



AGENDA

Mobile City Council

Auditorium
Government Plaza
205 Government Street
Mobile, AL 36644

Tuesday, September 15, 2026, 10:30 AM

1. CALL TO ORDER

2. INVOCATION

Dr. Dan Taylor, Public Safety Chaplain

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. STATEMENT OF RULES BY COUNCIL PRESIDENT

6. APPROVAL OF MINUTES

September 8, 2026

7. COMMUNICATIONS FROM THE MAYOR

8. ADOPTION OF THE AGENDA

9. APPEALS

Request of Lawanda Shinn for a waiver of the Noise Ordinance at 1805 Pallister Place W. on September 19, 2026, from 3:00 p.m. - 10:00 p.m. (District 1).

Request of Wendy Dukes for a waiver of the Noise Ordinance at 1012 Adams Street on October 17, 2026, from 9:00 a.m. - 2:00 p.m. (District 2).

Request of Heather Humphries for a waiver of the Noise Ordinance at 2068 Venetia Road on October 10, 2026, from 7:00 a.m. - 12:00 p.m. (District 3).

Request of Marlin Gross for a waiver of the Noise Ordinance at 900 Downtowner Boulevard on September 26, 2026, from 1:00 p.m. - 10:00 p.m. (District 5).

10. PUBLIC HEARINGS

Public hearing to declare the structure at 1550 Stewart Avenue f/k/a 1551 Forrest Street a public nuisance and order it demolished (District 2).

Public hearing to declare the structure at 1318 Hercules Street a public nuisance and order it demolished (District 2).

Public hearing to declare the structure at 913 Texas Street a public nuisance and order it demolished (District 2).

Public hearing to declare the structure at 858 McQuillen Street a public nuisance and order it demolished (District 3).

Public hearing to declare the structure at 1109 Bay Avenue a public nuisance and order it demolished (District 3).

Public hearing to consider the application of Granbury Executive Transport, LLC for a Certificate of Public Convenience and Necessity to operate a shuttle, sedan, and limousine service.

11. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Lonnie Robinson - questions about why the City is not cutting an overgrown ditch.

Jaiden Bloodworth - collaboration proposal for hydration drive in Mobile.

Estella Trotter - Mobile Housing Board, years of failing to enforce and follow finance reports to the federal government, including the Special Application Center, malpractices of HUD demolition, relocation, and replacement of residents and housing developments/buildings.

12. ORDINANCES HELD OVER

64-037 Consider the proposed rezoning of property located at 320 and 330 Western Drive from B-3 and I-1 to I-1 (Councilmember Penn).

64-038 Consider the proposed rezoning of property located at 255 Church Street from T-5.2 to T-6 (Councilmember Ingram).

64-039 Consider the proposed rezoning of property located at 2665 Government Boulevard and 604 and 610 Mandrell Street from R-1 and B-2 to R-1 and B-3 (Councilmember Ingram).

64-040 Consider the proposed rezoning of property located at 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue from R-1, B-1, and B-2 to B-3 (Councilmember Ingram).

64-041 Consider the proposed rezoning of property located at 4460 Dauphin Island Parkway from R-1 to ML (Councilmember Small).

64-042 Consider the proposed rezoning of property located at 4213 and 4221 Spring Valley Drive South from R-1 and R-3 to R-1 (Councilmember Reynolds).

64-043 Consider the proposed rezoning of property located at the NW corner of Bear Fork Road and Moffett Road from R-1 to B-3 (Councilmember Gregory).

13. RESOLUTIONS HELD OVER

08-958 Approve purchase order to MCCI, Inc. for annual renewal of Laserfiche document management software for MIT; \$44,151.98 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

01-966 Authorize Agreement with Wesley Fontaine to provide racquet stringer services for Parks and Recreation Department; NTE \$80,000.00 per year (sponsored by Mayor Cheriogotis) (submitted by Shonnda Smith, Public Works Dept.)

01-967 Authorize Agreement with the Board of School Commissioners of Mobile County for 4 Community Safety Team prevention positions (sponsored by Mayor Cheriogotis) (submitted by Robert Shreve, City Attorney).

08-972 Approve purchase order to Graybar Electric Company, Inc. for traffic-signal and pedestrian signal light poles for Traffic Engineering; \$123,213.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-974 Approve purchase order to Burwell Material Handling, LLC for 2 Bobcat

forklifts for Regions Mobile Arena; \$72,519.54 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-975 Approve purchase order to Kamo Manufacturing Company, Inc. for floor cleaning equipment for Regions Mobile Arena; \$99,595.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

09-978 Allocate funds from FY 2026-27 CDBG Census Tract Restricted Capital Funds to the Taylor Landing Affordable Housing Development; \$1,950,000.00 (sponsored by Councilmember Small and Mayor Cheriogotis) (submitted by James Roberts, Community & Housing Development).

09-979 Consider adoption of the 2026-2027 General Fund and Capital Improvement Fund Budgets (sponsored by Mayor Cheriogotis).

31-980 Authorize the Mayor to apply, accept, and receive a grant from the Federal Transit Administration for five new trolley-style buses; \$1,360,000.00 (\$320,000.00 local match) (sponsored by Mayor Cheriogotis) (submitted by Jennifer Greene, Programs & Project Mgmt.).

25-981 Authorize Limited Temporary and Non-Exclusive Access Easement Permits for Mobile River Bridge project; (sponsored by Mayor Cheriogotis) (submitted by John Forrester, Engineering Dept.).

14. ORDINANCES BEING INTRODUCED

83-044 An Ordinance approving de-annexation of certain described land and redefining proposed reduced corporate limits (sponsored by Councilmembers Fleming and Woods).

15. CONSENT RESOLUTIONS BEING INTRODUCED

40-982 Declare the structure at 1550 Stewart Avenue f/k/a 1551 Forrest Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

40-983 Declare the structure at 1318 Hercules Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

40-984 Declare the structure at 913 Texas Street a public nuisance and order it demolished (sponsored by Councilmember Ingram).

40-985 Declare the structure at 858 McQuillen Street a public nuisance and order it demolished (sponsored by Councilmember Small).

40-986 Declare the structure at 1109 Bay Avenue a public nuisance and order it demolished (sponsored by Councilmember Small).

58-987 Authorize removal of weeds, Group 1681 (sponsored by Mayor Cheriogotis).

58-988 Authorize removal of weeds, Weed Lien Group 1683 (sponsored by Mayor Cheriogotis).

60-989 Approve award of special bonus to the Parks & Recreation Employee of the Month; Pettway (sponsored by Mayor Cheriogotis) (submitted by Shonnda Smith, Public Works).

60-990 Approve award of special bonus to the Firefighter of the Month; Carrera (sponsored by Mayor Cheriogotis) (submitted by Chief Barry Glisson, MFRD).

60-991 Approve award of special bonus to the Officer of the Month; Yerby (sponsored by Mayor Cheriogotis) (submitted by Chief William Jackson, MPD).

16. RESOLUTIONS BEING INTRODUCED

01-992 Authorize Agreement with Mirth Artists, LLC for construction of Mardi Gras float; NTE \$55,725.00 (sponsored by Mayor Cheriogotis) (submitted by Robert Shreve, City Attorney).

08-993 Approve purchase order to VC3 Inc. for annual renewal of Thinkgard network cybersecurity and disaster recovery software services for MIT; \$125,540.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-994 Approve purchase order to Prime Professional Concrete Pumping & Finishing, LLC for storm drainage vegetation and debris removal, 739 Dawes Road to 825 Bonneville Drive; \$23,200.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-995 Approve purchase order to Long Lewis Ford of the Shoals, Inc. for Ford Bronco SUV for Real Estate Asset Management; \$32,189.50 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-996 Approve purchase order to Truck Equipment Sales Inc. for three Ford pickup trucks with utility bodies for Facilities Maintenance; \$180,171.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

21-997 Authorize Contract with Kimley-Horn and Associates, Inc. for City of Mobile

Arterial Management Project for congestion management; \$300,000.00 (sponsored by Mayor Cheriogotis) (submitted by Jennifer White, Traffic Engineering).

21-998 Authorize Contract with AECOM Technical Services, Inc. for City of Mobile Arterial Management Project for congestion management; \$300,000.00 (sponsored by Mayor Cheriogotis) (submitted by John Forrester, Traffic Engineering).

37-999 Consider the application of Granbury Executive Transport, LLC for a Certificate of Public Convenience and Necessity to operate a shuttle, sedan, and limousine service (submitted by Lisa C. Lambert, City Clerk).

45-1000 Resolution to reaffirm previously accepted streets located in Public Low-Rent Housing Project Ala. 2-5 (sponsored by Mayor Cheriogotis) (submitted by James Roberts, Community & Housing Development).

60-1001 Authorize Settlement Agreement and Release of Claims: R. Jones (sponsored by Mayor Cheriogotis) (submitted by Robert Shreve, City Attorney).

17. 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 Rezoning
of Property Located at 320 and 330 Western Drive

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 320 and 330 Western Drive from B-3, Community Business Suburban District, to I-1, Light Industry 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.

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

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

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted

by the terms of said Ordinance in I-1, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in I-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 City Council of Mobile proposes to consider the adoption of the below synopsisized 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **320 & 330 Western Drive**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Community Business Suburban District (B-3) and Light Industry District (I-1)**, to **Light Industry District (I-1)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in I-1 districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in I-1 districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and; 3. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall 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.

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

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

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in I-1, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in I-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire

Department comments noted in the staff report; and, 3. 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

**Byrd Surveying, Inc.
Aiden Properties, LLC
320 & 330 Western Drive
Council District 1
Cory Penn**



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

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.**, for a change in zoning from **Community Business Suburban District (B-3)** and **Light Industry District (I-1)**, to **Light Industry District (I-1)**, for the property located at **320 & 330 Western Drive**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 320 & 330 Western Drive
ZON-UDC-003786-2026
Aiden Property Subdivision
Byrd Surveying, Inc.
District 1
Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1)

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **I-1, Light Industry District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

ZON-UDC-003786-2026 320 & 330 Western Drive
July 22, 2026

As such, the Planning Commission voted to recommend approval of Rezoning the property to I-1, Light Industry District, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is \$335.54. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

Stephen Guthrie

Deputy Director of Planning and Zoning



Planning Commission Application

For hard copy submissions, SEVEN (7) COPIES of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of this application by NOON on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit.....	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Planned Development

Checklist C

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

☐ Terminating a Previously approved Planned Unit Development

Checklist E

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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	Agent (If Applicable)
Address:	2609 HALLS MILL ROAD	
Email:		
Phone:		
Email:		
Name:		

Owner		Design Professional
Name:	CHRIS HOLMES	
Firm:	AIDEN PROPERTIES, LLC	
Phone:		
Email:		
Address:		

2. PROPERTY

320 & 330 WESTERN DRIVE

Property Address

KEY #00841806 & #02043700

2.406 ACRES

Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)

I-1 & B-3

Present Zoning or Transect District

I-1

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING

Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are

Date

Date

Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
my property, which is under consideration for Planning Commission/City Council approval, a sign
stand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Planning Commission Application

March 2025

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|---|
| ☒ Planning Commission Application

☐ Neighborhood Meeting documentation
☒ Boundary Plan | ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
|---|---|

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
 THE MAP FOR MOBILE SHOWS THIS PROPERTY WITHIN AN INDUSTRIAL AREA.

LIGHT INDUSTRY

Future Land Use Map (FLUM) Designation

I-1

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☒ Yes ☐ No

If yes, describe the error

THE SOUTH PORTION OF THE PROPERTY IS ZONED B-3 AND THE REMAINDER OF THE PROPERTY IS ZONED I-1. IT APPEARS THAT THE PROPERTY FRONTING MOFFETT ROAD WAS INTENDED TO BE B-3 AND ALL PROPERTIES TO THE NORTH INTENDED TO BE I-1.

3. Describe how this proposal promotes the community's health, safety, and welfare.

THE OWNER HAS CLEARED THE PROPERTY TO ELIMINATE THE POSSIBILITY OF A HOMELESS ENCAMPMENT.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

THIS PROPOSAL IS TO CORRECT THE ZONING TO CONFORM TO THE NEIGHBORING BUSINESSES.

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

ALL NEW AND EXISTING BUSINESSES IN THIS AREA ARE INDUSTRIAL IN NATURE.

2. Describe the surrounding land uses.

A HVAC SALES WAREHOUSE, AIR CONDITIONING SYSTEM SUPPLIER TO THE NORTH, RESIDENCES AND A CHURCH ADJOIN ON THE EAST, A BRAKE REPAIR SHOP AND BOUTIQUE AND A SIGN SHOP ADJOIN ON THE SOUTH.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

THERE WILL BE NO ADVERSE AFFECT.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

INFRASTRUCTURE IS IN PLACE.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THIS PROPOSAL IS TO CORRECT THE CITY'S MISTAKE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



City of Mobile - Planning & Zoning
Corporate Letter of Authorization

I, CHRIS HOLMES, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of AIDEN PROPERTIES, LLC, a corporation for the property located within the city limits of Mobile, Alabama at 320 & 330 WESTERN DRIVE.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice 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.

BYRD SURVEYING
Designee (I)

bvrd@byrdsurveying.biz
Email

251-476-5010
Phone Number

[REDACTED]
Email

holmesconstruction8@gmail.com
Phone Number

251-591-2383
Phone Number

6/11/26
Date

Byrd Surveying, Inc. (ZON-UDC-003786-2026)

We have completed our review of the above-referenced Rezoning 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, July 1, 2026**.

Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

2. DWG File Submission: If you have not already done so, please submit the DWG AutoCAD file for the site plan to our GIS staff. For your convenience, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon on June 17, 2026**, the case will be scheduled for the **July 16, 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 - PLEASE READ

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.

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

Thank You,

DESCRIPTION AND JUSTIFICATION FOR THE REZONING OF
AIDEN PROPERTIES, LLC

THE PURPOSE OF THIS REZONING APPLICATION IS TO CORRECT AN ERROR IN THE ZONING ORDINANCE. THE SOUTH 50' OF THE PROPERTY IS ZONED B-3 AND THE REMAINDER IS ZONED I-1. THE I-1 ZONING IS THE PREDOMINATE CLASSIFICATION IN THIS AREA AS IT EXTENDS WESTWARDLY, NORTHWARDLY, AND EASTWARDLY FROM WESTERN DRIVE. IT APPEARS THE B-3 ZONING WAS INTENDED FOR THE PROPERTIES FACING MOFFETT ROAD.



Dear Neighbor,

The owner of the property at 320 Western Drive is submitting a rezoning application to the City of Mobile to correct a mistake in the zoning classification.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: New Shiloh Baptist Church Senior Center
164 New Shiloh Avenue
(Next door to the Post Office)

Date: June 25, 2026

Time: 5:00 p.m.

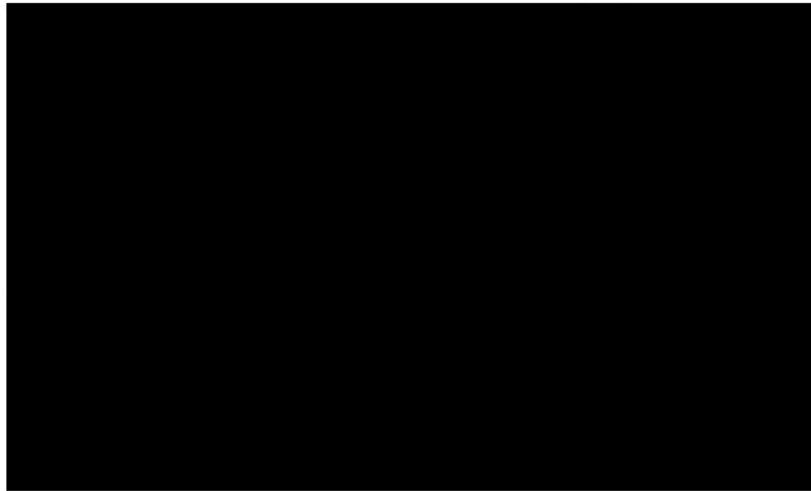
If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email 

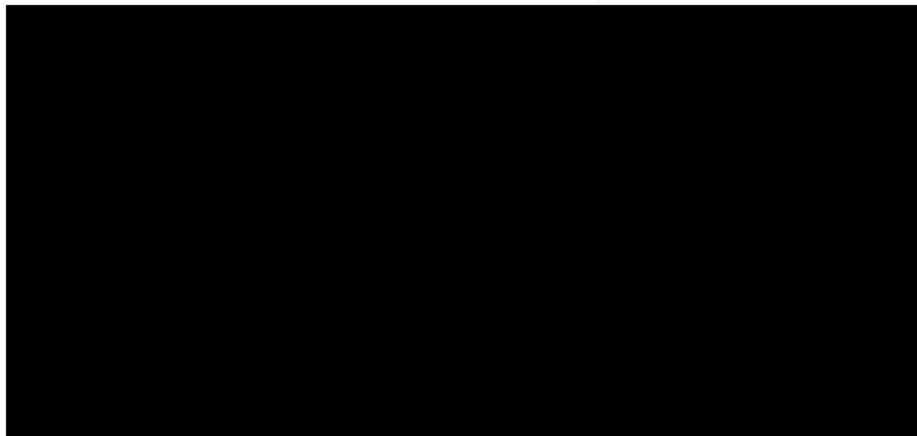
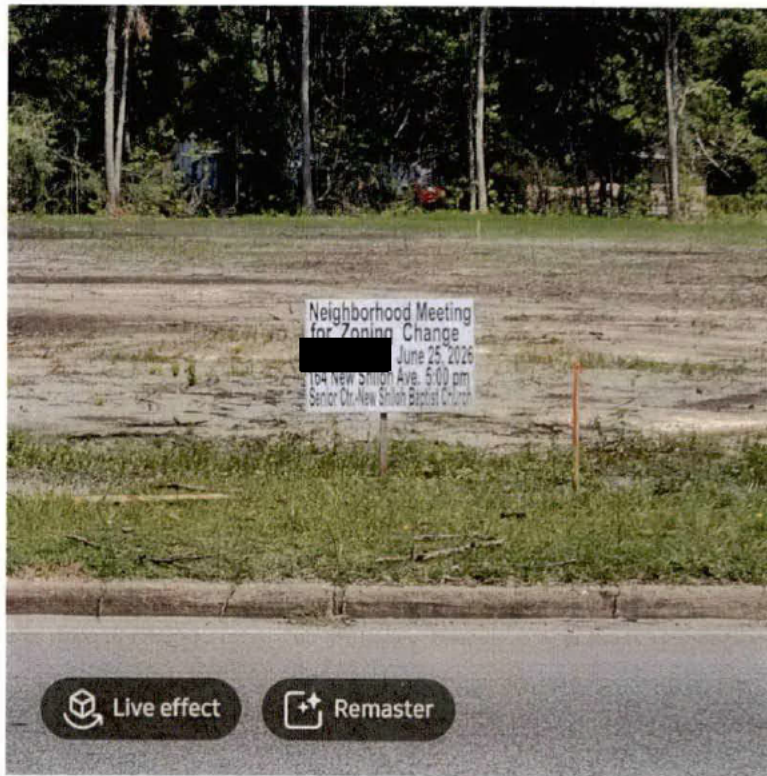
Sincerely,



Gerald D. Byrd

GDB/kpg





Add tag







Western Drive 50' R/W

WESTERN DRIVE COMMERCIAL PARK
RESUBDIVISION OF LOT 1
PHASE "B"
MB 65 PG. 112

EXISTING



OW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY
TION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF
ENT (208-6070) AND MUST COMPLY WITH THE CITY OF MOBILE
ISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).

SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY
F CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE,
ON SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND
BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE

ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW
Y CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL;
IN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND
ER RUNOFF CONTROL.

ILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED.
ON FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A
ED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS
RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING
A FINAL CERTIFICATE OF OCCUPANCY.

AL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF,
WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE
ONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.

Y WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY

LL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION
ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW ON-SITE
S, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3,
DEVELOPMENT CODE.

CE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION
ATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND
RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE
S FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE
NAL FIRE CODE).

§ B-3 TO I-I
TY SUBDIVISION

LEGAL DESCRIPTION

BEGINNING AT A REBAR AT THE SOUTHWEST CORNER OF LOT 2, WE
ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST
THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR;
FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS
SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (C
FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE
SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C.
THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF
CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET)

ATES OF MOBILE, D.B.A.

RVEYING

MOBILE, ALABAMA
BYRD•BYRDSURVEYING.BIZ
JUNE 10, 2026

LEGAL DESCRITPION

BEGINNING AT A REBAR AT THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH $44^{\circ}19'53''$ EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH $10^{\circ}13'59''$ WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH $44^{\circ}18'35''$ WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH $84^{\circ}34'50''$ WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH $33^{\circ}45'37''$ EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH $21^{\circ}58'04''$ EAST 181.39 FEET) TO THE POINT OF BEGINNING.



Agenda Item # 30

SUB-003785-2026 & ZON-UDC-003786-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

320 & 330 Western Drive

Subdivision Name:

Aiden Property Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owner(s):

Chris Holmes, Aiden Properties, LLC

Current Zoning:

B-3, Community Business Suburban District &
I-1, Light Industry District

Future Land Use:

Light Industry

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 25, 2026, at 5:00 p.m. at 164 New Shiloh Avenue.

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create two (2) legal lots of record.
- Rezoning B-3 Suburban and I-1 to I-1.
- **Note:**

Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	7
Exhibits	9

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial and residential units.

APPLICATION NUMBER	30	DATE	July 16, 2026
APPLICANT	Aiden Property Subdivision		
REQUEST	Subdivision, Rezoning from B-3 and I-1 to I-1		


 NTS

SITE HISTORY

The subject site was annexed into the corporate limits of the City of Mobile in 1945. Upon annexation, the northern portion of the property was assigned an industrial zoning classification, while the southern portion was assigned a community business zoning classification. These zoning designations have remained in effect through the adoption of the 1951 Zoning Ordinance, the 1967 Zoning Ordinance, and the Unified Development Code (UDC) in 2023.

The property was subsequently included within the one-lot *Western Drive Commercial Park Subdivision*, the plat of which was approved by the Planning Commission in May 1987 and later recorded in the Mobile County Probate Court.

The 1987 subdivision created a single lot that was split-zoned between the B-3 (Community Business District) and I-1 (Light Industry) zoning districts.

Subsequent subdivisions recorded in 1989 and 1995 further divided the 1987 lot. On both plats, the subject property is identified as a future development area and is described by metes-and-bounds legal descriptions. The resulting parcels have remained split-zoned between the B-3 (Community Business District) and I-1 (Light Industry) zoning districts and have never been developed.

Aside from the subdivision approvals described above, there are no additional Planning Commission or Board of Zoning Adjustment cases associated with the subject site.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Retain NOTES 1 - 5 and 7.
- C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review and [REDACTED] any signatures. No signatures are [REDACTED]

Rezoning

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm

water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.

3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the

applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this subdivision request is to create two (2) legal lots of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lots front Western Drive, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way. Sufficient right-of-way is depicted on the preliminary plat making additional dedication unnecessary.

Proposed Lot 1 and Proposed Lot 2 exceed the minimum lot area requirements of Article 2, Section 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer within the B-3 (Community Business Suburban) zoning district. While the I-1 (Light Industry) zoning district does not establish a minimum lot area, the area of each proposed lot is provided on the preliminary plat in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table containing the same information may be provided.

Proposed Lot 1 exceeds the minimum lot width requirement of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercial and industrially zoned lots.

Proposed Lot 2 is designed as a flag lot, with a 40-foot-wide access strip providing frontage along Western Drive. Section 6.C.9. of the Subdivision Regulations generally discourages flag lot configurations except where unusual circumstances exist or where such lot designs are common within the surrounding area. The Planning Commission has previously approved similarly configured lots in the vicinity of the subject site, suggesting that the proposed design may be appropriate. However, approval of the subdivision will require a waiver of Section 6.C.9. of the Subdivision Regulations.

A 25-foot front yard setback is depicted along Western Drive where each lot is at least 60 feet in width, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the depicted setbacks should be retained on the Final Plat.

As proposed, each lot would remain split-zoned between the B-3 (Community Business Suburban) and I-1 (Light Industry) zoning districts. Accordingly, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the associated subdivision application would result in the proposed lots remaining split-zoned between the B-3 (Community Business Suburban) and I-1 (Light Industry) zoning districts. To eliminate this split-zoning condition, the applicant requests that the entire site be rezoned to I-1 (Light Industry).

In support of the request, the applicant contends that the existing B-3 zoning is the result of a mapping error and that I-1 is the predominant zoning classification in the surrounding area. The applicant's complete narrative and justification are available through the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) because the request seeks a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 25, 2026, at 5:00 p.m. at 164 New Shiloh Avenue. According to the submitted sign-in sheet, one (1) member of the public attended. The meeting summary indicates that the attendee had questions regarding the potential impacts of the rezoning on nearby property but did not express opposition to the request. The meeting remained open until 6:00 p.m., satisfying the minimum one-hour requirement. The applicant timely submitted all required Neighborhood Meeting documentation, including the executed checklist certifying the completeness and accuracy of the materials.

