Remain current within GIS/Database to apply the full loss estimation capabilities of HAZUS and maintain a trained workforce to ensure comprehensive ORION reporting.	Local Floodplain Manager GIS Specialist	Medium	Mid-Range	Local Fund	Moderate ($50k–$250k)
1.2.3	Mark depths of flooding and storm surge immediately after each event and enter/maintain these historical records in GIS/Database to assist in resiliency planning.	Local Floodplain Manager	Medium	Mid-Range	Local Fund	Low (<$50k)

1.2.4	Develop and maintain a critical facilities database to include identifying information and a maintenance schedule/record of work/improvements performed/made.	Executive Director MOWA Choctaw Housing Authority Commissioners	Medium	Long-Range	Local Fund	Low (<$50k)
1.3	Planning. Conduct studies, as needed, to identify hazard risks and mitigation measures.					
1.3.1	Carry out detailed planning and engineering studies for sub-basins in critical flood hazard areas to determine watershed-wide solutions to flooding.	Local Floodplain Manager GIS Specialist	High	Mid-Range	Local Fund	Moderate ($50k–$250k)
1.3.2	Identify existing culturally or socially significant structures and critical facilities within jurisdiction that have the most potential for losses from natural hazard events and identify needed structural upgrades.	Construction Superintendent	High	Mid-Range	Local Fund	Low (<$50k)
1.3.3	Evaluate elevation and culvert sizing of existing roadways in flash flood-prone areas to ensure compliance with current standards for design year floods and develop a program for construction upgrades as appropriate.	Local Floodplain Manager GIS Specialist	High	Mid-Range	Local Fund	Moderate ($50k–$250k)

1.3.4	Identify problem drainage areas, conduct engineering studies, evaluate feasibility, and construct drainage improvements to reduce or eliminate localized flooding.	Local Floodplain Manager GIS Specialist	High	Mid-Range	Local Fund	Moderate($50k–$250k)
1.3.5	Prepare and implement standard operating procedures and guidelines for drainage system maintenance.	Construction Superintendent	High	Mid-Range	Local Fund	Low (<$50k)
1.3.6	Construct drainage improvements to reduce or eliminate localized flooding in identified problem drainage areas.	Local Floodplain Manager GIS Specialist	High	Mid-Range	Local Fund	High (>$250k)
1.3.7	Review and revise as necessary, landscaping standards for parking lots that reduce the size of impervious surfaces and encourage natural infiltration of rainwater.	Construction Superintendent	High	Mid-Range	Local Fund	Low (<$50k)
1.3.8	Inventory and map existing fire hydrants throughout the jurisdiction and identify areas in need of new fire hydrants.	Construction Superintendent	High	Mid-Range	Local Fund	Low (<$50k)
1.4	Zoning. Establish effective zoning controls, where applicable, in high-risk land areas to discourage environmentally incompatible land use and development.					

1.4.1	Consider large lot size restriction on flood prone areas designated on Flood Insurance Rate Maps.	Local Floodplain Manager GIS Specialist	Medium	Mid-Range	Local Fund	Low (<$50,000)
1.4.2	Evaluate additional land use restrictions within designated flood zones, such as prohibition of storage of buoyant materials, storage of hazardous materials, and restrictive development of flood ways, among others.	Local Floodplain Manager GIS Specialist	Medium	Mid-Range	Local Fund	Low (<$50,000)
1.4.3	Require delineation of flood plain fringe, floodways, and wetlands on all plans submitted with a permit for development within a flood plain.	Engineer	Medium	Mid-Range	Local Fund	Moderate ($50,000–$250,000)
1.4.4	Consider local ordinance that requires community storm shelters within new, sizeable mobile home parks and subdivisions.	Local Floodplain Manager GIS Specialist	Medium	Mid-Range	Local Fund	Moderate ($50,000–$250,000)
1.4.5	Examine regulatory options and feasibility of requiring open space areas for recreation, landscaping, and drainage control.	Maintenance Supervisor	Medium	Mid-Range	Local Fund	Low (<$50,000)