The subject site is located within an area characterized by a mix of commercial, industrial, institutional, and residential development. Properties to the north and west are zoned I-1 and are developed with commercial and light industrial uses, including wholesale and HVAC equipment sales and service, minor warehousing, storage and distribution facilities of less than 40,000 square feet, and a convenience store with gasoline sales. Properties to the south are zoned B-3 and developed with commercial uses including a sign installation company, general retail sales, fast-food restaurants, and a religious facility. Properties to the east are zoned R-1 and developed with single-family residences and a religious facility.

No development or redevelopment plans were submitted with this application. Any future development of the property will be subject to compliance with all applicable provisions of the Unified Development Code.

The area was originally assigned its commercial and industrial zoning classifications upon annexation into the City of Mobile in 1945. Those zoning designations were subsequently carried forward through the adoption of the 1951 Zoning Ordinance, the 1967 Zoning Ordinance, and the UDC in 2023. The current split-zoning of the subject property is not the result of a mapping error, but rather of subsequent subdivisions of the original parent tract that created parcels crossing the longstanding zoning district boundary. Accordingly, the historical zoning record does not support the applicant's assertion that the existing B-3 zoning resulted from an error in the Official Zoning Map.

The Unified Development Code and Official Zoning Map are founded upon long-range comprehensive planning principles intended to promote orderly growth, compatible land use patterns, and the public health, safety, and welfare. Consequently, amendments to the Official Zoning Map should be supported by evidence demonstrating that the proposed change is warranted. In evaluating rezoning requests, the Planning Commission considers:

- Consistency with the Comprehensive Plan;
- Whether the existing zoning resulted from a mistake or error;
- Compatibility with the surrounding neighborhood;
- Promotion of the public health, safety, and welfare;
- Availability of adequate public infrastructure; and
- The presence of changed or changing conditions warranting the amendment.

While eliminating the split-zoning condition is appropriate, the evidence does not demonstrate that rezoning the property to I-1 is necessary to accomplish that objective. Rezoning the property to B-3 would likewise eliminate the split-zoning while maintaining the longstanding commercial-industrial transition established for this portion of the corridor. Although several nearby properties are zoned I-1, many of the existing surrounding uses—including wholesale establishments, minor warehousing, storage and distribution facilities of less than 40,000 square feet, retail businesses, and service commercial uses—are permitted within the B-3 zoning district. Moreover, no redevelopment proposal has been submitted demonstrating a need for the broader range of industrial uses

permitted in the I-1 district. In the absence of changed conditions or a specific development proposal requiring industrial zoning, extending the I-1 district to encompass the entire site does not appear justified. Rezoning the property to B-3 would eliminate the split-zoning while remaining consistent with the historical zoning pattern and providing an appropriate transition between the adjacent industrial properties and the residential neighborhood to the east.

If approved, the rezoning should be completed prior to the signing of the Final Plat associated with the companion subdivision application.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, a waiver of Section 6.C.9. of the Subdivision Regulations will be required (for lot design) and the following conditions could apply:

1. Retention of the 50-foot-wide right-of-way along Western Drive on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback line along Western Drive where each lot is at least 60 feet in width, in compliance with Section 6.C.8. of the Subdivision Regulations;
4. Completion of the Rezoning process prior to signing the Final Plat;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- **Consistency.** Whether the proposed amendment is consistent with the Comprehensive Plan;
- **Mistake.** For a Rezoning, whether there was a mistake or error in the original zoning map; and
- **Compatibility.** Whether the proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would adversely impact neighboring properties; or
 - Cause a loss in property values.
- **Health, Safety and General Welfare.** Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- **Capacity.** Whether the infrastructure is in place to accommodate the proposed amendment; and
- **Change.** Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- **Benefits Consideration.** In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

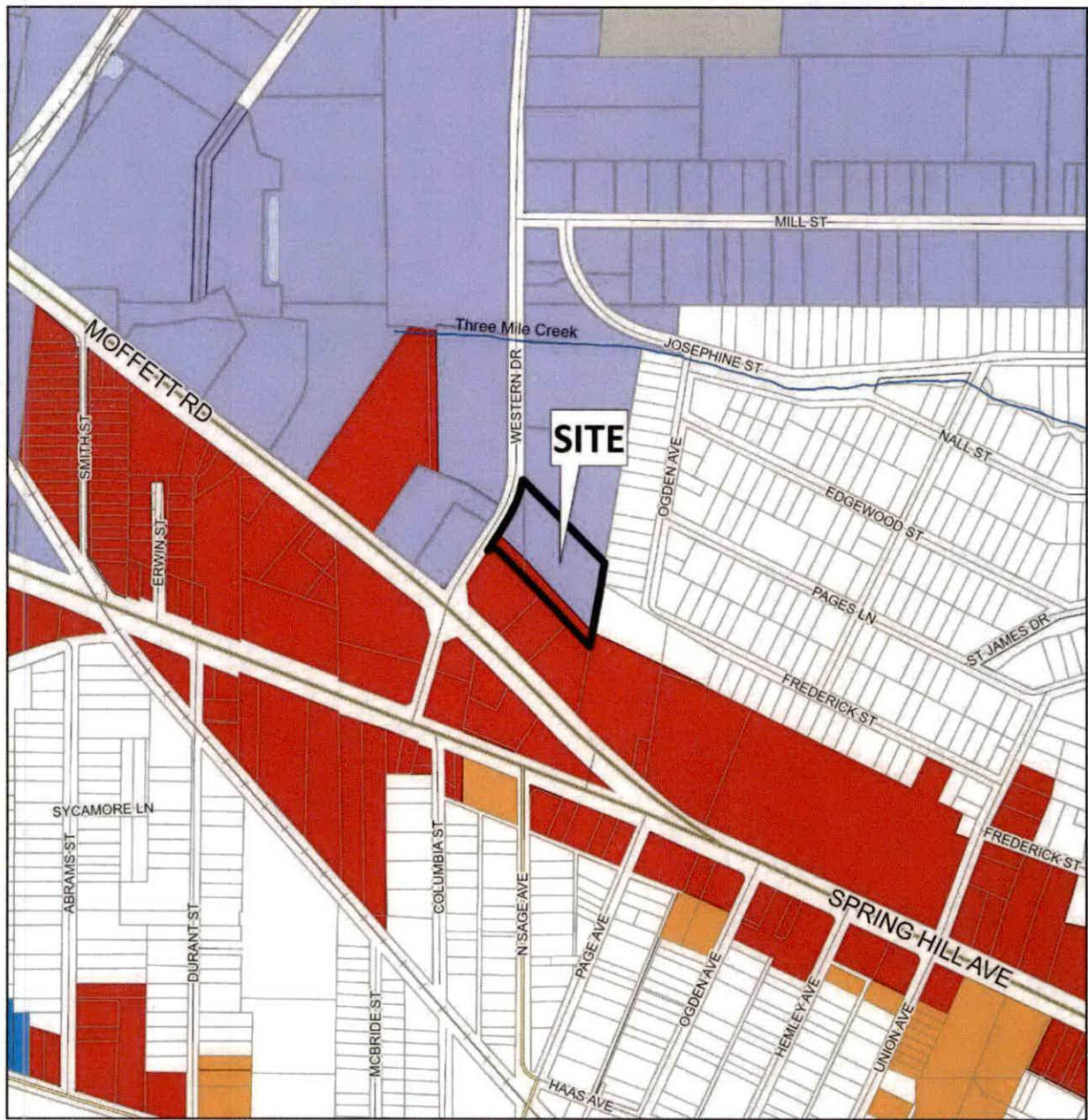
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezoning the site to either B-3 or I-1, the following conditions could apply:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



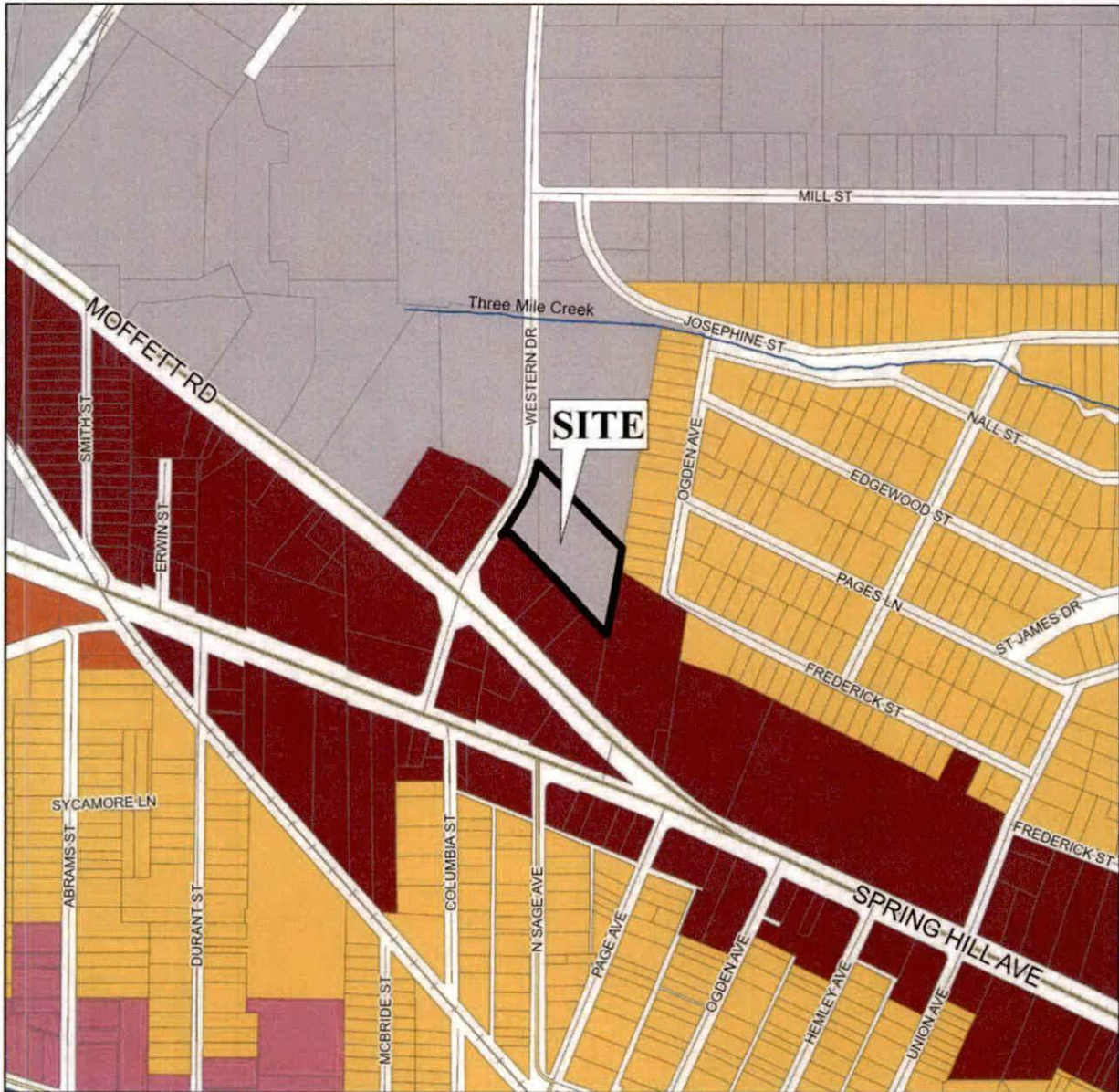
APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1



FLUM LOCATOR MAP



APPLICATION NUMBER 30 DATE July 16, 2026

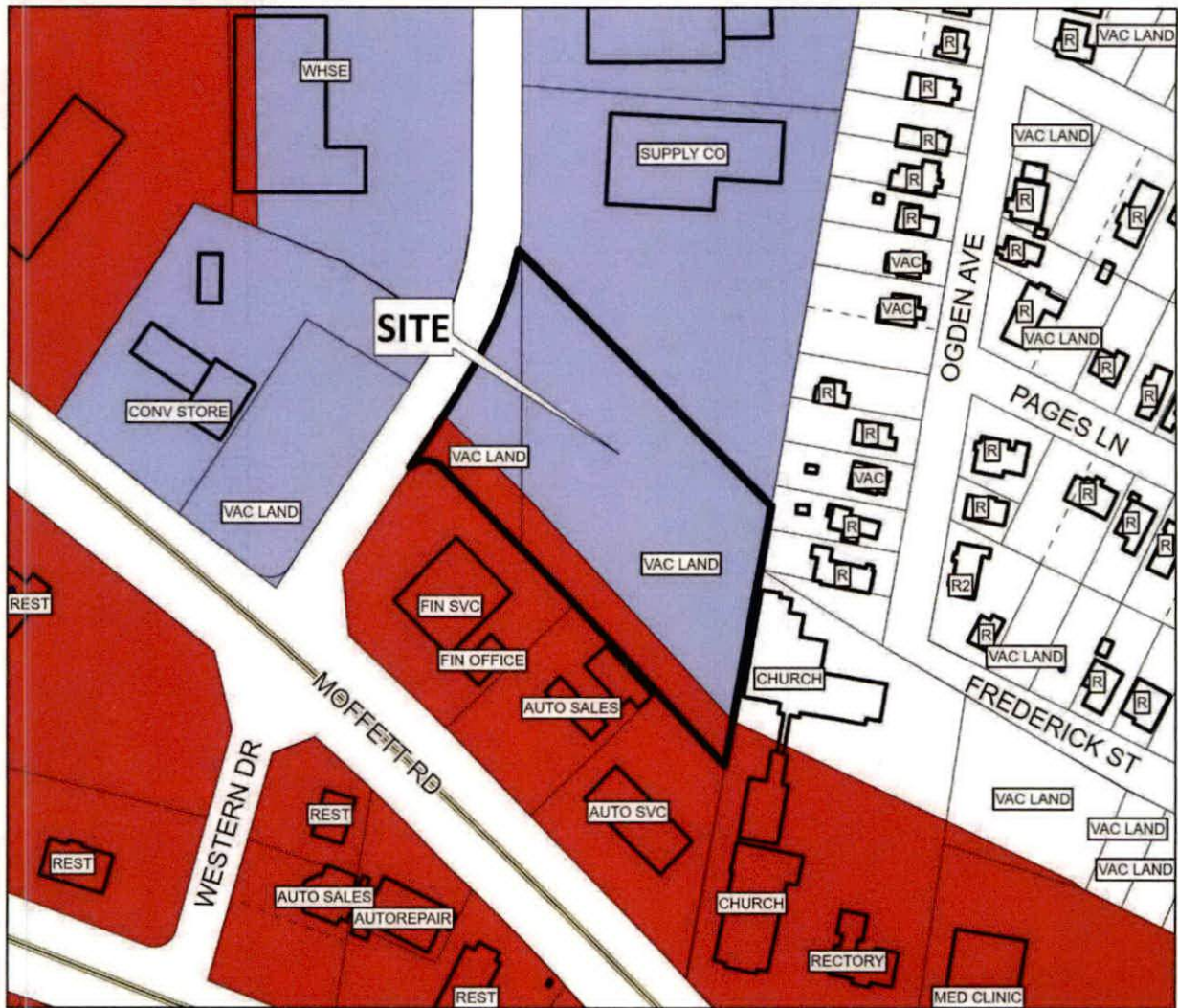
APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 30 DATE July 16, 2026

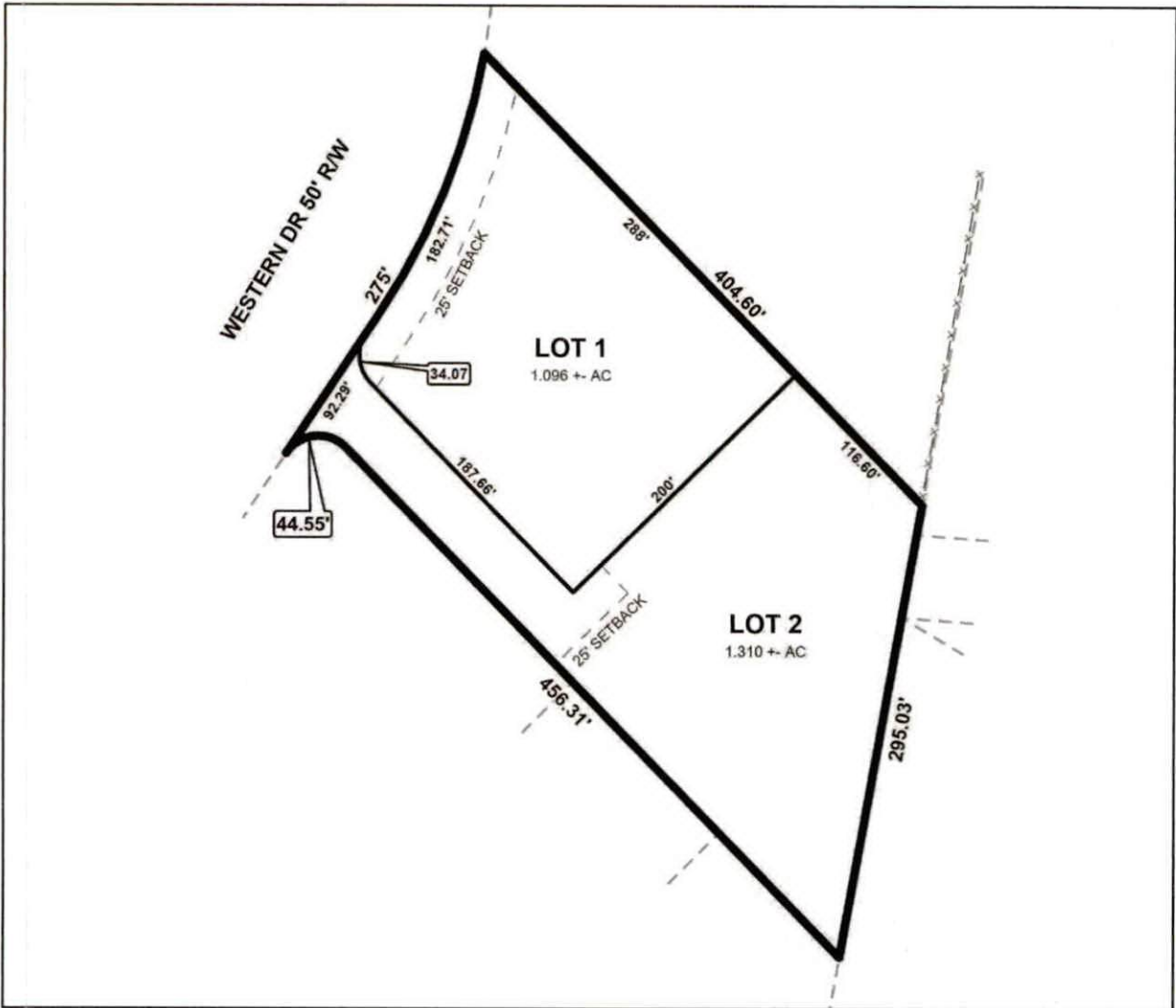
APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

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	



SITE PLAN



The site plan illustrates proposed lots and setbacks.

APPLICATION NUMBER <u>30</u> DATE <u>July 16, 2026</u>
APPLICANT <u>Aiden Property Subdivision</u>
REQUEST <u>Subdivision, Rezoning from B-3 and I-1 to I-1</u>



DETAIL SITE PLAN



APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1



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 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.

	■	US	○	□																									
	Zoning district is appropriate to implement the future land use category.	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)	■	■	■	■			○							○														○	
MIXED DENSITY, RESIDENTIAL (MDR)		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○
DISTRICT CENTER (DC)											■	○	○																
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	■	■	■	○	○	○	○										■	■	■	■	■	■	■	■		
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)		■	■	■	■	■	■	■	■	○																		○	
TRADITIONAL CORRIDOR (TC)		■	■		■	■	■	■	○																			○	
MIXED COMMERCIAL CORRIDOR (MCC)																													
LIGHT INDUSTRIAL (LI)																											○	○	
HEAVY INDUSTRY (HI)		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○	
INSTITUTIONAL LAND USE (INS)														○					○										
PARKS & OPEN SPACE (POS)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
WATER DEPENDENT USES (WDWUR)	■					○									■	■	■		○	○									

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as "industrial business", including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example



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 an Amendment to the
Downtown Development District Regulating Plan to Consider the Proposed
Rezoning of Property Located at 255 Church Street from T-5.2 to T-6

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to amend the Downtown Development District Regulating Plan to consider the proposed rezoning of property located at 255 Church Street from T-5.2 to T-6..

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.

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

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

BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS; MOBILE, ALABAMA, RUN THEN SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 FEET TO A POINT ON THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 38 MINUTES RUN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINUTES NORTHWARDLY ALONG EAST LINE OF JACKSON STREET 308.58 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 87 DEGREES 02 MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

ALSO:

FROM THE SOUTHEAST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, RUN THENCE SOUTHWARDLY ALONG EAST LINE OF JACKSON STREET,

308.58 FEET TO A POINT, SAID POINT BEING THE NORTHEAST INTERSECTION OF JACKSON STREET AND MONROE STREET (NOW VACANT) FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE CONTINUE SOUTHWARDLY ALONG THE EAST LINE OF JACKSON STREET, 107.44 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 47 DEGREES 21 MINUTES RUN NORTHEASTWARDLY ALONG NEW RIGHT OF WAY LINE OF JOACHIM STREET, 150.82 FEET TO A POINT OF INTERSECTION WITH THE ORIGINAL NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 45 DEGREES 22 MINUTES RUN WESTWARDLY ALONG SAID ORIGINAL NORTH LINE OF MONROE STREET, 111.05 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

The classification of said property is hereby changed from T-5.2 to T-6, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a T-6, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a T-6, until the condition set forth below has been complied with: 1. Full compliance with all municipal codes and ordinances.

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

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **255 Church Street**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **T-5.2** to **T-6**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **T-6** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **T-6** districts until the following condition has been complied with: 1. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall 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.

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

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

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BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

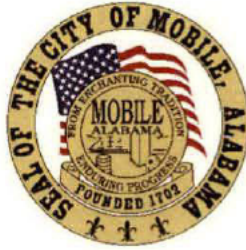
The classification of said property is hereby changed **from T-5.2 to T-6**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a T-6, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a T-6, until the **condition** set forth below has been complied with: 1. Full compliance with all municipal codes and ordinances.

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

Adopted:

Lisa Lambert, City Clerk

**James F. Watkins, Maynard Nexsen, PC
255 Church Street
Council District 2
Samantha Ingram**



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

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

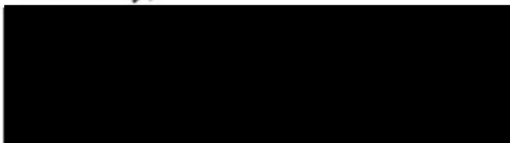
Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **James F. Watkins, Maynard Nexsen, PC**, for an **Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6**, for the property located at **255 Church Street**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,



Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

James F. Watkins
11 North Water Street, Suite 24290
Mobile, AL 36602

Re: 255 Church Street
ZON-UDC-003777-2026
James F. Watkins, Maynard Nexsen, PC
District 2
Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **T-6**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **T-6**, to the City Council, subject to the following condition:

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

1. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **\$352.64**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary


Deputy Director of Planning and Zoning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Planned Development

Checklist C

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

☐ Terminating a Previously approved Planned Unit Development

Checklist E

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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	Agent (If Applicable)
Address:	11 North Water Street, Suite 24290 Mobile, AL 36602	11 North Water St., Suite 24290, Mobile, AL 36602
Email:		
Phone:		
Email:		
Name:		

	Owner	Design Professional
Name:	Shree Krishna Hospitality, LLC	
Firm:		
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 255 Church Street, Mobile, AL 36602 68,244 Sq.Ft/1.567 Acres

Property Address 2906400011165.000 Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)
 T 52

T 6

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

Applicant whose name is signed hereto that all of the above facts are

6/9/2026
 Date

6/10/26
 Date

NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 Property, which is under consideration for Planning Commission/City Council approval, a sign
 at the City of Mobile will erect and maintain said sign for the prescribed period of time.

6/10/26
 Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|---|
| ☐ Planning Commission Application | ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission |
| ☐ Neighborhood Meeting documentation | ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
| ☐ Boundary Plan | |

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

The site is located in the Downtown Development Area under the Map for Mobile. In that district, infill development that promotes and compliments the existing character of the district and promotes the pedestrian friendly environment is encouraged. Focus is on mixed use retail, office, restaurant, and residential uses are encouraged. Owner's ultimate use is as a mixed use hotel, retail and residential complex to replace the existing motel, all of which will promote the development directives of the Map for Mobile.

Downtown

T 6

Future Land Use Map (FLUM) Designation

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☒ No

If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.

Initially, the demolition of the existing motel will improve the look and feel of the surrounding areas. It is dated and of a style which is not favored by tourists coming into downtown. Redevelopment of the site as a mixed use hotel/retail/residential facility will provide much needed hotel space to support the new Regions Arena as well as the downtown airport and increasing cruise terminal traffic. Residential, retail, and restaurant offering associated with the project will provide quality of life improvements to the surrounding neighborhoods.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

The City's redevelopment of the former Civic Center site, the re location of the airport, and the increased cruise traffic are all changes that support the need for additional hotel space. Tourists and business travelers want hotels with interior opening doors for security making the current motel use obsolete. Increased interest in downtown living together with growth in downtown employment at Austal, Airbus and Port related operations have increased the demand for residential offerings in the downtown area.

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

Recently the areas around the subject property have seen several significant re development and new development projects. The City's demolition fo the Civic Center and the construction of the Regions Arena, as well as the Corps of Engineers building have focused new attention on this area of downtown. There aree several new restaurants, bars and breweries that have opened south of Government Street.

2. Describe the surrounding land uses.

Uses around the site include Government Plaza, which houses adminstration and judicial functions for the City, hotels, commercial office space, churches, and museums. Mardi Gras Park and Fort Conde Welcome Center in near by.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

Given the proximity to other hotels, Government Plaza, and commercial offices the usual concerns about traffic, noise and lighting that come with development near residential uses are not as significant, Stormwater run off and drainage is always a concern but the re development of the site will comply with all City ordinances in that regard and, given the age of the existing facilities, likely will be improved as a part ofthe new project.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

There appears to be adaqueate infrastructure in place to support the development.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

As the development of areas around the Downtown District continues (airport, arena, cruise lines, manufacturing and logistics) the need for additional hotel and residential offerings in downtown will be needed to accommodate the increased demands.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

The site in in the Downtown Development District and also the Church Street East Historic District. Development of the site will require complainece with the form based codes and architectural standards of those regulating bodies.



Plan Submission Contact Information

Name of Project Quality Inn Redevelopment

Address 255 Church Street, Mobile, Alabama 36602

Owner Shree Krishna Hospitality, LLC

Add [REDACTED]

Pho [REDACTED]

Authorized Agent James F. Watkins

Address Maynard Nexsen PC 11 North Water Street, Suite 24290, Mobile, AL Zip Code 36602

Ph [REDACTED]

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by:

James F. Watkins

Signature

6 10 2026

Date

Print

Agent

Affiliation to project/Organization

REZONING JUSTIFICATIONS

The subject site at 255 Church Street is currently used as a Quality Inn Motel. The structure is an older design which has rooms opening onto a parking lot. The building is dated and does not have amenities sought after by business or leisure travelers. The owner desires to redevelop the site into an upscale mixed use project with hotel, residential, retail and restaurant uses. It is anticipated that the structures to be built on the site will exceed the height limits established for the existing T-5-2 zoning classification. The owner is requesting a re-zoning of the property to the T-6 classification.

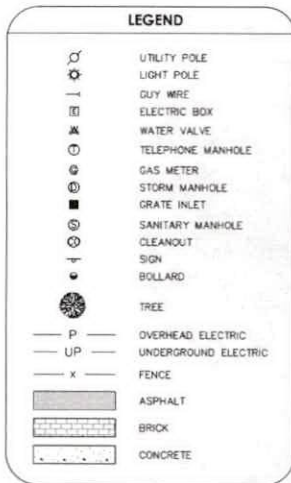
Changing conditions in the nearby area, as well as changes in Mobile, generally, support the owner's request. In the surrounding area the City of Mobile has recently demolished the Civic Center and Theatre to replace it with the new Regions Arena. The U.S. Corps of Engineers recently completed its new headquarters building bringing hundreds of employees to the area. As a part of each of these projects, the City of Mobile has constructed a large, multi-story parking garage a few blocks from the site. Each of these facilities has changed to landscape of the surrounding area and the scope and scale of these projects supports a change in the zoning of the site to allow for a larger, multi-story hotel and residential facility.

Further away from the site, Mobile is close to completing the relocation of its airport to Brookley Field. This will increase demand for downtown hotel rooms. New, year round cruise schedules from the Mobile Cruise Terminal, which is within walking distance to the site, also indicate additional hotel rooms will be needed. In recent years, there has been an increased demand for downtown residential opportunities where years earlier, there was limited interest in downtown residences. Increased manufacturing and growth at the Port of Mobile is bringing additional business travelers to the city, further increasing demand for hotel and meeting space.

Last, within blocks of the site it should be noted that both the City/County complex and other hotel properties are built to heights exceeding that is allowed in the T-5-2 zoning designation. Though each of these facilities were in place before the Downtown Development District ordinance was adopted, allowing a taller facility to be built on the site would not be out of character with the site's immediate surroundings.

NOTES:

1. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR DRAWINGS, HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES NOT PHYSICALLY LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, NAD 83 (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01073C0261J, EFFECTIVE DATE MARCH 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN".
6. SURVEY PREPARED FOR: SHREE KRISHNA HOSPITALITY, L.L.C.
7. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
8. ELEVATIONS SHOWN ARE BASED ON USGS DATUM NAVD 88.



VICINITY MAP (N.T.S.)



TITLE PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOBILE, STATE OF ALABAMA DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS, MOBILE, ALABAMA, SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 FEET TO THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 38 MINUTES RUN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

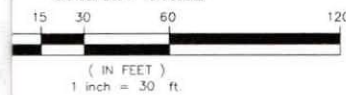
PARCEL B:
FROM THE SOUTHEAST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, RUN THE EAST LINE OF JACKSON STREET, 308.58 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY; THENCE CONTINUE SOUTHWARDLY ALONG THE EAST LINE OF JACKSON STREET, 107.4 FEET TO THE SOUTHWEST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, 36602.

LAND TITLE SURVEY OF QUALITY INN MOBILE

SITUATED IN SECTION ----,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
MOBILE COUNTY, ALABAMA



GRAPHIC SCALE



TITLE COMMITMENT

THIS SURVEY IS PREPARED BY FIRST AMERICAN TITLE COMPANY (THE TITLE COMMITMENT)

THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY TITLE COMMITMENT.

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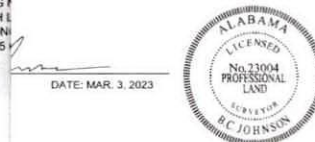
THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY TITLE COMMITMENT.

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DATE: MAR. 3, 2023

DATE

REVISIONS

DRAWN BY: JAT
CHECKED BY: RKC

PROJECT No.: F_ARC00021
DATE: March 3, 2023
SCALE: 1" = 30'

QUALITY INN MOBILE

ALTA NSPS LAND TITLE SURVEY

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158

1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960



SHEET NO.

1 OF 1



June 25, 2026

HAND DELIVERY

Mr. Logan Anderson
City of Mobile Planning & Zoning
Government Plaza, Third Floor, South Tower
205 Government Street
Mobile, AL 36644

Re: Re-Zoning of 255 Church Street

Dear Logan:

Logan, enclosed is the Neighborhood Meeting packet for the above-referenced matter. Please note that photographs of notice signs were emailed previously.

Please give me a call if you have any questions or need anything further.

JFW/lbr

Enclosure



City of Mobile · Planning & Zoning
Neighborhood Meeting Cover Sheet

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

Date of Submittal: June 25, 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):
Re-zoning of 255 Church Street from T-5-2 to T-6

Neighborhood Meeting Date: June 24, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: Re-zoning of 255 Church Street, Mobile, AL 36602
Christ Church Cathedral - Parish Hall

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

- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ 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 at the meeting
- ☐ Additional documents (Describe: _____)

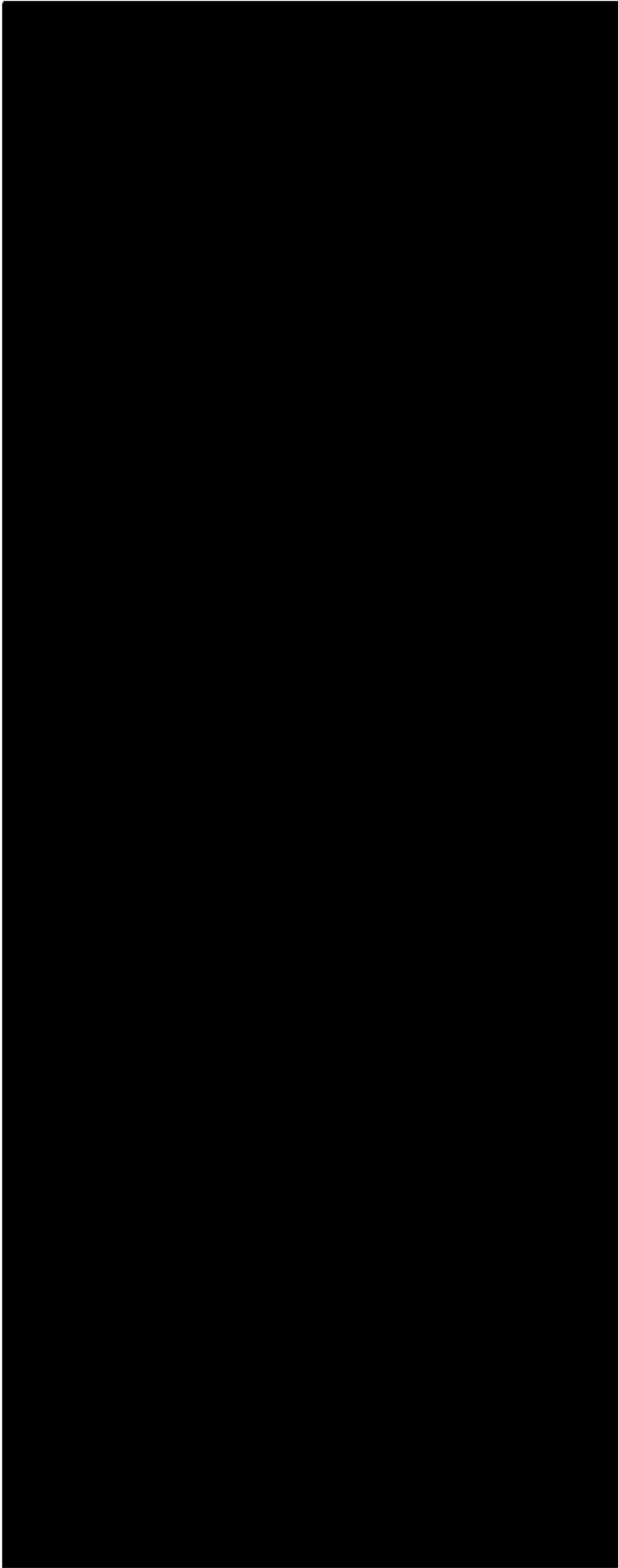
Applicant's Name: James E. Wilkins - Maynard Nexsen PC

(First Name & Last Name)

to the accuracy of the documentation provided:

Date: June 25, 2026

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



206741501.v1



Notice of Neighborhood Meeting

June 4, 2026

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the application that Shree Krishna Hospitality, LLC, or its assigns, will be submitting to the Mobile City Planning Commission:

Application for Re-zoning for property located at 255 Church Street, Mobile, Alabama 36602 from T-5.2 to T-6.

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

June 24, 2026

5:00 p.m

Christ Church Cathedral Chapter House

115 S. Conception Street

Mobile, Alabama 36602

You are receiving this notice because your property is located within 300 feet of 255 Church Street, Mobile, Alabama, in compliance with the notification requirements of Article 5 of the City of Mobile Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application, ask

Neighborhood Meeting

Date: June 24, 2026

Time: 5:00 pm

Location of Neighborhood Meeting: 115 S. Conception St.
Mobile - Christ Church Cathedral Chapter House

Project Location: 255 Church St. Mobile, AL

Project/Application (e.g. Rezoning from R-1 to B-1):

Re-Zoning from T-5-2 to T-6

ing to the Accuracy of This Sheet:

Date: 6/24/26

Please Sign In:

Neighborhood Meeting Sign-In Sheet

Date: _____

Meeting Location: _____

Applicant: _____

Application(s): _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Neighborhood Meeting Summary

Meeting Date: June 24, 2026

Meeting Time: 5:00 PM

Meeting Location: 115 S. Conception St., Mobile, AL 36602

Below is a summary of the proposed project presented at the Neighborhood Meeting:

Re-zoning of 255 Church Street from T-5-2 to T-6

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

An aerial and street view massing model showing scale of possible hotel and
condominium/apartment buildings that could be developed on the site

Please attach copies of the distributed information to this summary.

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):

Mr. Jeff Dean was the only person who appeared at the meeting. He revised
the massing depictions and asked about construction practices with respect
to how piles would be placed. He was concerned about construction noise and
possible damage to his property.

No other people attended the meeting and there were no other questions.

Application: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

X _____ Date: 6/25/26

Page 70 of 826

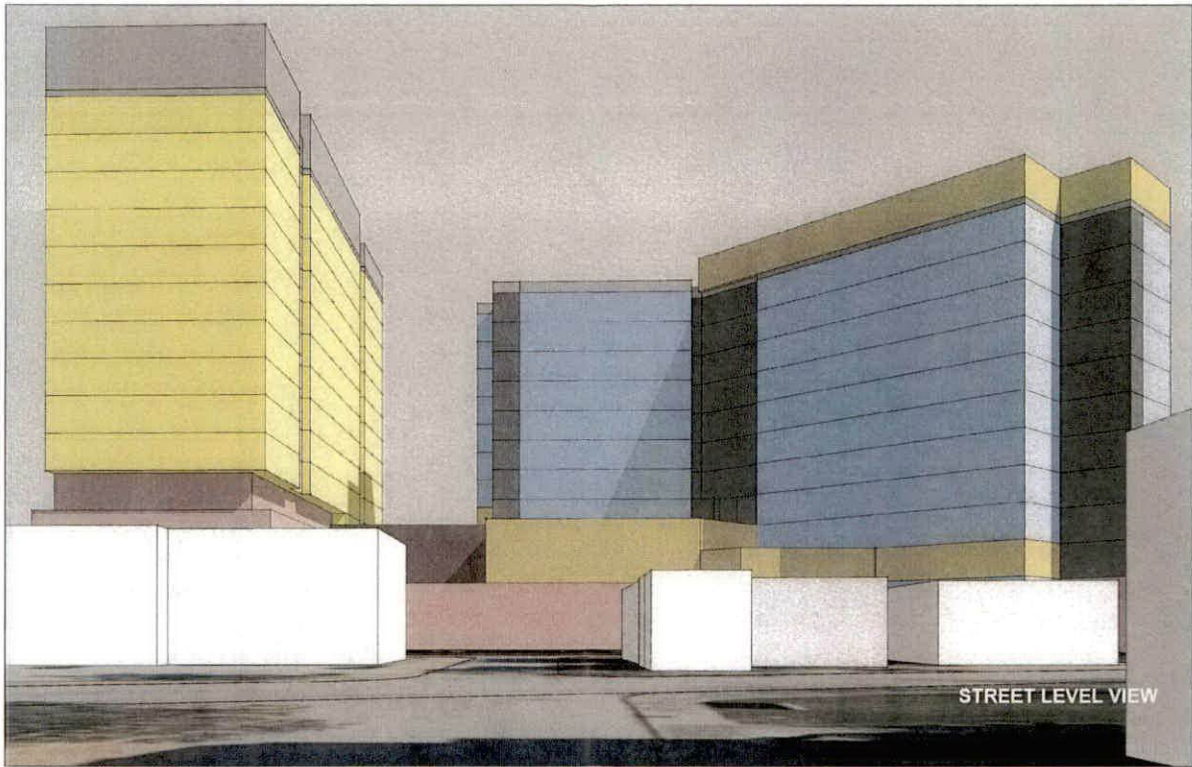


CHURCH STREET MIXED-USE

MOBILE, ALABAMA



ELEVATE | architecture
studio



CHURCH STREET MIXED-USE

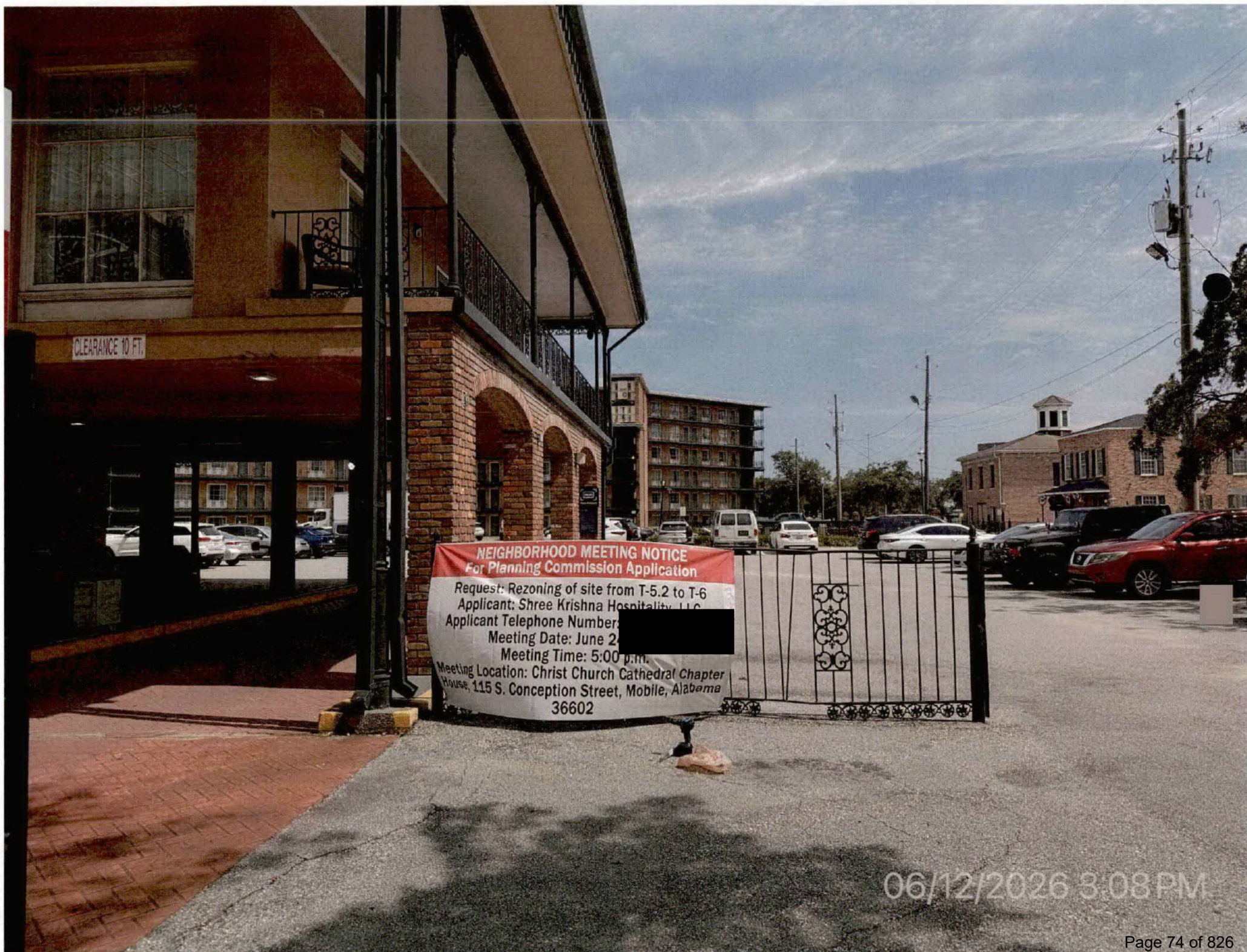
MOBILE, ALABAMA



ELEVATE | architecture
studio



06/12/2026 3:00 PM



06/12/2026 3:08 PM



06/12/2026 3:38PM

NEIGHBORHOOD ALERT
For Planning Commission Review
Request: Rezoning of site from PG-2 to T
Applicant: [REDACTED]
Meeting Date: June 24, 2026
Meeting Time: 5:00 pm
Meeting Location: Christ Church Cathedral Chapter House, 115 S. Conception Street, Mobile, Alabama 36602



06/12/2026 4:05 PM

06/12/2026 4:05 PM

NEIGHBORHOOD MEETING NOTICE
FOR FLOODING COMMISSION APPLICATION
Request Review of site from 7-23-2024
Application
Meeting Date: June 24, 2024
Meeting Time: 5:00 PM
Meeting Location: Christ Church Episcopal
House, 1155 Conception Street, Mobile, AL 36682



June 9, 2026

Urban Development Department

Planning Section

P.O. Box 1827

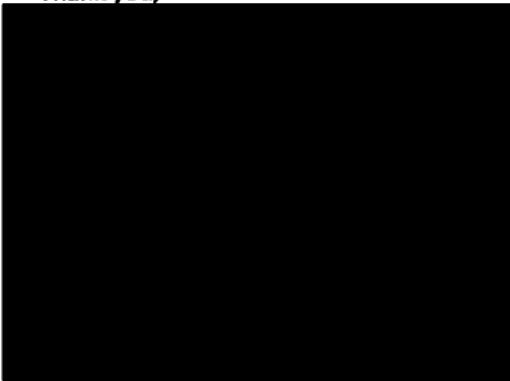
Mobile, AL 36633

RE: Application for Re-Zoning
255 Church Street, Mobile, Alabama 36602

Ladies and Gentlemen,

Please accept this letter as consent and approval of the filing of an Application for Re-Zoning of the property located at 255 Church Street, Mobile, Alabama 36602. Additionally, I appoint and authorize James F. Watkins of Maynard Nexsen, PC, as authorized agent, for the purposes of submitting an application for the re-zoning of said property from T-5-2 to T-6.

Thank you,

 limited liability company

PARCEL A:

Beginning at the Southwest corner of Church and Joachim Streets, Mobile, Alabama, run then Southwardly along the West line of Joachim Street, 207.29 feet to a point; thence with an interior angle of 134 degrees 39 minutes run Southwestwardly along new right of way line, 140.65 feet to a point on the North line of Monroe Street; thence with an interior angle of 134 degrees 38 minutes run Westwardly 111.05 feet to a point; thence with an interior angle of 92 degrees 43 minutes Northwardly along East line of Jackson Street 308.58 feet to a point; thence with an interior angle of 87 degrees 02 minutes run Eastwardly along South line of Church Street, 221.86 feet to the point of beginning, also known as 255 Church Street, Mobile, Alabama 36602.

PARCEL B:

From the Southeast corner of Church and Jackson Streets, Mobile, Alabama, run thence Southwardly along East line of Jackson Street, 308.58 feet to a point, said point being the Northeast intersection of Jackson Street and Monroe Street (now vacant) for the point of beginning of herein described property; thence continue Southwardly along the East line of Jackson Street, 107.44 feet to a point; thence with an interior angle of 47 degrees 21 minutes run Northeastwardly along new right of way line of Joachim Street, 150.82 feet to a point of intersection with the original North line of Monroe Street; thence with an interior angle of 45 degrees 22 minutes run Westwardly along said original North line of Monroe Street, 111.05 feet to the point of beginning, also known as 255 Church Street, Mobile, Alabama 36602.

James F. Watkins, Maynard Nexsen, PC (ZON-UDC-003777-2026)

IMPORTANT - PLEASE READ

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.gov.

Good morning,

We have completed our review of the above-referenced Rezoning 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, July 1, 2026**.

Note: To date, no Neighborhood Meeting documents have been received.

2. DWG File Submission: If you have not already done so, please submit the **DWG AutoCAD file** for the conceptual plan to our GIS staff. For your convenience, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon on Monday, June 15, 2026**, the case will be scheduled for the **July 16, 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 - PLEASE READ

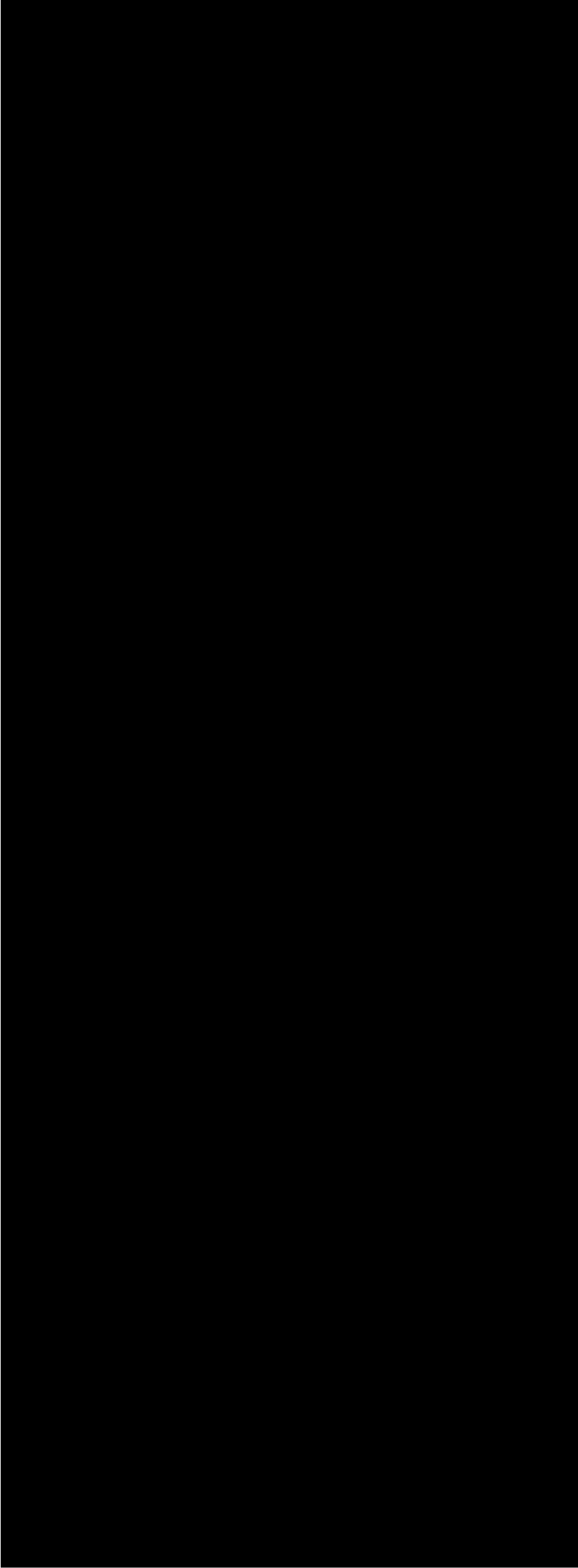
The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.gov.