1.5	Stormwater & Floodplain Management. Effectively administer and enforce local controls for stormwater runoff and floodplain management regulations.					
1.5.1	Support the local floodplain manager through training opportunities offered by the State Flood Plain Coordinator (ADECA) or FEMA's training center in Emmitsburg, Maryland, technical assistance and guidance materials.	Executive Director	High	Mid-Range	Local	Low (<$50,000)
1.5.2	Promote the adoption of uniform flood hazard prevention ordinance among all NFIP communities. The ordinance standards should encourage flood plain management that maintains the natural and beneficial functions of flood plains by maximizing the credits that could be obtained for “Higher Regulatory Standards” under the Community Rating System (CRS) Program.	Executive Director	High	Mid-Range	Local Fund	Low (<$50,000)
1.5.3	Encourage active participation and maintain membership for the local floodplain manager in the Association of State Flood Plain Managers and the Alabama Association Flood Plain Managers.	Executive Director	High	Mid-Range	Local Fund	Low (<$50,000)
1.5.4	Participate in the “Turn Around, Don’t Drown” program by purchasing	Executive Director	High	Mid-Range	BRIC, HMGP,	Moderate

	and installing signs in known flash flood overpass locations.				Local CIP, CDBG, Local Operating Budget	($50,000–$250,000)
1.5.5	Promote the adoption/enforcement of storm water management regulations that maintain pre-development runoff rates.	Local Flood Plain Manager	High	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	Low (<$50,000)
1.5.6	Develop, adopt, and implement subdivision regulations that require proper storm water infrastructure design and construction.	Executive Director	High	Mid-Range	Local	Low (<$50,000)
1.5.7	Establish an urban forestry program to help mitigate storm water runoff common in areas with large impervious surfaces.	Local Flood Plain Manager	High	Mid-Range	Local	Moderate ($50,000–$250,000)
1.5.8	Improve flood risk assessment by documenting high water marks post event, monitoring FEMA's repetitive	Local Flood Plain Manager	High	Mid-Range	Local	Moderate ($50,000–

	loss inventory, and revising and updating regulatory floodplain maps.					$250,000)
1.5.9	Apply for/maintain membership in the CRS Program; to upgrade rating.	Local Flood Plain Manager	Medium	Mid-Range	Local	Moderate ($50,000–$250,000)
1.6	Building and Technical Codes. Review local codes for effectiveness of standards to protect buildings and infrastructure from natural hazard damages.					
1.6.1	Adhere to permitting and code enforcement protocols compliant with current building codes.	Executive Director/Construction Superintendent	High	Mid-Range	Local Fund	Low (<$50,000)
1.6.2	Consider the adoption of more stringent building codes to protect life, reduce damage, and strengthen resiliency.	Local Flood Plain Manager	High	Mid-Range	Local Fund	Low (<$50,000)
1.6.3	Evaluate and revise as appropriate, building codes for roof construction to maximize protection against wind damage from hurricanes, tornadoes, and windstorms; encourage installation of “hurricane clips.”	Construction Superintendent	High	Mid-Range	Local Fund	Low (<$50,000)
1.6.4	Require through local subdivision and land development regulations, the placement of all new utility lines	Architect/Engineer/	High	Mid-Range	Local Fund	High ($250,000–

	underground for large residential subdivisions/housing complexes and commercial developments.	Construction Superintendent				$1,000,000)
1.6.5	Ensure fire safety ordinances properly regulate open burning, the use of liquid fuel, and provide guidance on the safe use of electric space heaters.	Executive Director	High	Mid-Range	Local Fund	Low (<$50,000)
1.6.6	Establish and enforce minimum property maintenance standards that reduce or eliminate unsafe structures.	Construction Superintendent/ Maintenance Supervisor	High	Mid-Range	Local Fund	Low (<$50,000)
1.6.7	Require the construction of safe rooms within new public buildings, such as new schools, libraries, community centers, and other public buildings where feasible.	Executive Director/Engineer/ Architect	High	Mid-Range	Local	Very High (>$1,000,000)
1.7	Dam Safety Management. Establish a comprehensive dam safety program.					
1.7.1	Support legislation to establish a state dam safety Program.	Local Flood Plain Manager	High	Mid-Range	Local	Low (<$50,000)
1.8	Critical Facilities Assessments. Perform assessments of critical facilities (hospitals, police and fire stations, government buildings, schools, emergency operations centers, etc.) to address building and site risks to hazards, identify damage control and retrofit measures to reduce risk exposure from damage and disruption of operations during sever weather and disaster events.					

1.8.1	Perform risk exposure assessments of critical facilities to identify retrofit projects to improve the safety of occupants and mitigate damages from hazards.	Construction Superintendent	High	Mid-Range	Local	Moderate ($50,000–$250,000)
1.8.2	Conduct wildfire risk exposure assessments, including the risk exposure of critical facilities and number of residential properties in these risk areas, and prepare a comprehensive inventory to identify high and moderate wildfire risk areas.	Construction Superintendent	High	Mid-Range	Local Fund	Moderate ($50,000–$250,000)
2	Goals for Property Protection and Reduction of Loss/Repetitive Loss. Protect structures, their occupants, and contents from the damaging effects of natural hazards.					
2.1	Acquisition, Relocation, and Elevation. Alleviate repetitive loss and create green space.					
2.1.1	Pursue FEMA grant funds for flood proofing pre-FIRM non-residential buildings, where feasible.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Low (<$50,000)
2.1.2	Retrofit or pursue grant funding to retrofit existing buildings, critical facilities, and infrastructure against potential damages from natural and manmade hazards.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)

2.1.3	Pursue FEMA grant funds to relocate buildings and infrastructure out of hazardous flood areas, with emphasis on pre-FIRM residential buildings, where deemed more cost effective than property acquisition or building elevation.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.1.4	Utilize the most recent NFIP repetitive loss property list, and other appropriate sources, to create and maintain a prioritized list of acquisition mitigation projects based on claims paid.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Low (<$50,000)
2.1.5	Pursue grant funds to acquire and demolish flood prone or substantially damaged structures and replace with permanent open space.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.1.6	Pursue grant funds to subsidize the elevation of certain buildings in flood-prone areas where acquisition or relocation is not feasible, with emphasis on Pre-FIRM buildings; where feasible, elevation is preferable to flood proofing.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)

2.1.7	Pursue grant funds to repair, elevate and weatherize existing homes for low- to moderate-income families.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)
2.1.8	Examine minor structural projects (small berm or floodwalls) in areas that cannot be mitigated through non-structural mitigation techniques.	Local Flood Plain Manager	Medium	Mid-Range	BRIC, HMGP, Local CIP, CDBG, Local Operating Budget	High ($250,000–$1,000,000)
2.1.9	Increase open space acquisitions through the FEMA HMA Grant Programs and other flood plain acquisition efforts.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
2.2	Hazard Insurance Awareness. Increase public awareness of flood insurance and special riders that may be required for earthquake, landslide, sinkhole and other damages typically not covered by standard property protection policies.					
2.2.1	Promote the purchase of flood insurance coverage by property owners and renters for flood damage in high-risk areas.	Executive Director	Medium	Mid-Range	Local Fund	Low (<$50,000)