Important:

If the required Neighborhood Meeting documentation is not received **by July 1, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

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

Thank You,



LLC





Agenda Item # 24

ZON-UDC-003777-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

255 Church Street

Applicant / Agent:

James F. Watkins, Maynard Nexsen, PC

Property Owner:

Shree Krishna Hospitality, LLC

Current Zoning:

T-5.2 Sub-District of the Downtown Development District

Proposed Zoning:

T-6 Sub-District of the Downtown Development District

Future Land Use:

Downtown

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 24, 2026, at 5:00 PM at Christ Church Cathedral – Parish Hall (115 South Conception Street)

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from T-5.2 to T-6

Note:

Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

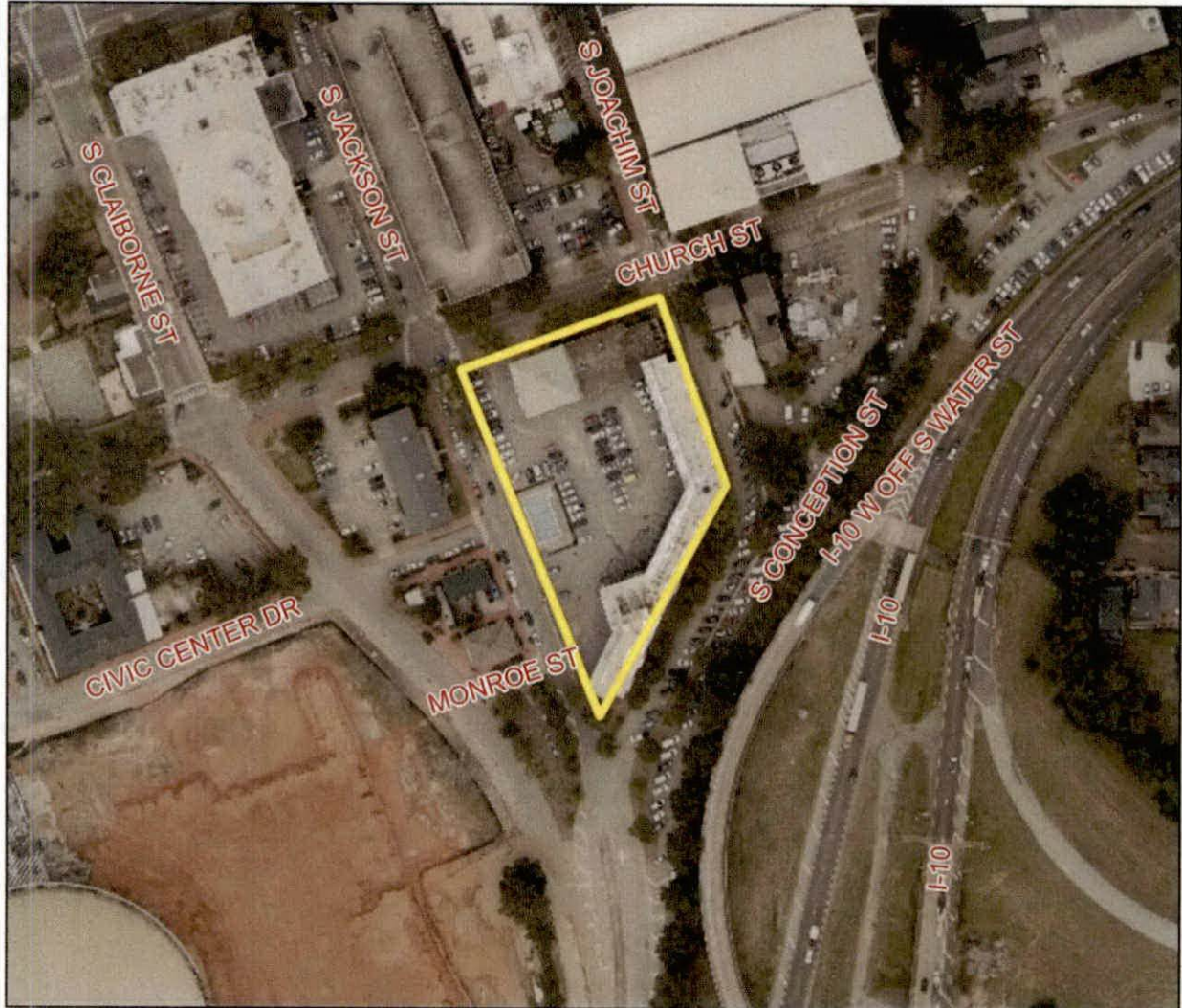
Commission Considerations:

1. Rezoning with one (1) condition.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Rezoning Considerations	5
Exhibits	7

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial units.

APPLICATION NUMBER	24	DATE	July 16, 2026
APPLICANT	James F. Watkins, Maynard Nexsen, PC		
REQUEST	Rezoning from T-5.2 to T-6		



SITE HISTORY

The site was part of a Subdivision that was recorded in 1962. In 1972, a street segment was vacated and incorporated into the subject site.

In 1972, the site was before the Board of Zoning Adjustment and was granted Use, Building Site Area, Reduced Side & Rear Yard Setback, and Height Variances to allow the construction of an addition to the existing hotel.

In 1993, the site was granted a Sign Variance by the Board of Zoning Adjustment to allow 118.56 square feet of signage, rather than the maximum allowance of 64 square feet (at that time).

In 2007, the site came back to the Board of Zoning Adjustment and was granted a Sign Variance to allow 141 square feet of signage, rather than the maximum allowance of 64 square feet (at that time).

In January 2014, the City Council rezoned the site from B-4 to T-5.2, with the adoption of the Downtown Development District.

STAFF COMMENTS

Engineering Comments:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

A traffic impact study will be required. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Appendix A, Section 9.C of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting to rezone the subject property from the T-5.2 Sub-District of the Downtown Development District, to the T-6 Sub-District of the Downtown Development District, to allow mixed-use hotel, retail, and residential development to replace the existing motel.

A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 24, 2026, at 5:00 PM at Christ Church Cathedral – Parish Hall (115 South Conception Street). According to the sign-in sheet provided by the applicant, one (1) member of the public, not associated with the application, attended. The meeting remained open until 6:00 PM, satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe and executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is bordered by properties zoned T-5.2 Sub-District of the Downtown Development District, on all sides. The Downtown Development District (DDD) regulations state that for rezoning applications, "increases to the next higher transect sub-district provided the lot is adjacent to a lot of the higher transect sub-district for which the increase is requested."

The applicant submitted a site plan depicting the existing motel development, as well as a three-dimensional depiction of a possible redevelopment of the site. It should be noted that any redevelopment of the site must be reviewed by the Consolidated Review Committee (CRC) to determine compliance with DDD regulations, as well as the Architectural Review Board (ARB) to determine compliance with historic development guidelines.

Any proposed signage associated with future development of the property must comply with the sign regulations of the UDC and obtain separate permits through the Planning and Zoning Department.

As justification for the rezoning request, the applicant cites the redevelopment of the Civic Center site, the relocation of the airport, and increased cruise traffic.

Finally, the subject site consists of two (2) legal lots of record and a vacated street right-of-way. As such, prior to the issuance of permits to redevelop the site, a one (1) lot Subdivision must be completed.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A. Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B. Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C. Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D. Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E. Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- F. Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

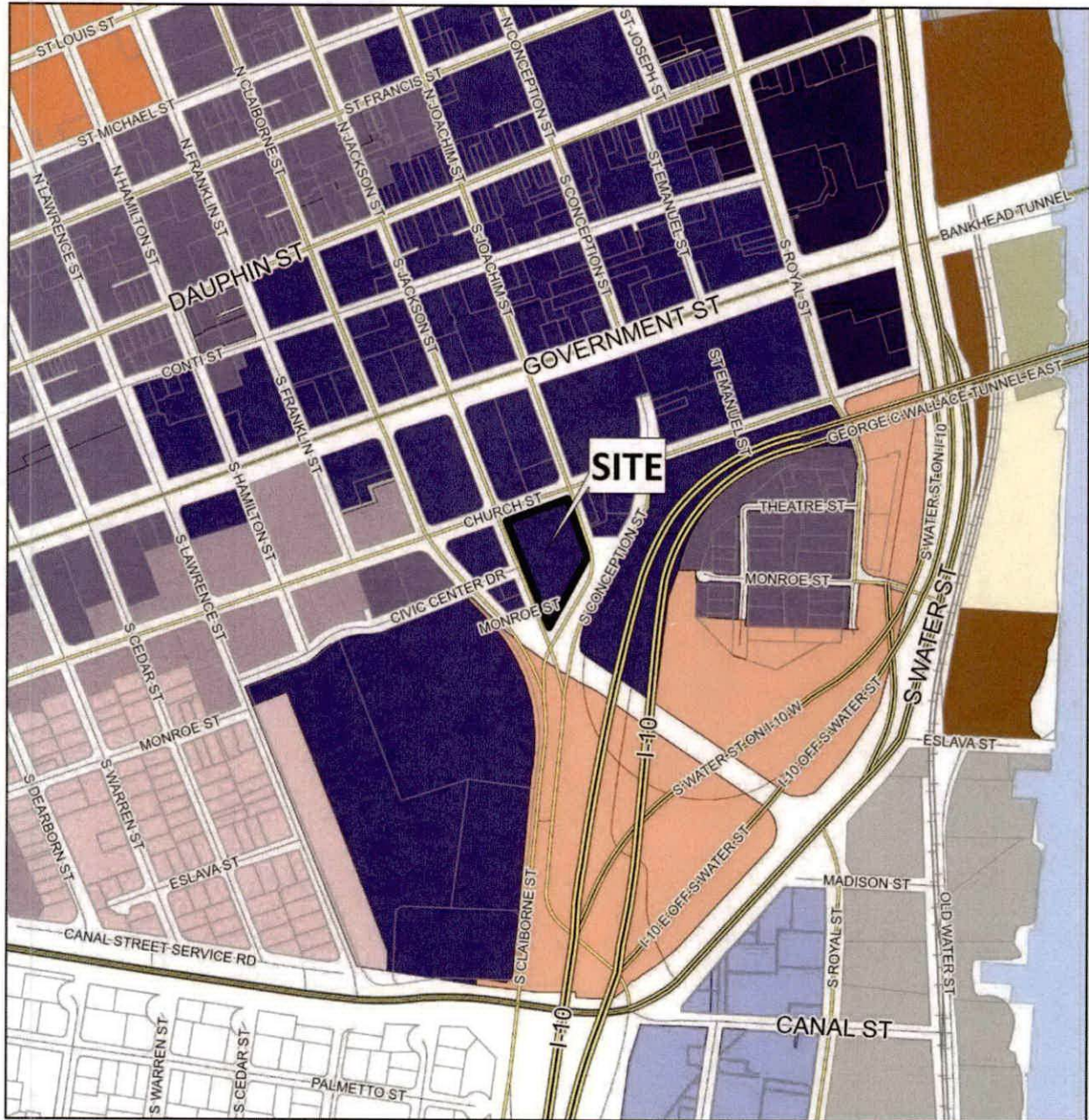
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



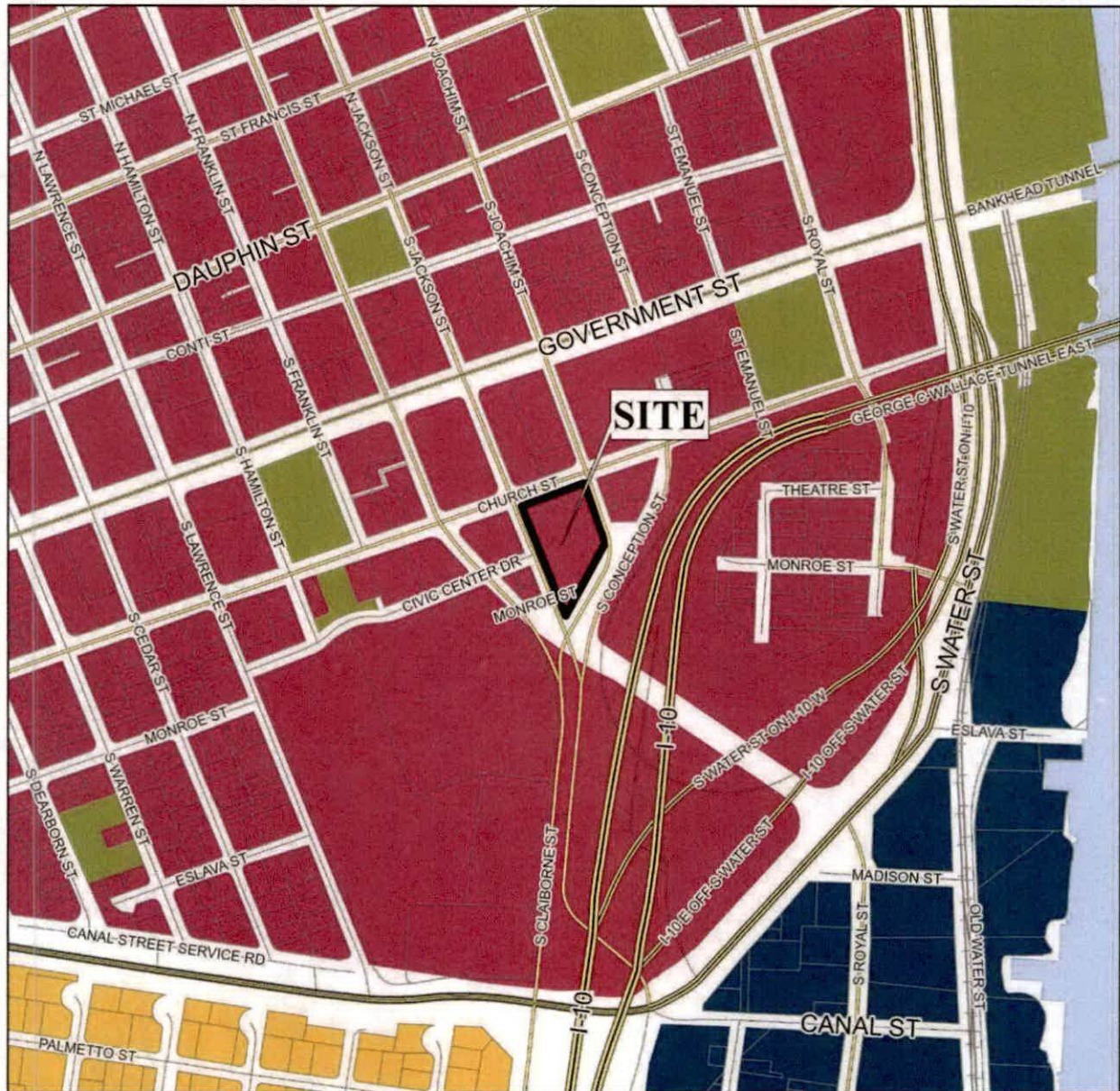
APPLICATION NUMBER 24 DATE July 16, 2026

APPLICANT James F. Watkins, Maynard Nexsen, PC

REQUEST Rezoning from T-5.2 to T-6



FLUM LOCATOR MAP



APPLICATION NUMBER 24 DATE July 16, 2026

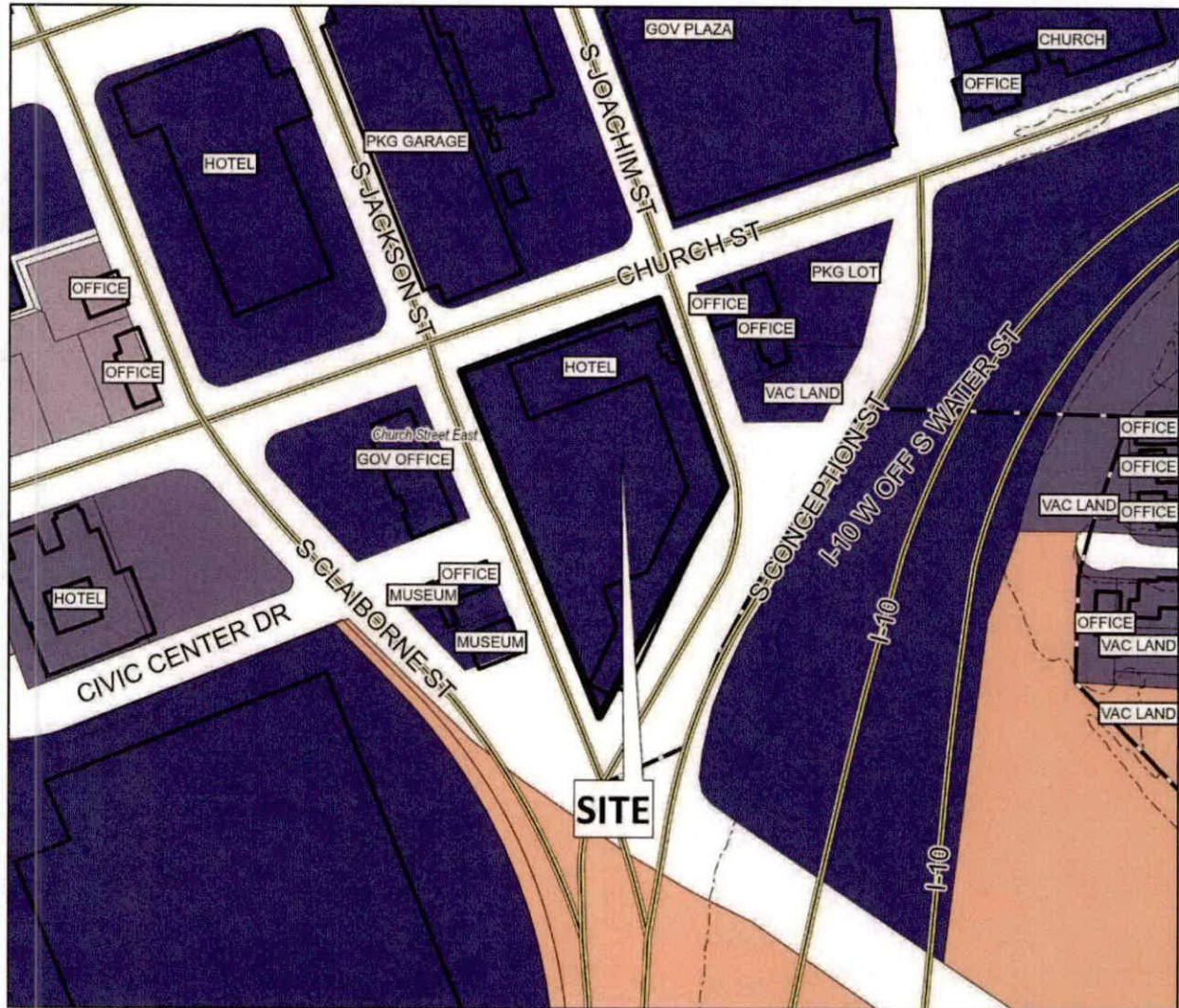
APPLICANT James F. Watkins, Maynard Nexsen, PC

REQUEST Rezoning from T-5.2 to T-6

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



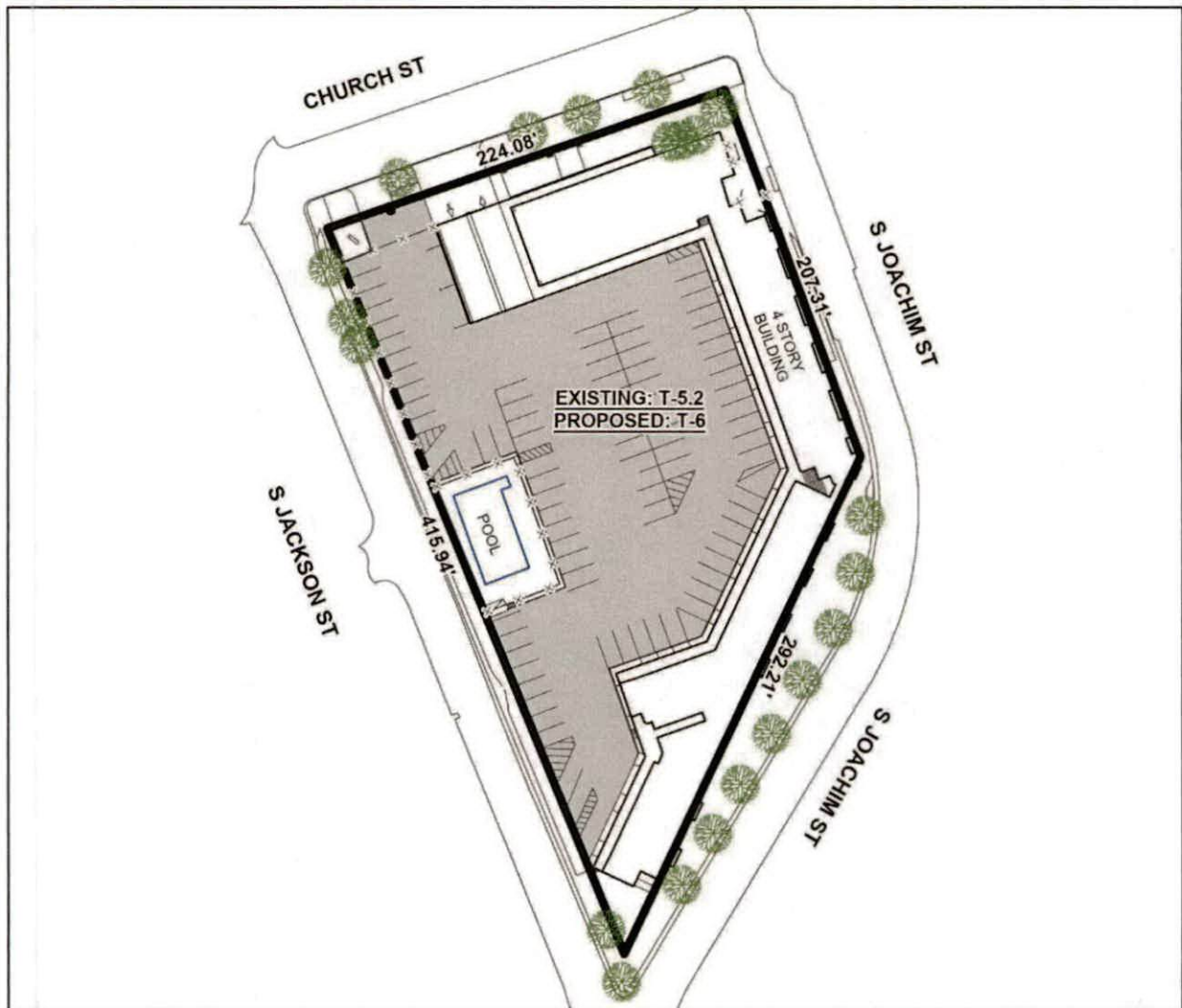
The site is surrounded by commercial units.

APPLICATION NUMBER <u>24</u> DATE <u>July 16, 2026</u>		
APPLICANT <u>James F. Watkins, Maynard Nexsen, PC</u>		
REQUEST <u>Rezoning from T-5.2 to T-6</u>		
R-A R-3 B-1 B-2 B-5 ML I-2 OPEN T-3 R-1 R-B T-B B-3 CW MH PD SD T-4 R-2 H-B LB-2 B-4 MM I-1 MUN SD-WH T-5.1		

T-5.2

T-6

SITE PLAN



The site plan illustrates proposed zoning, existing buildings, and parking.

APPLICATION NUMBER	24	DATE	July 16, 2026
APPLICANT	James F. Watkins, Maynard Nexsen, PC		
REQUEST	Rezoning from T-5.2 to T-6		



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 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.