2.3	Critical Facilities Protection. Protect critical facilities from potential damage and occupants from harm in the event of a hazard event.					
2.3.1	Install lightning and/or surge protection on existing critical facilities.	Construction Superintendent	Medium	Mid-Range	Local Fund	Moderate ($50,000–$250,000)
2.3.2	Pursue grant funding for the installation of backup power generators for critical facilities.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)
3	Goal for Public Education and Outreach. Educate and inform the public about the risks of hazards and the measures available to reduce threats to life and property.					
3.1	Safety/Preparedness Community Outreach.					
3.1.1	Publicize the availability of FIRM information to real estate agents, builders, developers, and homeowners through local media outlets (including social media sites).	Executive Director	Medium	Mid-Range	Local Fund	Low (<$50,000)
3.1.2	Participate in environmental awareness events such as Hurricane Awareness and Severe Weather Weeks to provide information to the	Executive Director	High	Short-Range	Local Fund	Low (<$50,000)

	public on preparedness, hazards, and mitigation					
3.1.3	Distribute information via the internet and other media, to encourage families and individuals to implement hazard mitigation measures in their homes.	Occupancy Specialist	Medium	Short-Range	Local Fund	Low (<$50,000)
3.1.4	Promote disaster resilience within the business community through workshops, educational materials, and planning guides, intended to assist business owners in recovering from a disaster event in a timely manner.	Executive Director Occupancy Specialist	High	Short-Range	Local Fund	Low (<$50,000)
3.1.5	Provide information to homeowners, builders, and developers on flood protection alternatives and permitting requirements for significant repair/improvement to properties within the regulated floodplain.	Executive Director Occupancy Specialist	High	Short-Range	Local	Low (<$50,000)
3.1.6	Participate in an annual meeting with Mobile County EMA to review and coordinate individual jurisdiction mitigation activities.	Executive Director	High	Short-Range	Local	Low (<$50,000)

3.1.7	Through local libraries, distribute free and current preparedness and public safety information from the jurisdiction in compliance with FEMA, NWS, USGS, and other federal and state agencies.	Executive Director	High	Short-Range	Local	Low (<$50,000)
3.1.8	Distribute Emergency Preparedness/ Hazard Mitigation brochures to students through area schools.	Occupancy Specialist	High	Short-Range	Local	Low (<$50,000)
3.1.9	Educate homeowners about structural and non-structural retrofitting of at-risk homes.	Occupancy Specialist	Medium	Short-Range	Local	Low (<$50,000)
3.2	Community Hazard Mitigation Plan Distribution. Distribute the Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to elected officials, interested agencies and organizations, businesses, and residents, using all available means of publication and distribution.					
3.2.1	Distribute the current Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to local officials, stakeholders, and interested individuals through internet download.	Executive Director	Medium	Short-Range	Local	Low (<$50,000)
3.3	Public Notifications, Warnings, & Instruction.					
3.3.1	Maintain appropriate media relationships to ensure the public receives timely hazards/threats/warning	Executive Director	High	Short-Range	Local	Low (<$50,000)

	notifications and accurate information and instructions to mitigate loss of life and property damage.					
3.3.2	Promote the use of weather radios in households and businesses.	Occupancy Specialist	Medium	Short-Range	Local	Low (<$50,000)
3.3.3	Promote an alert/warning system to provide complete coverage to all citizens such as RAVE Alert, SMART911, etc.	Executive Director	Medium	Short-Range	Local	Moderate ($50,000–$250,000)
3.3.4	Promote the installation of weather radios in all public buildings and places of public assembly.	Executive Director	Medium	Mid-Range	Local	Moderate ($50,000–$250,000)
3.3.5	Pursue grant funding to distribute weather radios to municipal residents.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Moderate ($50,000–$250,000)

3.3.6	Encourage citizens to download a trusted weather app to their smart phone to receive weather alerts.	Occupancy Specialist	Medium	Mid-Range	Local	Low (<$50,000)
3.3.7	Upgrade critical communications infrastructure.	Construction Superintendent	Medium	Mid-Range	Local	Very High (>$1,000,000)
4	Goal for Natural Resources Protection. Preserve, protect, and restore the beneficial functions of the natural environment to promote sustainable community development that balances the constraints of nature with the social and economic demands of the community.					
4.1	River/Stream Corridor Restoration and Protection. Restore and protect rivers, streams, and wetlands.					
4.1.1	Keep builders and developers informed of Federal wetlands permitting requirements of the Corps of Engineers	Executive Director	High	Mid-Range	Local	Low (<$50,000)
4.1.2	Adopt and/or enforce regulations prohibiting dumping and littering within river and stream corridors.	Occupancy Specialist	Medium	Mid-Range	Local	Low (<$50,000)
4.1.3	Utilize technical assistance available from the Alabama Cooperative Extension System with Best Management Practices (BMP).	Executive Director	High	Mid-Range	Local	Low (<$50,000)
4.1.4	Increase overall green spaces in cities by planting hurricane resistant	Maintenance Supervisor	Medium	Mid-Range	Local	Moderate

	trees with site and location taken into consideration.					($50,000–$250,000)
4.1.5	Restore and protect wetlands to enhance storm water drainage.	Maintenance Supervisor	High	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
4.1.6	Develop a coastal renourishment program if applicable to jurisdiction.	Occupancy Specialist	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
4.2	Water Resources Conservation Programs. Protect water quality through water conservation programs to mitigate the effects of droughts and assure uninterrupted potable water supplies.					
4.2.1	Enforce water use restrictions during periods of drought to conserve existing water supplies.	Occupancy Specialist	Medium	Mid-Range	Local	Low (<$50,000)
4.2.2	Improve and retrofit water supply systems to save water during drought events and to eliminate breaks and leaks.	Occupancy Specialist	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
5	Community Shelters and Safe Rooms. Provide sheltering from natural hazards for the safety of community residents.					

5.1	Building Projects.					
5.1.1	Pursue funding for the construction of new community safe rooms in accessible locations and ensure the inclusion of storm shelters and/or safe rooms in public buildings such as schools, government buildings, hospitals, and multi-purpose community centers.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	Very High (>$1,000,000)
5.1.2	Encourage the construction of safe rooms in new and existing homes and buildings.	Executive Director	Medium	Mid-Range	FEMA HMA GRANT	High ($250,000–$1,000,000)

Appendix E Implementation and Capabilities

This appendix documents the mitigation capabilities of Mobile County and each participating jurisdiction and special district. It summarizes planning tools, regulatory frameworks, GIS resources, and administrative staffing relevant to hazard mitigation. The table presents a factual overview of adopted plans, codes, regulations, and programmatic resources, supporting prioritization of mitigation efforts.

Appendix E supports the NFIP and CRS participation narrative described in **Section 1.2** by documenting jurisdiction-specific floodplain management staffing, enforcement capability, and administrative practices.

Where limitations in staffing, certification, funding, or technical capacity exist, jurisdictions rely on county-level coordination, state and federal technical assistance, and external grant funding to expand or improve mitigation capabilities over time.

Table E-1 Community Mitigation Capabilities Assessment

Criteria	Mobile County	Bayou La Batre	Chickasaw	Citronelle	Creola	Dauphin Island	City of Mobile	Mt. Vernon	Prichard	Saraland	Satsuma	Semmes
Planning and Regulatory Tools												
Adopted hazard mitigation plan												
Comprehensive plan (adopted ≤ 5 years)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Capital improvements plan	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Zoning ordinance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Subdivision regulations	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Criteria	Mobile County	Bayou La Batre	Chickasaw	Citronelle	Creola	Dauphin Island	City of Mobile	Mt. Vernon	Prichard	Saraland	Satsuma	Semmes
Building codes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Floodplain management ordinance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Stormwater management regulations	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Urban forestry/tree protection program	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Regulations addressing conservation/open space subdivisions	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GIS Resources												
Access to a GIS program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Maintains its own GIS	Y	Y	N	N	N	N	Y	N	Y	N	N	Y
GIS inventory of natural hazard areas	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GIS inventory of critical facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Staffing and Administrative Resources												