[illegible]

DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

Development Intent

- › Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- › Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- › Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- › Protect and enhance the historic and cultural heritage of the City.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

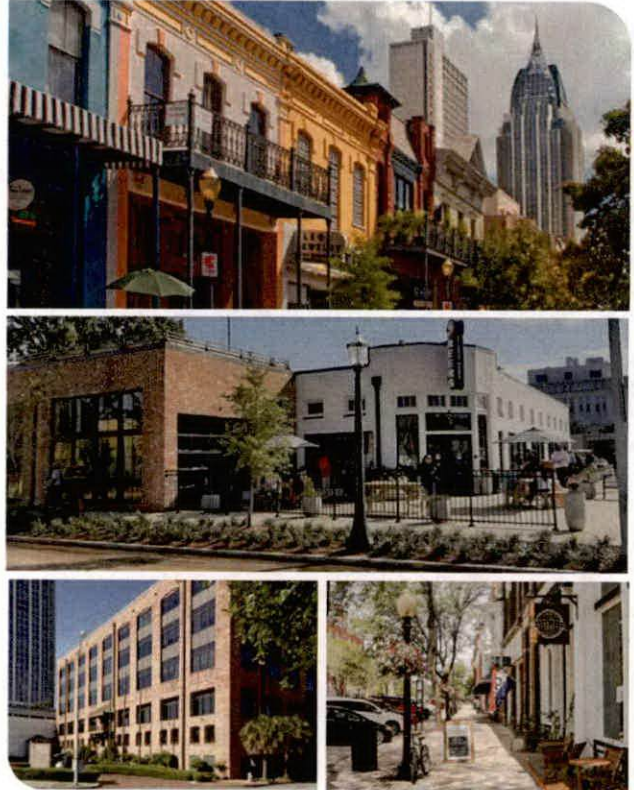
Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Single family homes

Character Example



Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

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 Rezoning
of Property Located at 2665 Government Boulevard
and 604 and 610 Mandrell Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2665 Government Boulevard and 604 and 610 Mandrell Street R-1, Single-Family Residential Suburban District, and B-2, Neighborhood Business Suburban District, to R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District.

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

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.

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

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

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an R-1 and B-3, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an R-1 and B-3, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 City Council of Mobile proposes to consider the adoption of the below synopsisized 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **2665 Government Boulevard and 604 and 610 Mandrell Street**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **R-1 and B-3** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **R-1 and B-3** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall 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.

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

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

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2)** to **Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3)**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an **R-1 and B-3**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an **R-1 and B-3**, until all of the conditions set forth

below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. 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

**Bryant Properties (Byrd Surveying, Inc., Agent)
2665 Government Boulevard and 604 and 610 Mandrell Street
Council District 2
Samantha Ingram**



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

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

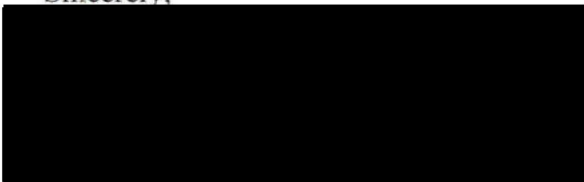
Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Bryant Properties (Byrd Surveying, Inc., Agent)**, for a change in zoning from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2)** to **Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3)**, for the property located at **2665 Government Boulevard and 604 and 610 Mandrell Street**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,



Stephen Gannic
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2665 Government Boulevard and 604 and 610 Mandrell Street
ZON-UDC-003732-2026
Bryant Properties (Byrd Surveying, Inc., Agent)
District 2
Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District** to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

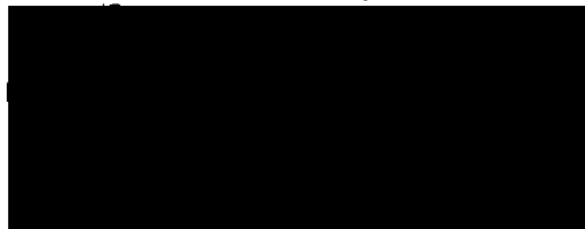
The advertising fee for this application is based on the current legal description and is **\$354.92**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary





City of Mobile • Planning & Zoning
Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit.....	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☒ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☐ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:		
Phone:		
Email:		
Address:		

	Owner	Design Professional
Name:	EUNICE B. LECURU	
Firm:	ESTATE OF ROBERT C. BRYANT, SR.	
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 2665 GOVERNMENT BLVD. & 604-610 MANDRELL ST. 1.687 ACRES

Property Address KEY #00873380, 00873175, 02126274, 00873184 Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)
 B-2 & R-1

B-3 & R-1

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are

5/8/2026
 Date

5/7/2026
 Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 on my property, which is under consideration for Planning Commission/City Council approval, a sign
 understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

5/7/2026
 Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|--|
| ☒ Planning Commission Application | ☒ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission |
| ☐ Neighborhood Meeting documentation | ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
| ☒ Boundary Plan | |

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
THE MAP FOR MOBILE ALLOWS FOR A MIXTURE OF COMMERCIAL BUSINESSES - THIS AREA HAS EXISTING BUSINESSES THAT CONFROM TO THAT CRITERIA.

MIXED COMMERCIAL CORRIDOR

Future Land Use Map (FLUM) Designation

B-3 (SUBURBAN) & R-1 (SUBURBAN)

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☒ Yes ☐ No

If yes, describe the error

THE WEST PORTION OF PROPERTY IS ZONED B-2 AND THE REMAINDER OF PROPERTY IS ZONED R-1. B-3 BUSINESSES HAVE BEEN LOCATED IN THE B-2 PORTION FRONTING GOVERNMENT BOULEVARD.

3. Describe how this proposal promotes the community's health, safety, and welfare.

THE OWNER DOES NOT HAVE IMMEDIATE PLANS TO CHANGE THE BUILDINGS OR THE BUSINESS USES.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

THIS PROPOSAL IS TO CORRECT THE ZONING TO CONFORM TO THE BUSINESSES AND RESIDENCES ON SITE.

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

THE BUSINESSES IN THIS AREA OF GOVERNMENT BOULEVARD HAVE BEEN STABLE FOR MANY YEARS.

2. Describe the surrounding land uses.

AUTO DETAIL, WAL-MART, WILSON DISMUKES LAWN EQUIPMENT, TAYLOR MOTEL, DUDLEY'S LOUNGE, BOY SCOUTS OF AMERICA, SUBKING, AUTO SALES

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

THERE WILL BE NO ADVERSE AFFECT.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

INFRASTRUCTURE IS IN PLACE.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THIS PROPOSAL IS TO CORRECT THE CITY'S MISTAKE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



Corporate Letter of Authorization

I, EUNICE B. LECURU, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of ESTATE OF ROBERT C. BRYANT, SR., a corporation for the property located within the city limits of Mobile, Alabama at 2665 GOVERNMENT BLVD. & 604-610 MANDRELL STREET.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice 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.

BYRD SURVEYING

Designee (1)



Designee (2)

Email

Phone Number

5/8/2026
Date

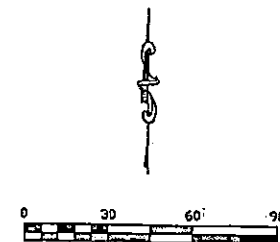
DESCRIPTION AND JUSTIFICATION FOR THE REZONING OF BRYANT PROPERTIES

THE PURPOSE OF THIS REZONING APPLICATION IS TO ASSIGN THE CORRECT ZONING CLASSIFICATION TO THE PAST AND CURRENT USE OF EACH PROPERTY.

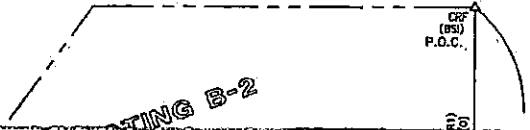
THE ADJUSTMENTS ARE AS FOLLOWS:

1. 610 MANDRELL STREET IS ZONED R-1 (SUBURBAN) AND IT WILL REMAIN THE SAME.
2. 604 MANDRELL STREET IS ZONED B-2 (SUBURBAN) AND WE ARE PROPOSING R-1 (SUBURBAN).
3. 2665 GOVERNMENT BOULEVARD IS ZONED B-2 (SUBURBAN) AND R-1 (SUBURBAN). WE ARE PROPOSING B-3 (SUBURBAN) WHICH IS THE CORRECT ZONING CLASSIFICATION TO ALLOW AUTO SALES AND MAINTENANCE. THESE BUSINESS CLASSIFICATIONS HAVE OBTAINED CITY BUSINESS LICENSES AT THIS LOCATION IN EXCESS OF 35 YEARS.

SINCE THERE IS NOT ANY CHANGE IN THE CURRENT BUILDINGS OR USE, THE PARKING AND LANDSCAPE DATA IS OMITTED FROM THIS SITE PLAN.



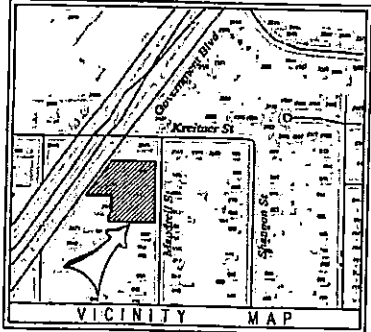
Kreitner Street 50' R/W



WITH THE PROPERTY. A COMPLETE SET OF CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK.

SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRUMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRUMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.81 FEET TO A CRUMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRUMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRUMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

3. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN CONFORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1994); AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.
4. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY.
5. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.
6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.
7. LOT 1 IS LIMITED TO ONE CURB CUT TO GOVERNMENT BOULEVARD SERVICE ROAD AND CURB CUTS FOR LOTS 2 AND 3 WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO ASHTO STANDARDS. ANY NEW ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY'S UNITED DEVELOPMENT CODE.
8. PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.
9. ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE. (2012 INTERNATIONAL FIRE CODE).



**REZONE FOR
BRYANT PROPERTIES
2665 GOVERNMENT BOULEVARD
AND 604 E 610 MANDRELL STREET**

**SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING**

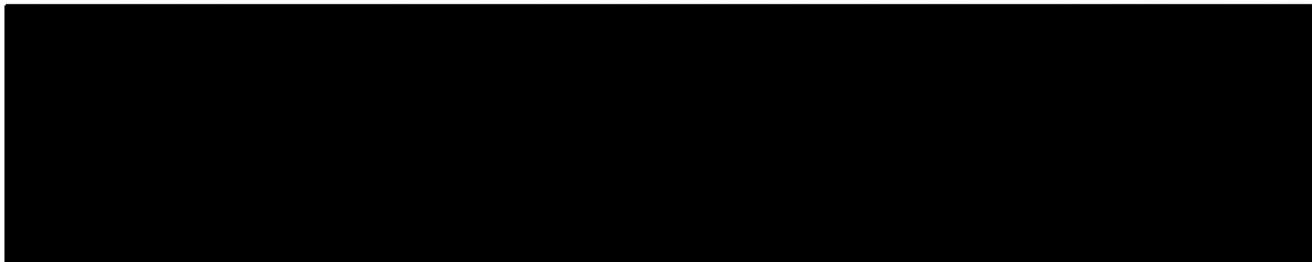
2609 HALLS MILL ROAD
(251) 476-5010
SCALE: 1" = 30'
25BS051

MOBILE, ALABAMA
BYRD-BYRDSURVEYING.BIZ
APRIL 22, 2026

LEGAL DESCRIPTION

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

Bryant Properties (Byrd Surveying, Inc., Agent) (ZON-UDC-003732-2026)



Good afternoon,

We have completed our initial review of the Rezoning application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. **Owner Authorization:** An authorization letter signed by Mike Bryant was submitted; however, we are unable to verify his affiliation with the properties, as Robert C. Bryant and Eunice M. Bryant are listed as the property owners. To satisfy this requirement, please provide one of the following:
 - A revised authorization letter issued by Robert C. Bryant and/or Eunice M. Bryant explicitly authorizing Mike Bryant to act on their behalf; or
 - Documentation confirming that Mike Bryant is the responsible party or an owner affiliated with each property.
2. **Neighborhood Meeting Documentation:** Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, June 3, 2026.**
Note: To date, dated photos of the required signs advertising the Neighborhood Meeting have been received.
3. **Legal Description(s):** Please note that complete legal descriptions of the subject properties outlining the full boundary of each Rezoning site are required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, these legal description(s) must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.
4. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** of the site plan to our GIS staff. For your convenience, **Tori** has been copied on this message.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application will not be considered complete until all required materials are received and the invoice has been paid.

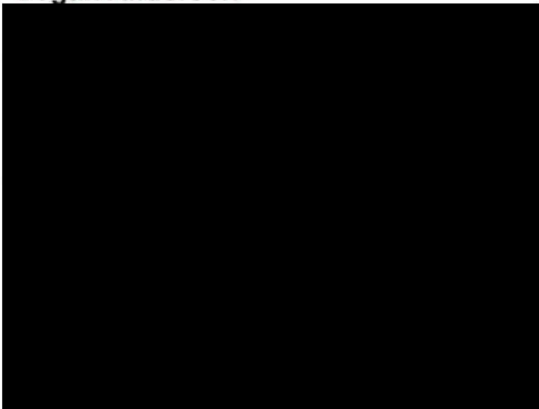
If all requirements are fulfilled **by noon on Monday, May 18, 2026**, the application will be considered **partially complete** and placed on the agenda for the **June 18, 2026**, Planning Commission meeting. If this deadline is not met, the application will be **held over** until it is complete.

Important:

If the required Neighborhood Meeting documentation is not received by **June 3, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If you have any questions or need further clarification, please do not hesitate to contact us.

Thank You,
Logan Anderson



Re: Bryant Properties (Byrd Surveying, Inc., Agent) (ZON-UDC-003732-2026)

We have completed our review of the above-referenced Rezoning 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, June 3, 2026**.

Note: To date, only dated photographs of the Neighborhood Meetings signs have been received.

2. DWG File Submission: If you have not already done so, please submit the DWG AutoCAD file for the conceptual plan to our GIS staff. For your convenience, **Tori** has been copied on this message.

If the application fees are paid **by noon on Monday, May 18, 2026**, the case will be scheduled for the **June 18, 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.gov.

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

Thank You,

Logan Anderson

Principal Planner II

Good afternoon,

We have completed our initial review of the Rezoning application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. Owner Authorization: An authorization letter signed by Mike Bryant was submitted; however, we are unable to verify his affiliation with the properties, as Robert C. Bryant and Eunice M. Bryant are listed as the property owners. To satisfy this requirement, please provide one of the following:

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Important:

If the required Neighborhood Meeting documentation is not received by **June 3, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If you have any questions or need further clarification, please do not hesitate to contact us.

Thank You,

Logan Anderson
Principal Planner II
Planning & Zoning



IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF

CASE NO. 2025-0326

ROBERT CHARLES BRYANT SR.,

Deceased.

ORDER

Petition to probate last will and testament dated September 30, 2024 of the above named decedent is hereby **GRANTED** this date.

It is **ORDERED** that Letters Testamentary under the last will and testament of ROBERT CHARLES BRYANT SR., deceased, do forthwith issue to EUNICE B. LECURU, as prayed.

It is further **ORDERED** that the Personal Representative shall not deposit with her legal counsel, and legal counsel shall not receive, any funds or other assets of this estate which exceed the total sum/value of \$10,000 without prior approval of the Court. Any estate funds appropriately held by legal counsel shall be placed in an interest account unless said funds are to be disbursed with forty-five (45) days of receipt by legal counsel.

The Personal Representative is **ORDERED** to report to the Court if any litigation involving a wrongful death or personal injury claim is commenced in another court. If same is reported, the Personal Representative shall file with this Court a petition to determine the heirs of the decedent.

The Personal Representative is **ORDERED** to notify the Alabama Medicaid Agency of their appointment as Personal Representative of this estate.

The Personal Representative is **DIRECTED** to review the information contained in the Personal Representative's Handbook relating to bank accounts that have pay-on-death beneficiary provisions, multi-party bank accounts and/or bank accounts that contain rights-of-survivorship provisions, that the decedent had an interest in at the time of death.

Any bank, credit union, or other financial institution that has an account as to which the decedent had an interest in is **AUTHORIZED** to furnish account information, including, but not limited to, customer agreements, statements for the twelve (12) months preceding the date of this Order to the Personal Representative.

The Personal Representative is **ORDERED** to publish the attached notice of their appointment in a newspaper in general circulation in Mobile County once a week for three (3) consecutive weeks and to furnish proof of same to the Court within sixty (60) days of the date of this Order.

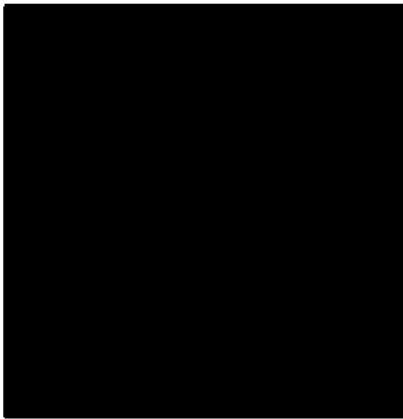
Absent the filing of the items above, this cause is set for hearing on May 12, 2025 at 3:45 p.m., in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama.

Attendance at the above hearing(s) is **REQUIRED** unless the item(s) outlined above are filed by 12:00 p.m. on the Friday preceding the hearing. Annual reports, such as partial settlements, are due on or around the date prescribed and should not be filed too far in advance of the hearing date.

The hearing(s) shall be moot if all item(s) are timely filed.

The Clerk of the Court is **DIRECTED** to forward copies of this Order to all legal counsel of record by electronic mail and to all parties in interest by United States Mail.

Dated this 13th day of March, 2025.



THE STATE OF ALABAMA

COURT OF PROBATE

COUNTY OF MOBILE

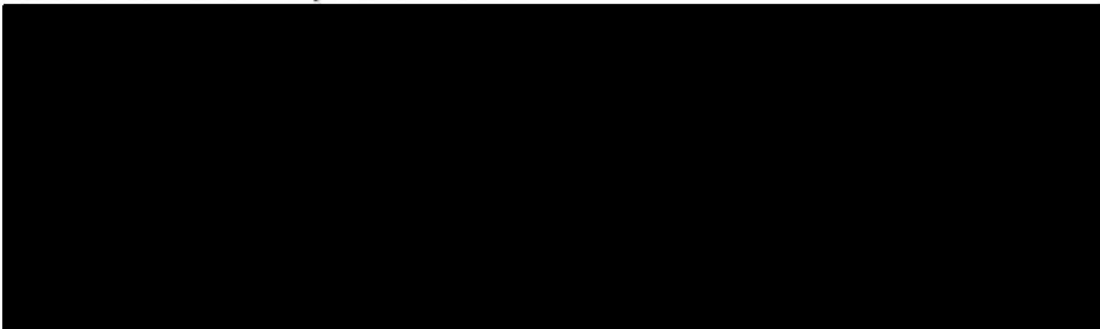
CASE NO. 2025-0326

RE: ROBERT CHARLES BRYANT SR., DECEASED

LETTERS TESTAMENTARY

The Will of ROBERT CHARLES BRYANT SR., deceased, having been duly admitted to record in said county, Letters Testamentary are hereby granted to EUNICE B. LECURU, the Personal Representative named in said will, who has complied with the requisites of the laws and who is authorized to take upon herself the execution of such will. Except as restricted or otherwise provided by said will, the Personal Representative is authorized to administer the estate in accordance with the powers and duties set out pursuant to *Ala. Code* §§43-2-830, et seq. (1975). Unless otherwise provided by the will, the powers and duties of said Personal Representative specifically include, but are not limited to, gathering and retaining estate assets, paying taxes, fees, and expenses, including court costs, incident to the administration of the estate. Any and all financial institutions are **ORDERED** to provide the Personal Representative(s) with all information regarding any payment on death accounts in the name of the deceased. Said funds may be subject to the payment of debts and should not be expended prior to the conclusion of the applicable six-month claims period and without prior Court approval.

ORDERED this 13th day of March, 2025.



NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF MOBILE COUNTY, ALABAMA

Estate of ROBERT CHARLES BRYANT SR., Deceased

Case No. 2025-0326

Take notice that Letters Testamentary have been granted to the below named party on the 13th day of March, 2025 by the **HONORABLE C. MARK ERWIN**, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred.

EUNICE B. LECURU as Executrix under the
last will and testament of ROBERT CHARLES
BRYANT SR., Deceased

Attorney of Record:

Neil Chunn Johnston, Jr., Esq.
205 N Conception Street
Mobile, AL 36603

To Counsel/Petitioner: Please have the above publication notice run once a week for three (3) consecutive weeks in a newspaper in general circulation in Mobile County and file proof of the publication with the Court.

Newspaper: The above publication shall run as a Legal Notice. Mail proof of publication along with any bill for costs to the attorney of record or petitioner named above.



City of Mobile · Planning & Zoning
Neighborhood Meeting Cover Sheet

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

Date of Submittal: 5/22/2026

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):

Neighborhood Meeting Date: 5/21/2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: 1400 DAUPHIN ISLAND PARKWAY
FULTON HEIGHTS METHODIST CHURCH

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

- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ 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 at the meeting

N/A Additional documents (Describe: _____)

Applicant's Name: GERALD D BYRD
(First Name & Last Name)

Applicant's signature: _____ of the documentation provided:

X _____ Date: 5/22/2026

A _____ to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

Neighborhood Meeting

Date: 5/21/2026

Time: 5 PM - 6 PM

Location of Neighborhood Meeting: FULTON HEIGHTS

METHUEN CHURCH 1400 DIP
2665 GOVERNMENT BOULEVARD
Project Location: 604 & 610 MANDRELL STREET

Project/Application (e.g. Rezoning from R-1 to B-1): _____

B-2 TO B-3 AND B-2 TO R-1

Applicant's Signature: _____ Date: 5/21/2026

Please Sign In:

Name: NO ONE ATTENDED Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: 5/21/2026

Meeting Time: 5 PM TO 6 PM

Meeting Location: FILTON HEIGHTS
METHODIST CHURCH

Below is a summary of the proposed project presented at the Neighborhood Meeting:

NO ONE ATTENDED THE MEETING

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

N/A

Please attach copies of the distributed information to this summary.

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):

N/A

Neighborhood Meeting Summary

Date: 5/21/2016
Applicant: GERALD D BYRM

Meeting Location: FULTON HEIGHTS METH CHURCH
Application: _____

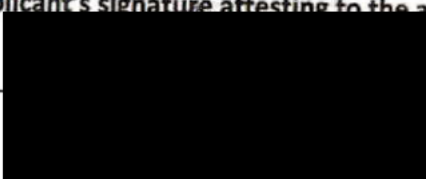
(Meeting summary, continued)

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6 PM

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

X



Date: 5/21/2016

mailed
4/23/26

2
Dear Neighbor,

The owner of properties located at 2665 Government Boulevard and 604 & 610 Mandrell Street is submitting a rezoning application to the City of Mobile to assign the correct zoning classification to the past and current use of each property.

1. 610 Mandrell Street is zoned R-1 (residential) and it will remain the same.
2. 604 Mandrell Street is zoned B-2 (business) and we are proposing R-1 (residential).
3. 2665 Government Boulevard is zoned B-2 (business) and R-1 (residential). We are proposing B-3 (business), which is the correct zoning classification to allow auto sales and maintenance.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: Fulton Heights Methodist Church at 1400 Dauphin Island Parkway
(entrance on Webb Avenue)

Date: May 21, 2026

Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [REDACTED]

Sincerely,
[REDACTED]

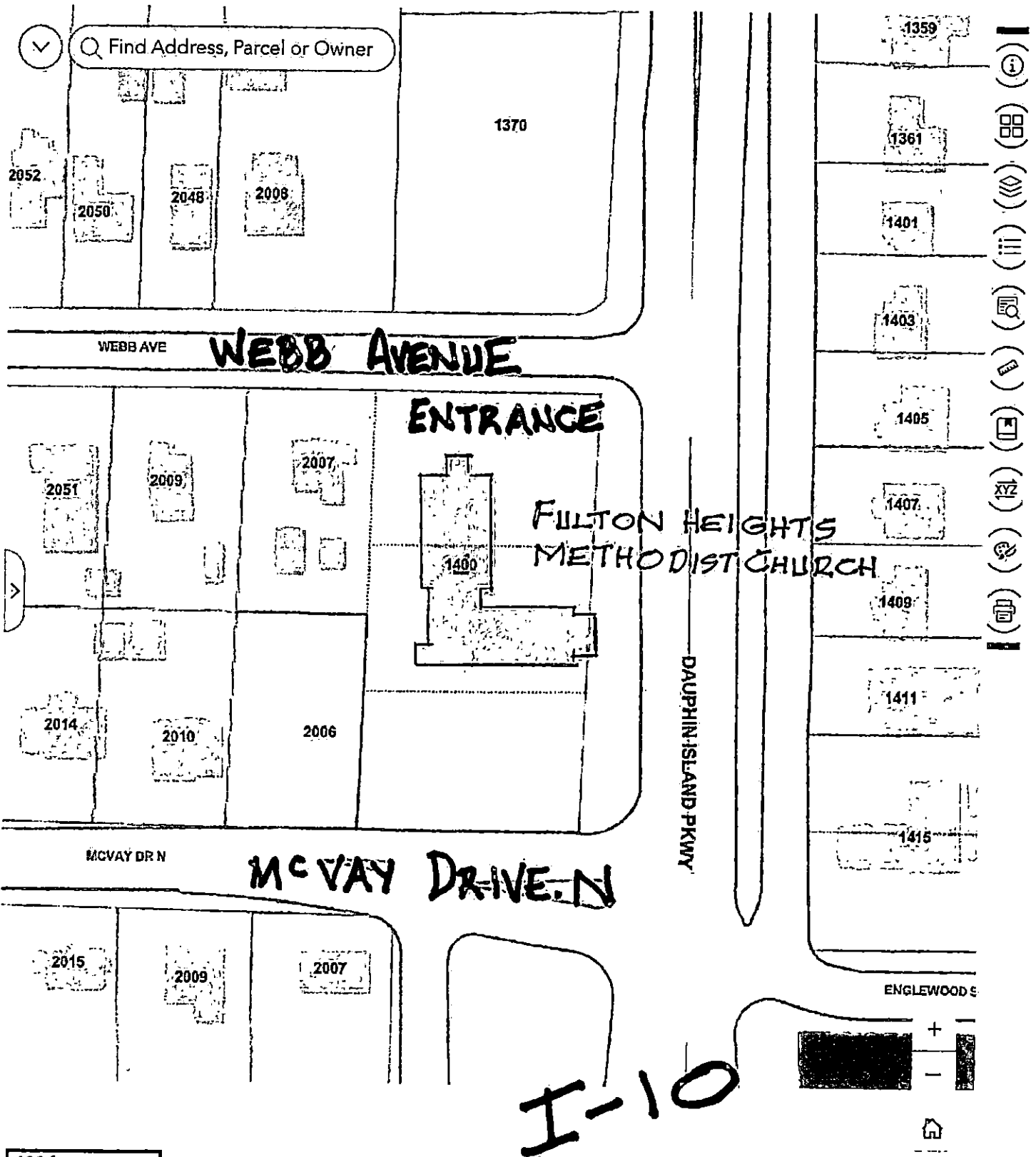
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City Map

City of Mobile GIS

City of Mobile GIS Hub

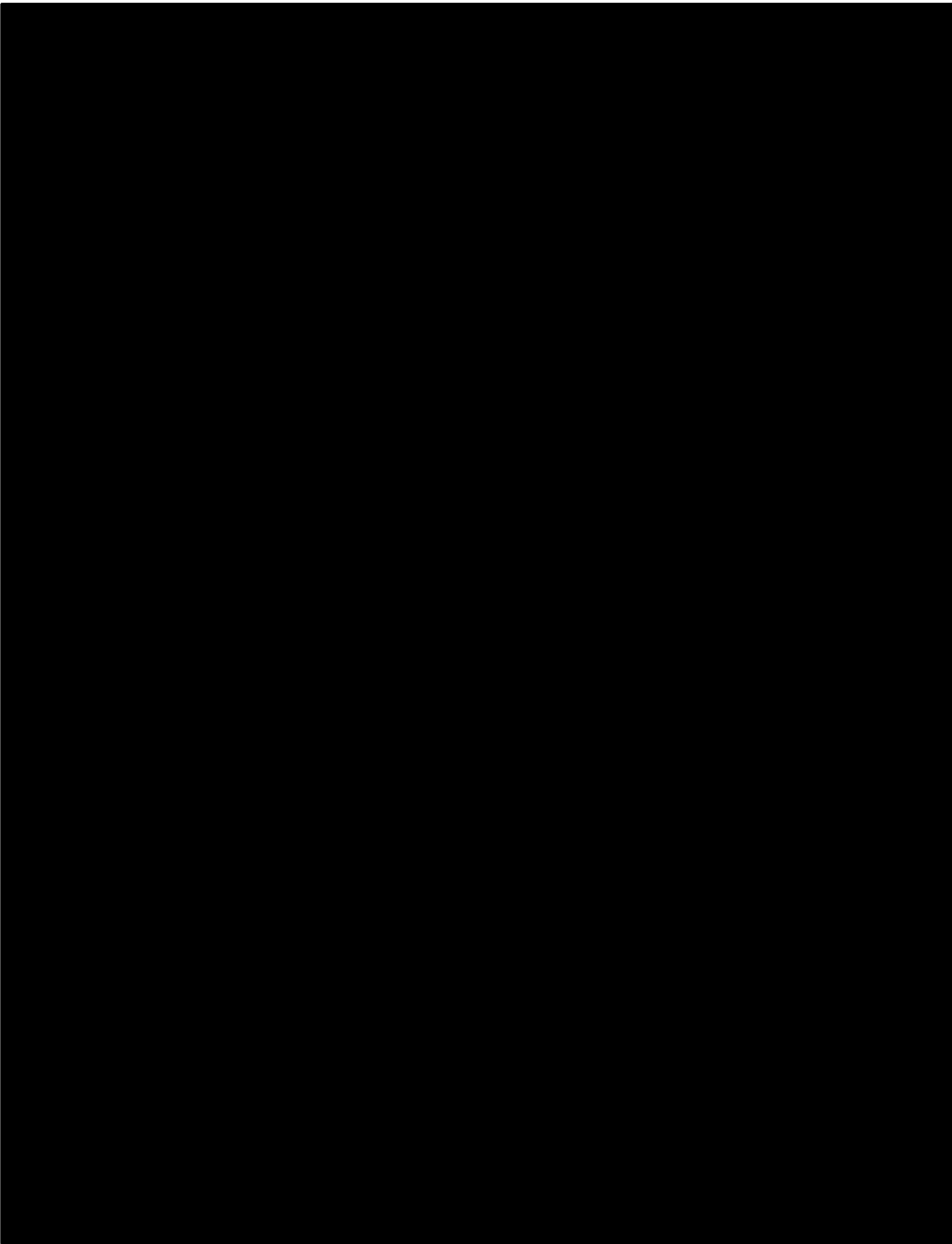


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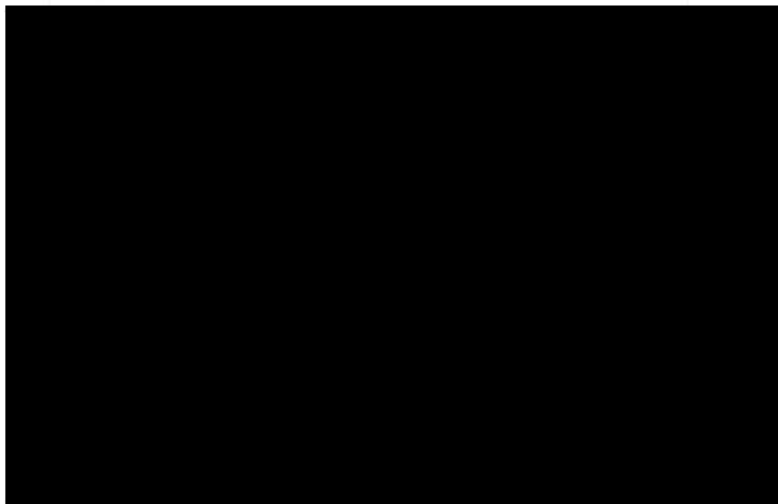
City of Mobile GIS Department | Mobile County Reve... Powered by Esri

Produced by the City of Mobile GIS Department • Updated

City of Mobile Home



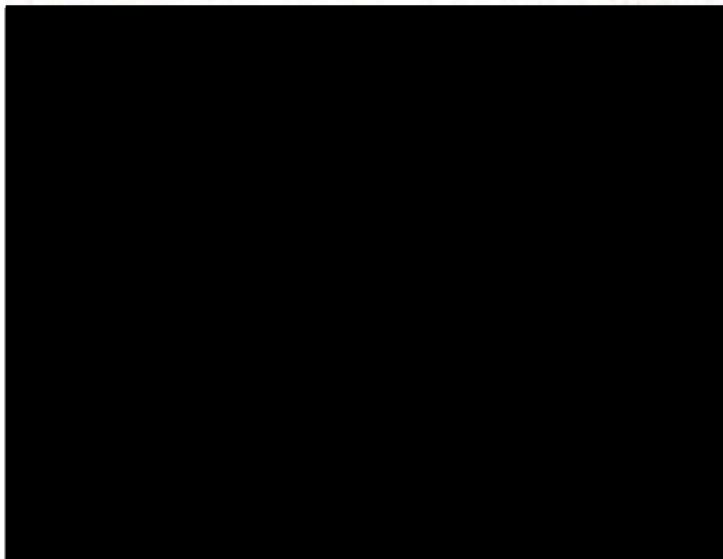
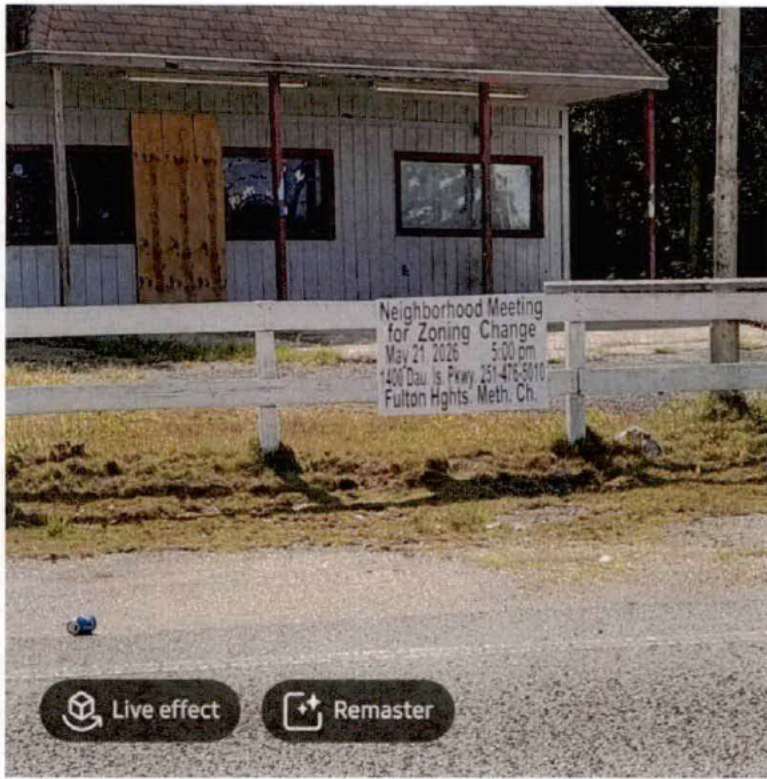




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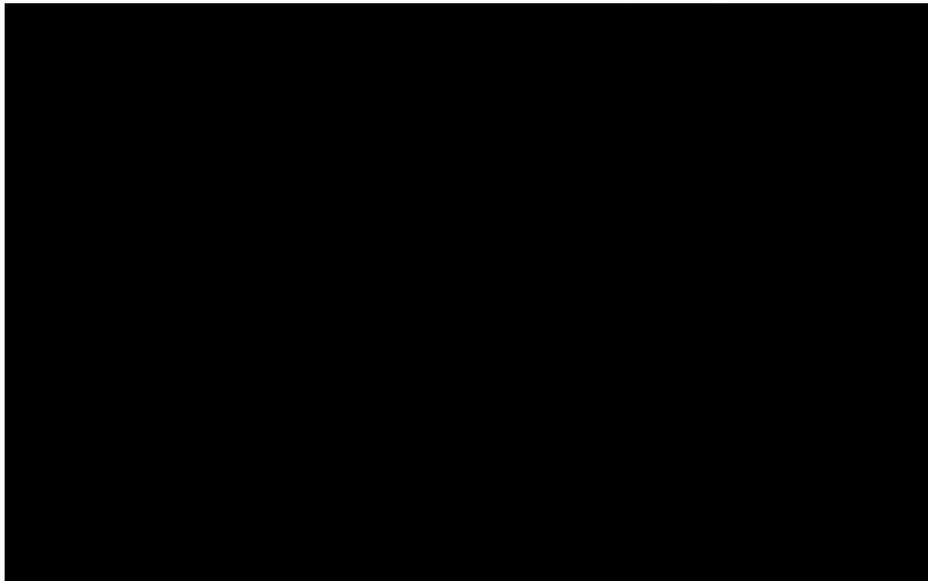
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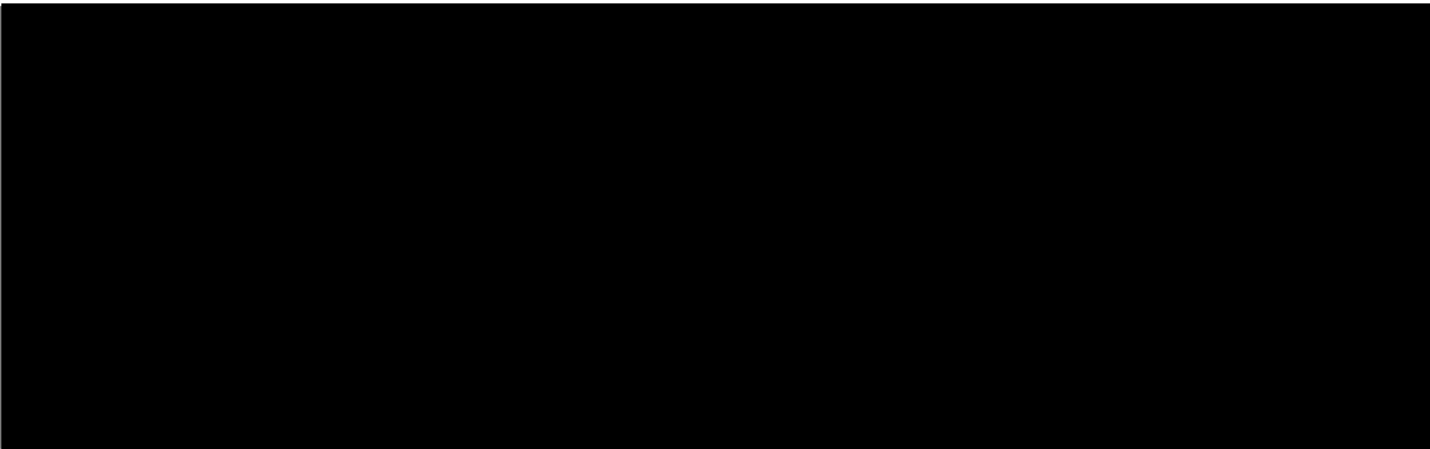


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Agenda Item # 32

SUB-003731-2026 & ZON-UDC-003732-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

2665 Government Boulevard and 604 and 610
Mandrell Street

Subdivision Name:

Sunset Estates Subdivision

Applicant / Agent:

Bryant Properties / Byrd Surveying, Inc.

Property Owner(s):

Eunice B. Lecuru

Current Zoning:

R-1, Single-Family Residential Suburban District and
B-2, Neighborhood Business Suburban District

Future Land Use:

Low Density Residential & Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway.

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban and B-2 Suburban to R-1 Suburban and B-3 Suburban.

- **Note:**

Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	6
Exhibits	9

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u>32</u> DATE <u>July 16, 2026</u>	 NTS
APPLICANT <u>Sunset Estates Subdivision</u>	
REQUEST <u>Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3</u>	

SITE HISTORY

The eastern portion of the site was originally included within the *Shannon Heights Subdivision*, the plat of which was recorded in the Mobile County Probate Court in early 1938. The western portion of the site was subsequently included within the *First Addition to Shannon Heights Subdivision*, recorded in March 1939.

The property was annexed into the City of Mobile in 1945 and assigned its respective Single-Family Residential and Neighborhood Business zoning classifications. These zoning designations remained in place through the adoption of the 1967 Zoning Ordinance and the 2023 Unified Development Code (UDC).

Historically, the portion of the site fronting Government Boulevard was developed for commercial purposes and has long been used as an automobile dealership. The portions of the site fronting Mandrell Street were developed for single-family residential use and each contain an existing single-family dwelling.

There are no previous Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 14,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original residential lots as follows: LOT 1 – 11,000 sf, LOT 2 – 5,200 sf, and LOT 3 – 5,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain NOTES #1 - 5.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review and [REDACTED] to obtaining any signatures. No signatures are required on [REDACTED]

Rezoning

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of

Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record and three (3) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Government Boulevard, an Alabama Department of Transportation-maintained Principal Arterial Street requiring a 250-foot-wide right-of-way at this location. Proposed Lots 2 and 3 front Mandrell Street, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way.

The preliminary plat depicts Government Boulevard with a 236-foot-wide right-of-way. Therefore, if approved, the Final Plat should be revised to provide sufficient dedication to establish 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved upon recommendation of the City Engineer and Traffic Engineer. No additional right-of-way dedication is required along Mandrell Street.

All proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted as necessary to reflect any required right-of-way dedication. A lot area table may be provided in lieu of individual lot labels.

The proposed lots also exceed the minimum lot width requirements of Sections 6.C.2.(b)(2) and 6.C.2.(b)(4) of the Subdivision Regulations for residential and commercial lots within the Suburban sub-district.

A 25-foot front yard setback is depicted along both Government Boulevard and Mandrell Street, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the setback should be retained on the Final Plat and adjusted as necessary to account for any required right-of-way dedication.

As submitted, approval of the subdivision would result in proposed Lot 1 being split-zoned between R-1 (Single-Family Residential Suburban District) and B-2 (Neighborhood Business Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in proposed Lot 1 being split-zoned R-1 and B-2. The applicant is requesting rezoning of the potentially split-zoned lot to B-3, Community Business Suburban District, and to rezone proposed Lot 2 to R-1. Proposed Lot 3 will retain its existing R-1 zoning classification.

In support of the application, the applicant states that the purpose of the request is to align the zoning classifications with the historic and existing uses of the proposed lots. The portion of the site fronting Government Boulevard has long been developed and utilized for commercial purposes, most notably as an automobile dealership, while the portions fronting Mandrell Street were developed for and continue to be used as single-family residential properties. Automobile sales and service are not permitted within the B-2 zoning district, but the property's longstanding commercial use history may establish legal non-conforming status, supporting the applicant's request to assign a zoning classification more consistent with the site's historic use.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway. According to the sign-in sheet provided by the applicant, no members of the public attended. The meeting remained open until 6:00 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. Properties to the north and south are zoned B-2 and developed with commercial uses, including automobile sales and service businesses and a bar/lounge. Properties to the east are zoned R-1 and developed with single-family residences. Across Government Boulevard to the west, properties are zoned B-2 and developed with a variety of commercial uses, including appliance repair services and a restaurant with drive-thru service.

The site plan submitted with the rezoning application depicts the existing commercial structures and billboard on proposed Lot 1, as well as existing single-family dwellings and accessory structures on proposed Lots 2 and 3. No redevelopment plans were submitted as part of this request. Any future development or redevelopment of the properties will be subject to compliance with all applicable provisions of the Unified Development Code (UDC).

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

In this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classifications with the historic development pattern and longstanding use of the respective properties. The request may also address a potential inconsistency in the zoning map by assigning a B-3 classification to the commercial portion of the site, which has historically been used in a manner more characteristic of the B-3 district than the existing B-2 designation.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities

and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
2. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
5. Completion of the Rezoning process prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would adversely impact neighboring properties; or
 - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- **Change.** Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- **Benefits Consideration.** In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

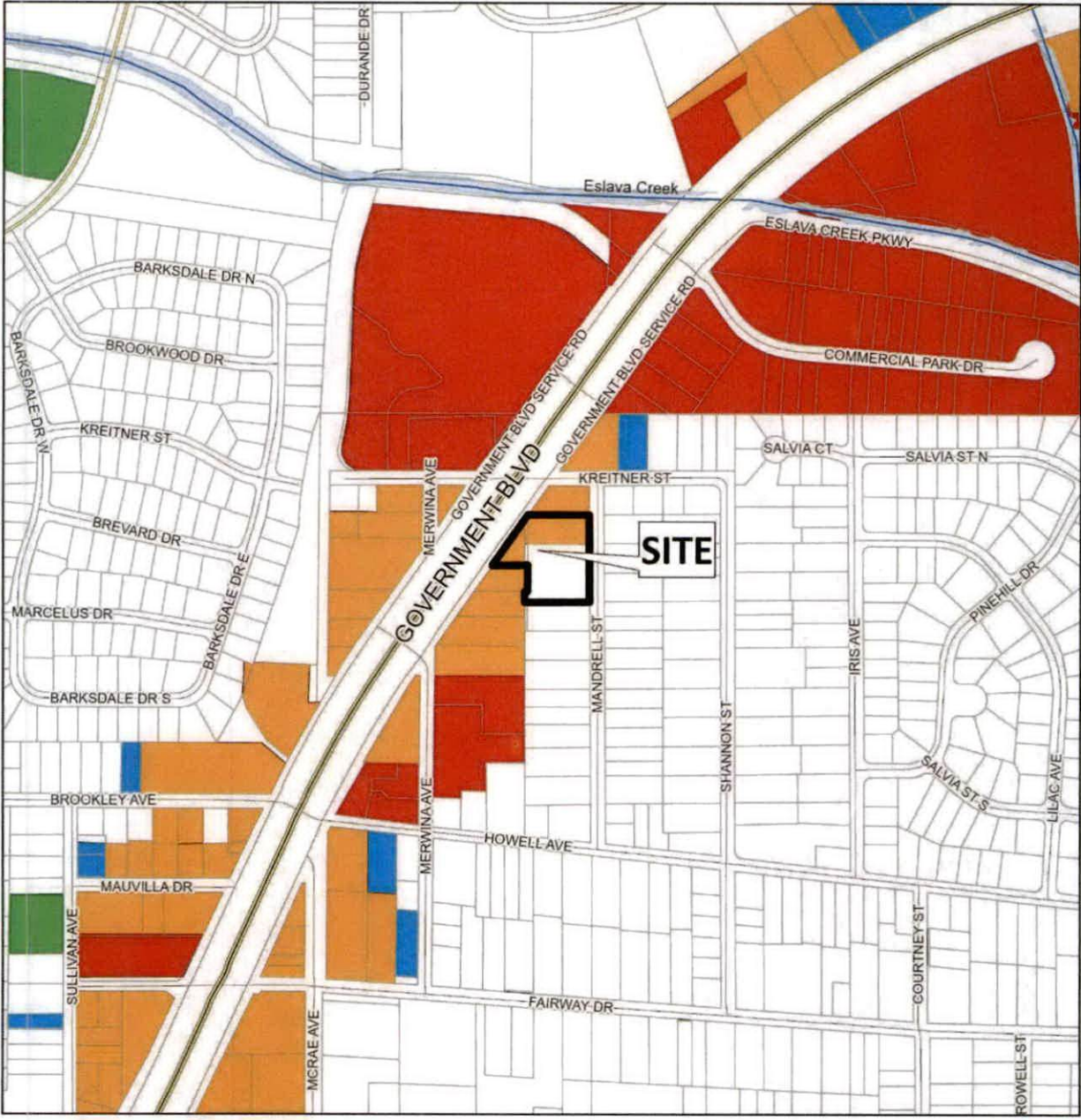
The applicant's responses to address the above criteria are available in the [link](#) on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

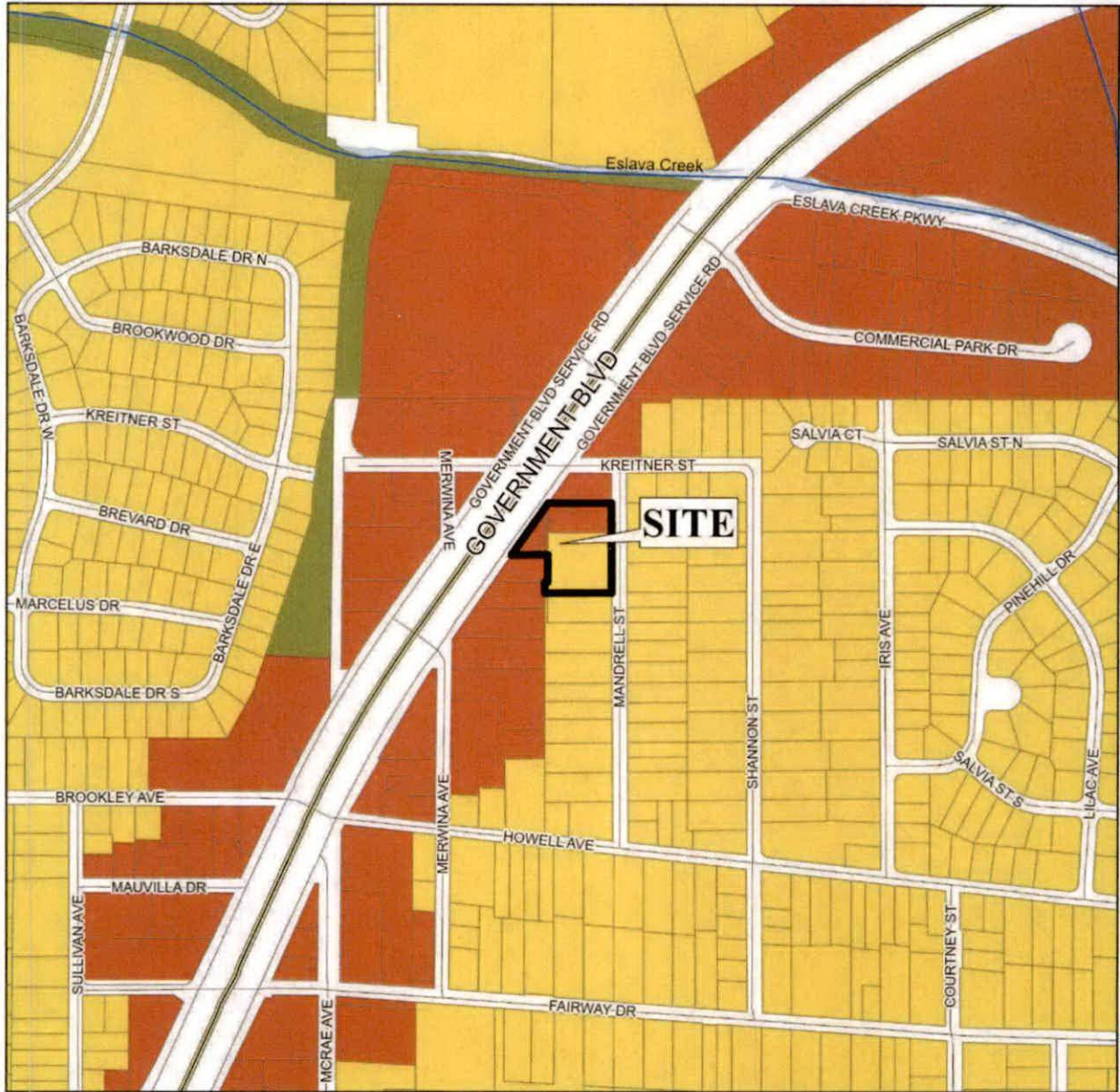
1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER <u>32</u>	DATE <u>July 16, 2026</u>	 NTS
APPLICANT <u>Sunset Estates Subdivision</u>		
REQUEST <u>Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3</u>		