Criteria	Mobile County	Bayou La Batre	Chickasaw	Citronelle	Creola	Dauphin Island	City of Mobile	Mt. Vernon	Prichard	Saraland	Satsuma	Semmes
Building code staff	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Staff assigned to administer floodplain ordinance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Certified floodplain manager	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
Professional engineer on staff	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Professional planning staff	Y	N	N	N	N	N	Y	N	N	Y	Y	Y
Participates in regional planning program	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fiscal Resources												
Submitted applications for FEMA mitigation grants	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Awarded FEMA mitigation grant(s)	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Initiated-mitigation projects funded by other sources	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Has staff capable of writing grants	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Criteria	Mobile County	Bayou La Batre	Chickasaw	Citronelle	Creola	Dauphin Island	City of Mobile	Mt. Vernon	Prichard	Saraland	Satsuma	Semmes
Public Education and Outreach Programs												
On-going outreach program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Special program for education outreach	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Insurance Services Office (ISO) Ratings												
CRS classification	NR	NR	NR	NR	NR	7	NP	NR	NR	NR	NR	NR
Property Protection Classification (PPC)	NR	5	4	5	4	4	1	5	5	2	4	4

NR=No Response NP = Not Participating

“NP” indicates jurisdictions that participate in the NFIP but do not currently participate in the CRS program.

Appendix F Acronyms & Abbreviations

ADECA – Alabama Department of Economic and Community Affairs'

ADPH – Alabama Department of Public Health

AEMA – Alabama Emergency Management Agency

BNSF – Burlington Northern Santa Fe

BRIC – Building Resilient Infrastructure and Communities (Under review)

CDC – Centers for Disease Control and Prevention

CSX – Chessie Seaboard Consolidated

DMA2K – Disaster Mitigation Act of 2000

EEE – Eastern Equine Encephalitis

EF – Enhanced Fujita Scale

EMA – Emergency Management Agency

FEMA – Federal Emergency Management Agency

FMA – Flood Mitigation Assistance

HMPC – Hazard Mitigation Planning Committee

LLJ – Low-level Jet

MAWSS – Mobile Area Water and Sewer System

MCCD – Mobile County Communications District

MCEMA – Mobile County Emergency Management Agency

MCHD – Mobile County Health Department

MCPSS – Mobile County Public School System

MCSO – Mobile County Sheriff's Office

MIG – Monitoring and Impact Group

MCMJHMP – Mobile County Multi Jurisdiction Hazard Mitigation Plan

mb – millibars

mph – Miles Per Hour

NFIP – National Flood Insurance Program

NGVD 29 – National Geodetic Vertical Data 1929

NID – National Inventory of Dams

NOAA – National Oceanic and Atmospheric Administration

OWR – Office of Water Resources

PSA – Public Service Announcement

SARPC – South Alabama Regional Planning Commission

SSHWS – Saffir-Simpson Hurricane Wind Scale

THIRA – Threat and Hazard Identification and Risk Assessment

VFD – Volunteer Fire Department

WNV – West Nile Virus

Appendix G Adopting Resolutions (by jurisdiction)

Plan Adoption

Sample Adoption Resolution

(LOCAL GOVERNMENT, INCLUDING SPECIAL DISTRICTS), (STATE)

RESOLUTION NO. _____.

A RESOLUTION OF (LOCAL GOVERNMENT) ADOPTING THE (TITLE AND DATE OF MITIGATION PLAN).

WHEREAS the (local governing body) recognizes the threat that natural hazards pose to people and property within (local government); and

WHEREAS the (local government) has prepared a Mobile County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), hereby known as (title and date of mitigation plan) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS (title and date of mitigation plan) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (local governing body) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the (title and date of mitigation plan).

NOW THEREFORE, BE IT RESOLVED BY THE (LOCAL GOVERNMENT), (STATE), THAT:

Section 1. In accordance with (local rule for adopting resolutions), the (local governing body) adopts the (title and date of mitigation plan). While content related to (local government) may require revisions to meet the plan approval requirements, changes occurring after adoption will not require (local government) to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this _____ day of _____, _____.

By: _____ (print name)

ATTEST: By: _____ (print name)

APPROVED AS TO FORM: By: _____ (print name)