FLUM LOCATOR MAP

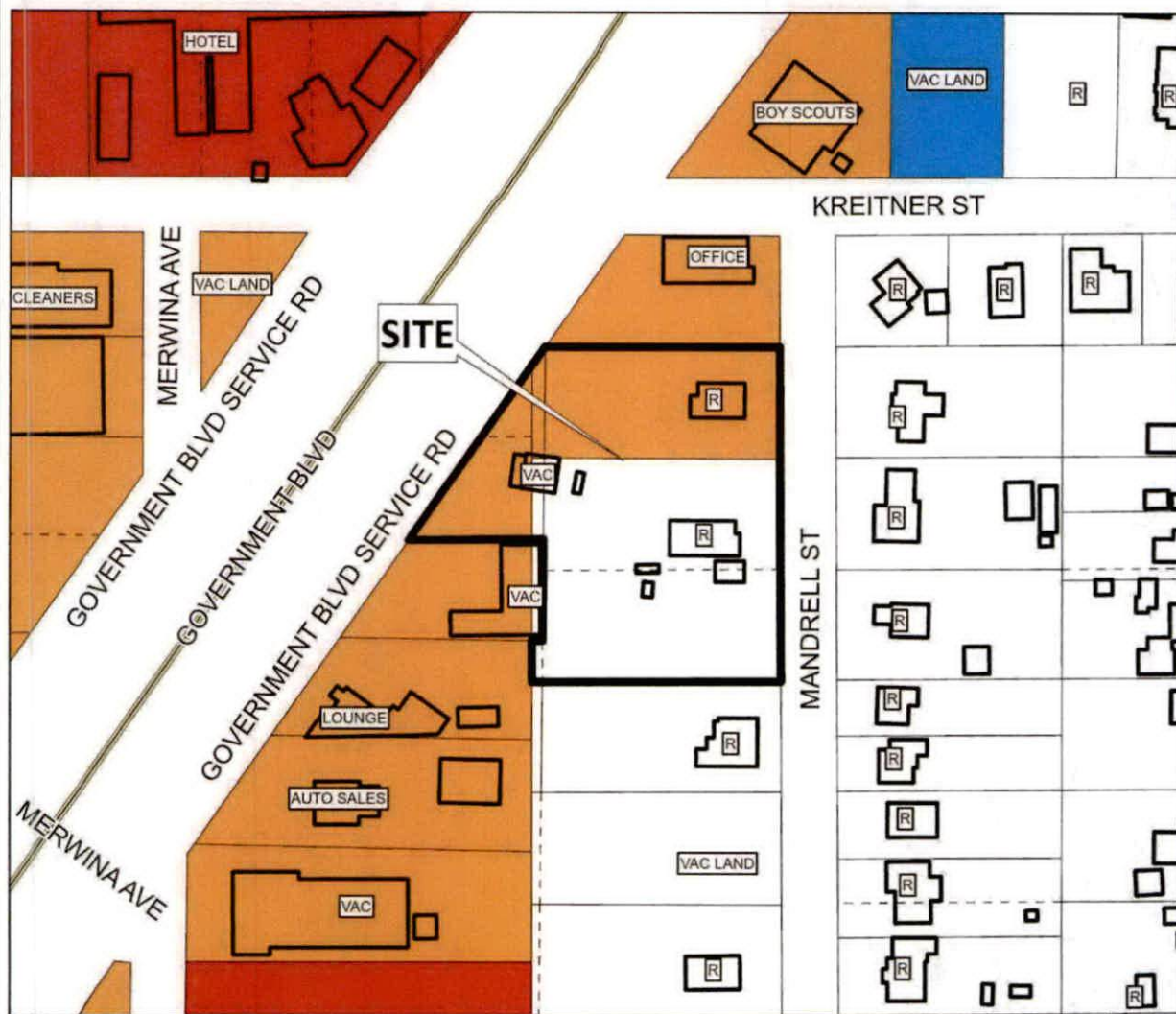


APPLICATION NUMBER 32 DATE July 16, 2026
 APPLICANT Sunset Estates Subdivision
 REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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	



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

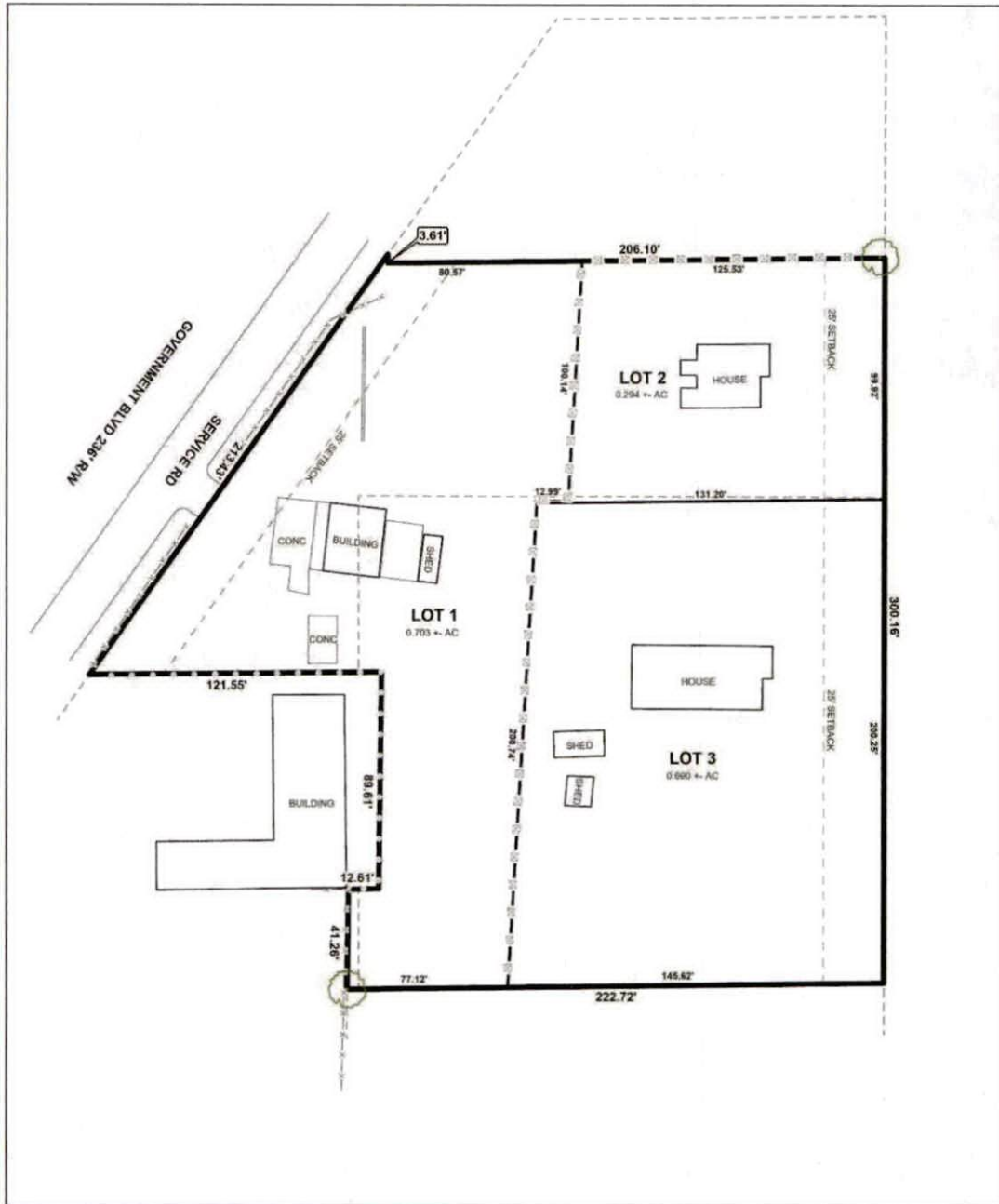


The site is surrounded by commercial and residential units.

APPLICATION NUMBER	32	DATE	July 16, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		
R-A	R-3	B-1	B-2
R-1	R-B	T-B	B-3
R-2	H-B	LB-2	B-4
B-5	ML	I-2	OPEN
B-3	CW	MH	PD
B-2	MM	I-1	MUN
B-1	SD	SD-WH	T-3
B-5	T-4	T-5.1	T-5.2
B-3	T-6		



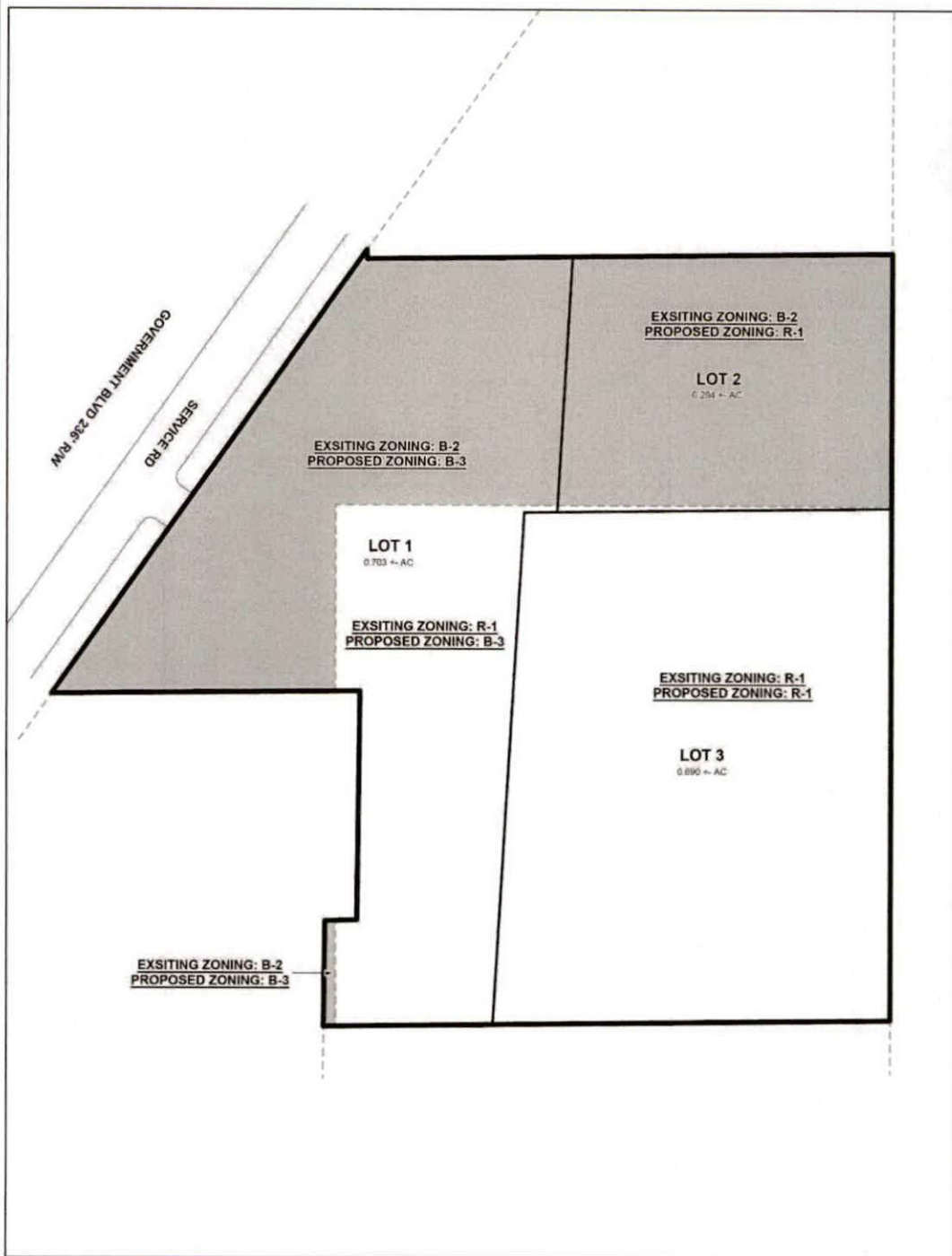
SITE PLAN



The site plan illustrates existing structures, setbacks, and proposed lots.

APPLICATION NUMBER	32	DATE	July 16, 2026	 NTS
APPLICANT	Sunset Estates Subdivision			
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3			

DETAIL SITE PLAN



APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3



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

[illegible]

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example



MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

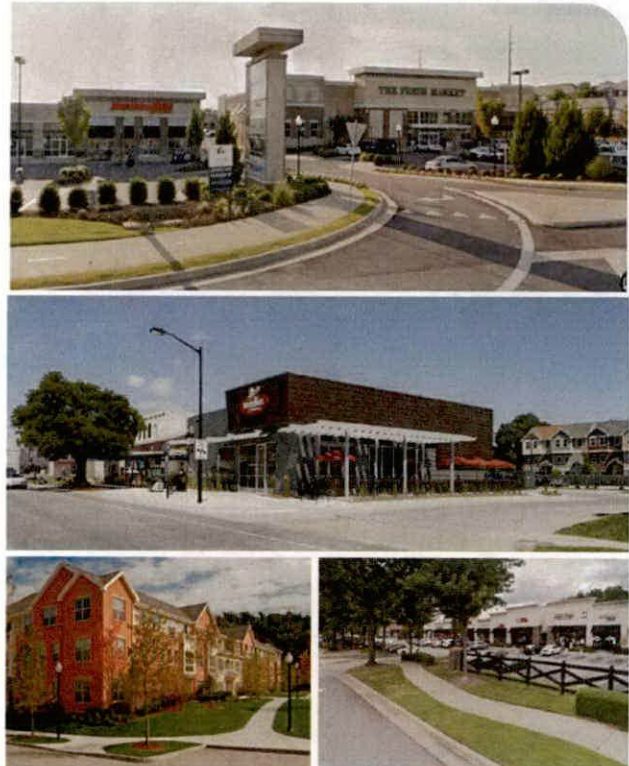
Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example





Agenda Item # 20

SUB-003731-2026 & ZON-UDC-003732-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

2665 Government Boulevard and 604 and 610
Mandrell Street

Subdivision Name:

Sunset Estates Subdivision

Applicant / Agent:

Bryant Properties / Byrd Surveying, Inc.

Property Owner(s):

Eunice B. Lecuru

Current Zoning:

R-1, Single-Family Residential Suburban District and
B-2, Neighborhood Business Suburban District

Future Land Use:

Low Density Residential & Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway.

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban and B-2 Suburban to R-1 Suburban and B-3 Suburban.
- **Note:**
Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents:

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Site History	3
Staff Comments	4
Commission Considerations	6
Exhibits	9

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial and residential units.

APPLICATION NUMBER	20	DATE	June 18, 2026	 NTS
APPLICANT	Sunset Estates Subdivision			
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3			

SITE HISTORY

The eastern portion of the site was originally included within the *Shannon Heights Subdivision*, the plat of which was recorded in the Mobile County Probate Court in early 1938. The western portion of the site was subsequently included within the *First Addition to Shannon Heights Subdivision*, recorded in March 1939.

The property was annexed into the City of Mobile in 1945 and assigned its respective Single-Family Residential and Neighborhood Business zoning classifications. These zoning designations remained in place through the adoption of the 1967 Zoning Ordinance and the 2023 Unified Development Code (UDC).

Historically, the portion of the site fronting Government Boulevard was developed for commercial purposes and has long been used as an automobile dealership. The portions of the site fronting Mandrell Street were developed for single-family residential use and each contain an existing single-family dwelling.

There are no previous Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 14,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original residential lots as follows: LOT 1 – 11,000 sf, LOT 2 – 5,200 sf, and LOT 3 – 5,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain NOTES #1 - 5.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review and [REDACTED] retaining any signatures. No signatures are required on [REDACTED]

Rezoning

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of

Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record and three (3) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Government Boulevard, an Alabama Department of Transportation-maintained Principal Arterial Street requiring a 250-foot-wide right-of-way at this location. Proposed Lots 2 and 3 front Mandrell Street, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way.

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All proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted as necessary to reflect any required right-of-way dedication. A lot area table may be provided in lieu of individual lot labels.

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Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would adversely impact neighboring properties; or
 - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- **Change.** Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- **Benefits Consideration.** In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

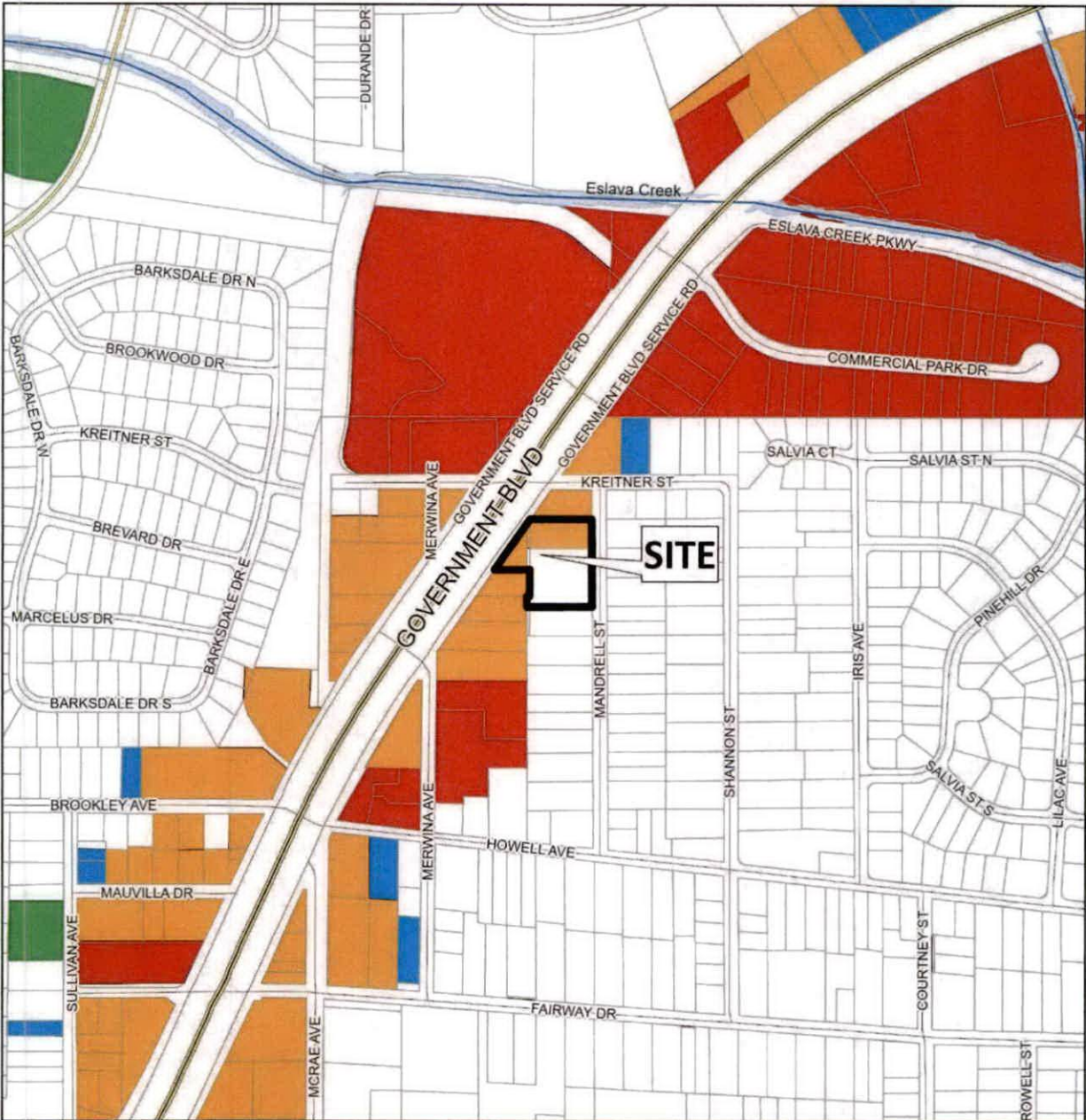
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

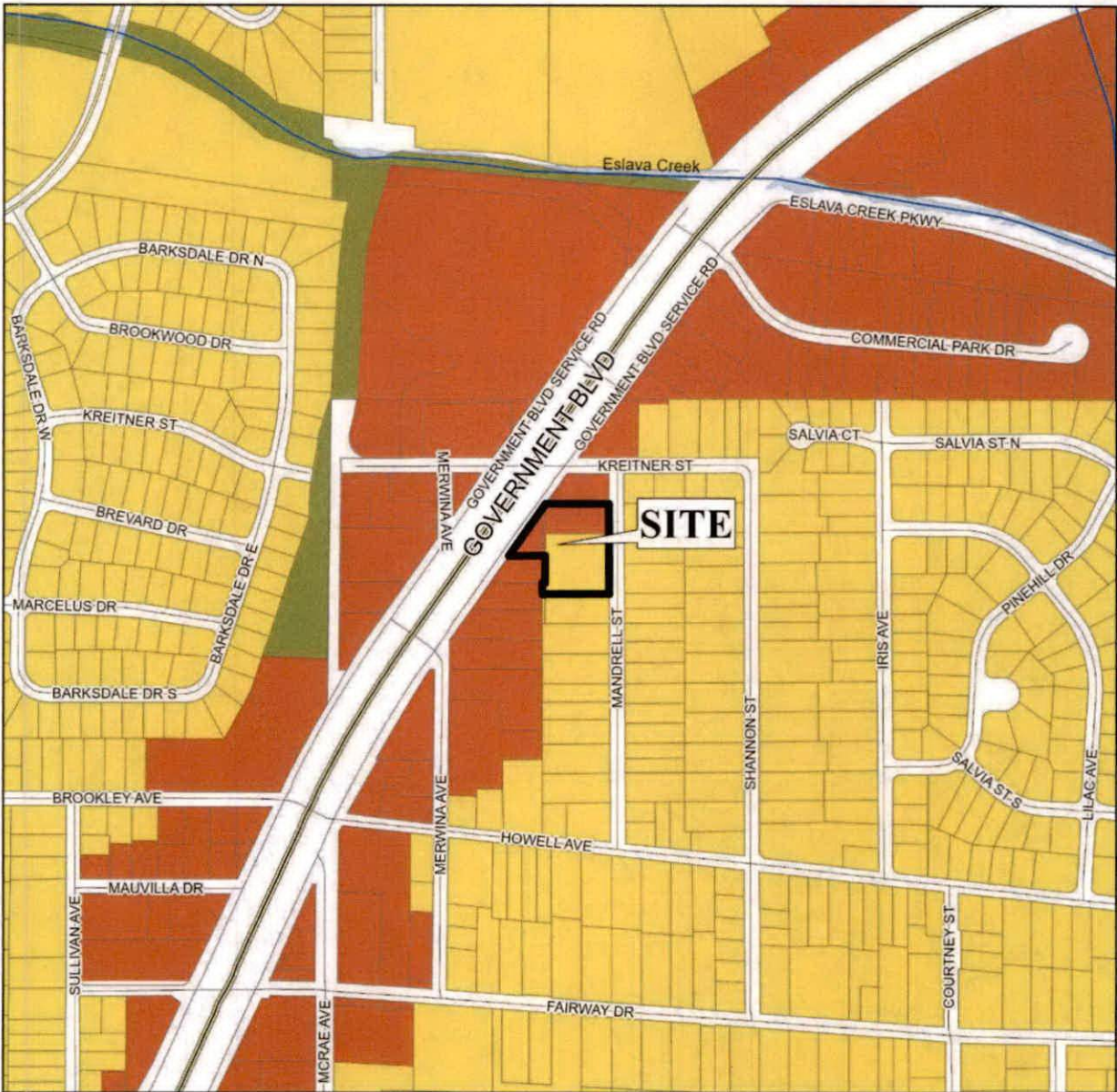
LOCATOR ZONING MAP



APPLICATION NUMBER	20	DATE	June 18, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		



FLUM LOCATOR MAP

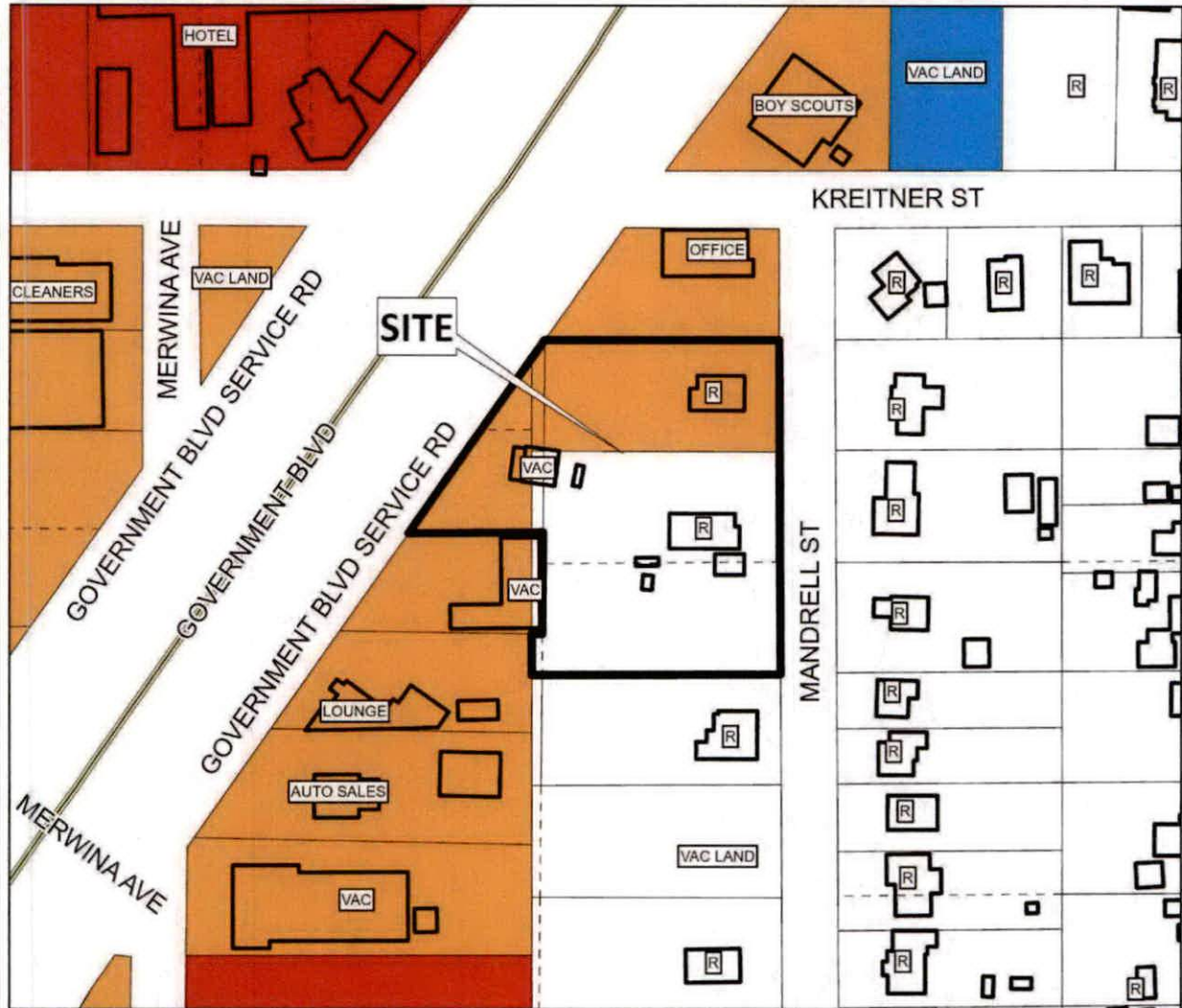


APPLICATION NUMBER 20 DATE June 18, 2026
 APPLICANT Sunset Estates Subdivision
 REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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	



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



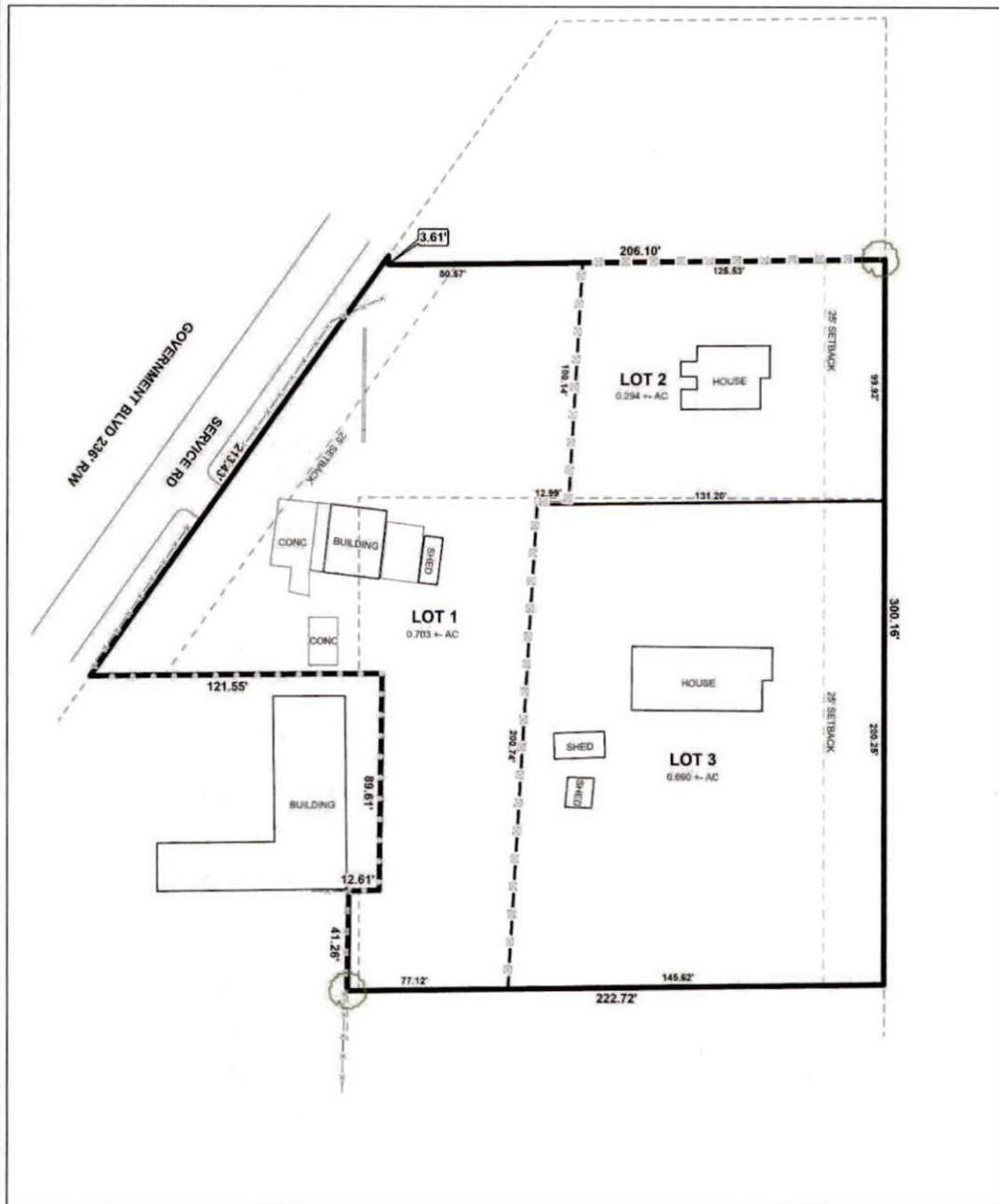
The site is surrounded by commercial and residential units.

APPLICATION NUMBER 20 DATE June 18, 2026
 APPLICANT Sunset Estates Subdivision
 REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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	



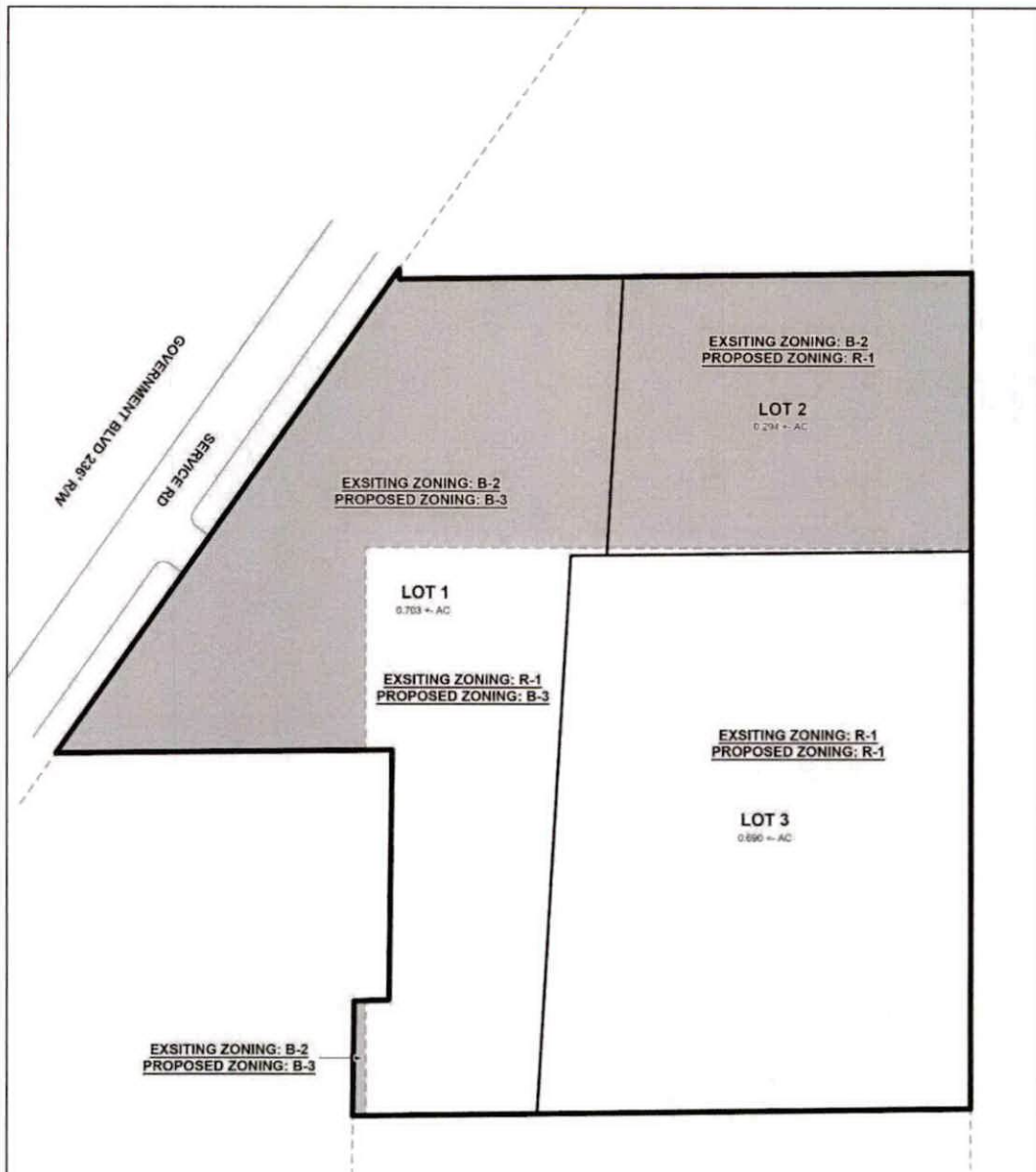
SITE PLAN



The site plan illustrates existing structures, setbacks, and proposed lots.

APPLICATION NUMBER	20	DATE	June 18, 2026	 NTS
APPLICANT	Sunset Estates Subdivision			
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3			

DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3



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.
US	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 - AC (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)	■	■	■	■			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
DOWNTOWN (DT)						■						■										■	■	■	■	■	■	○	○
DISTRICT CENTER (DC)											■	○	○									■	■	■	■	■	■	■	○
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	■	■	■	○	■	○	○	○											■	■	■						
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	■	■	■	■	■	■	○											■	■							○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	■	■	■	○																			○
MIXED COMMERCIAL CORRIDOR (MCC)						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
LIGHT INDUSTRIAL (LI)												■	■	■	■	■	■	■	■	■								○	○
HEAVY INDUSTRY (HI)												■	■	■	■	■	■	■	■	■								○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○										
PARKS & OPEN SPACE (POS)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
WATER DEPENDENT USES (WDWU)	■					○									■	■	■		○										

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example



MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

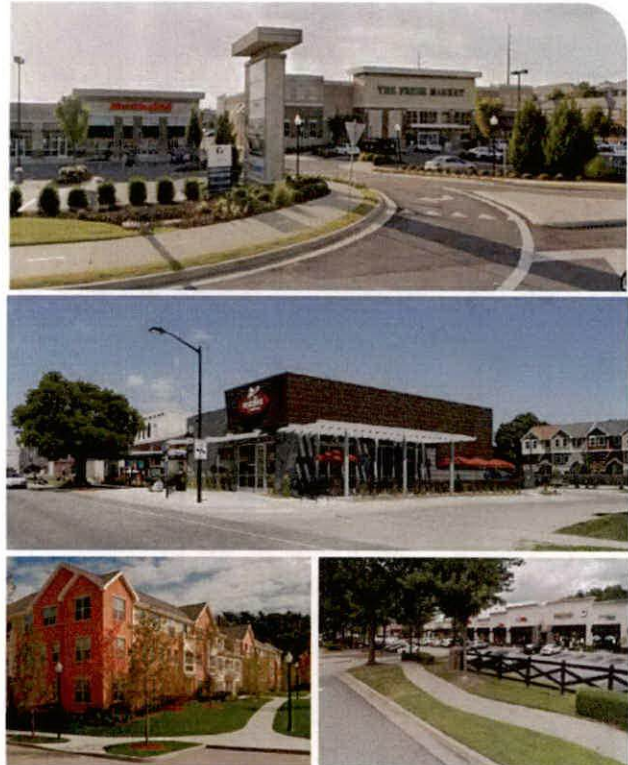
Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



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 Rezoning
of Property Located at 2694 Government Boulevard and
2750, 2754, and 2756 Brookley Avenue

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue from B-1, Buffer Business Suburban District, and B-2, Neighborhood business Suburban District, to B-3, Community Business Suburban District.

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

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.

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

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the

terms of said Ordinance in a B-3, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a B-3, until all of the conditions set forth below have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; 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 City Council of Mobile proposes to consider the adoption of the below synopsisized 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue.**

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3).** Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **B-3** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **B-3** districts until the following conditions have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall 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.

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

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from **Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2)**, to **Community Business Suburban District (B-3)**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a **B-3**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **B-3**, until all of the conditions set forth below have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; 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

**Byrd Surveying, Inc.
Estate of Raymond Stallings c/o Nicki Stallings Ball
2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
Council District 2
Samantha Ingram**



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

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

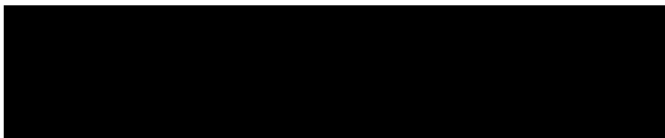
Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.**, for a change in zoning from **Single-Family Residential Suburban District (R-1)**, **Buffer Business Suburban District (B-1)**, and **Neighborhood Business Suburban District (B-2)**, to **Community Business Suburban District (B-3)**, for the property located at **2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,



Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
ZON-UDC-003788-2026
Sagging Oaks Subdivision
Byrd Surveying, Inc.
District 2
Rezoning from Buffer Business Suburban District (B-1) and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3)

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

ZON-UDC-003788-2026 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
July 22, 2026

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

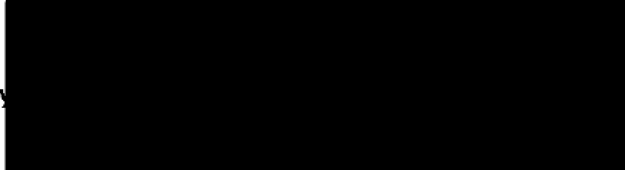
The advertising fee for this application is based on the current legal description and is **\$325.28**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By 

Deputy Director of Planning and Zoning



City of Mobile • Planning & Zoning
Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies** of this application by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit.....	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits
Checklist A

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments
Checklist B

☐ Planned Development
Checklist C

☐ Previously approved Planning Approvals or Planned Unit Development
Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

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	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:		
Email:		
Address:		

	Owner	Design Professional
Name:	ESTATE OF RAYMOND STALLINGS	
Firm:		
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Provide a description of the property location, parcel number, and legal description.
 2694 GOVERNMENT BLVD. & 2750-2756 BROOKLEY AVE.

Property Address
 KEY #00881763 & KEY #00881772

110,340 SF

Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)

R-1, B-1, B-2

B-3

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.
 This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☒ Yes ☐ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are

5/4/26
 Date

4/30/26
 Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 on my property, which is under consideration for Planning Commission/City Council approval, a sign
 understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

4/30/26
 Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|--|
| ☒ Planning Commission Application | ☒ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission |
| ☐ Neighborhood Meeting documentation | ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
| ☒ Boundary Plan | |

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

PROPERTY IS LOCATED ON A SUBURBAN CORRIDOR THAT ALLOWS FOR ALL MODES OF TRANSPORTATION. ALTHOUGH THE MAP FOR MOBILE LOCATED THIS PROPERTY WITHIN A SUBURBAN NEIGHBORHOOD CLASSIFICATION, THIS PROPERTY BUSINESS AND USE WAS ESTABLISHED 60+ YEARS AGO.

MIXED COMMERCIAL CORRIDOR
& LOW DENSITY RESIDENTIAL

Future Land Use Map (FLUM) Designation

B-3

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☒ Yes ☐ No

If yes, describe the error

PROPERTY WAS DEVELOPED AND USED BY BUSINESSES THAT ARE IN THE B-3 CLASSIFICATION.

3. Describe how this proposal promotes the community's health, safety, and welfare.

THIS WILL HELP BRING NEW BUSINESS, WITH JOB OPPORTUNITIES, TO THE AREA.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

THERE IS NO CHANGE IN THE AREA. THIS AMENDMENT IS TO CORRECT THE CLASSIFICATION TO MATCH THE BUSINESS USE.

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
THERE ARE NO CHANGING DEVELOPMENTS IN THE AREA.

2. Describe the surrounding land uses.
FAST FOOD RESTAURANT, AUTO SALES, ALTERNATOR REPAIR SHOP, MARDI GRAS SUPPLY STORE, AND RESIDENTIAL.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
THERE WILL BE NO ADVERSE IMPACT ON NEIGHBORING PROPERTIES.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
THE SITE HAS ADEQUATE INFRASTRUCTURE.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.
THIS WILL HAVE THE CITY ZONING MAPS MATCH THE BUSINESSES THAT ARE PROPOSING TO LOCATE IN MOBILE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



City of Mobile • Planning & Zoning
Corporate Letter of Authorization

I, NIKKI STALLINGS BALL, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of ESTATE OF RAYMOND STALLINGS, a corporation for the property located within the city limits of Mobile, Alabama at 2694 GOVERNMENT BLVD. & 2750-2756 BROOKLEY AVE.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice 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.

BYRD SURVEYING

Designee (1)



Designee (2)

Email

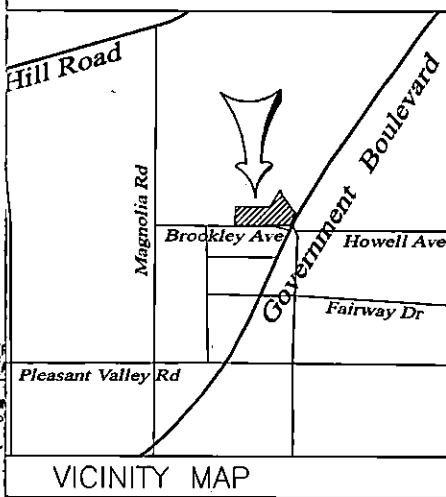
Phone Number

Date

5/4/20

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.



MOBILE, ALABAMA
BYRD•BYRDSURVEYING.BIZ
APRIL 29, 2026

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBD PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF

CASE NO. 2026-0045

RAYMOND JOEL STALLINGS,

Deceased.

ORDER

Petition to probate last will and testament dated November 8, 2018 of the above named decedent is hereby **GRANTED** this date.

It is **ORDERED** that Letters Testamentary under the last will and testament of RAYMOND JOEL STALLINGS, deceased, do forthwith issue to NICKOLE STALLINGS BALL, as prayed.

It is further **ORDERED** that the Personal Representative shall not deposit with her legal counsel, and legal counsel shall not receive, any funds or other assets of this estate which exceed the total sum/value of \$10,000 without prior approval of the Court. Any estate funds appropriately held by legal counsel shall be placed in an interest account unless said funds are to be disbursed with forty-five (45) days of receipt by legal counsel.

The Personal Representative is **ORDERED** to report to the Court if any litigation involving a wrongful death or personal injury claim is commenced in another court. If same is reported, the Personal Representative shall file with this Court a petition to determine the heirs of the decedent.

The Personal Representative is **ORDERED** to notify the Alabama Medicaid Agency of their appointment as Personal Representative of this estate.

The Personal Representative is **DIRECTED** to review the information contained in the Personal Representative's Handbook relating to bank accounts that have pay-on-death beneficiary provisions, multi-party bank accounts and/or bank accounts that contain rights-of-survivorship provisions, that the decedent had an interest in at the time of death.

Any bank, credit union, or other financial institution that has an account as to which the decedent had an interest in is **AUTHORIZED** to furnish account information, including, but not limited to, customer agreements, statements for the twelve (12) months preceding the date of this Order to the Personal Representative.

The Personal Representative is **ORDERED** to publish the attached notice of their appointment in a newspaper in general circulation in Mobile County once a week for three (3) consecutive weeks and to furnish proof of same to the Court within sixty (60) days of the date of this Order.

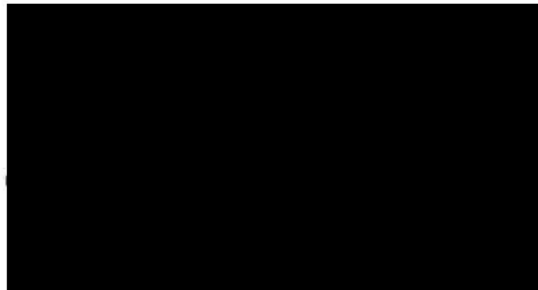
Absent the filing of the items above, this cause is set for hearing on March 16, 2026 at 3:45 p.m., in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama.

Attendance at the above hearing(s) is **REQUIRED** unless the item(s) outlined above are filed by 12:00 p.m. on the Friday preceding the hearing. Annual reports, such as partial settlements, are due on or around the date prescribed and should not be filed too far in advance of the hearing date.

The hearing(s) shall be moot if all item(s) are timely filed.

The Clerk of the Court is **DIRECTED** to forward copies of this Order to all legal counsel of record by electronic mail and to all parties in interest by United States Mail.

Dated this 16th day of January, 2026.



THE STATE OF ALABAMA

COURT OF PROBATE

COUNTY OF MOBILE

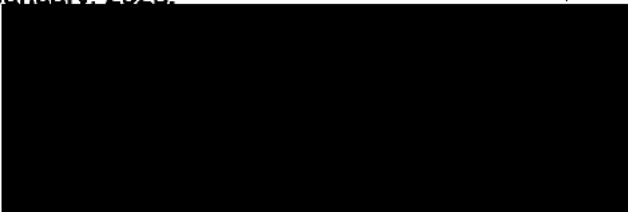
CASE NO. 2026-0045

RE: RAYMOND JOEL STALLINGS, DECEASED

LETTERS TESTAMENTARY

The Will of RAYMOND JOEL STALLINGS, deceased, having been duly admitted to record in said county, Letters Testamentary are hereby granted to NICKOLE STALLINGS BALL, the Personal Representative named in said will, who has complied with the requisites of the laws and who is authorized to take upon herself the execution of such will. Except as restricted or otherwise provided by said will, the Personal Representative is authorized to administer the estate in accordance with the powers and duties set out pursuant to *Ala. Code §§43-2-830, et seq. (1975)*. Unless otherwise provided by the will, the powers and duties of said Personal Representative specifically include, but are not limited to, gathering and retaining estate assets, paying taxes, fees, and expenses, including court costs, incident to the administration of the estate. Any and all financial institutions are **ORDERED** to provide the Personal Representative(s) with all information regarding any payment on death accounts in the name of the deceased. Said funds may be subject to the payment of debts and should not be expended prior to the conclusion of the applicable six-month claims period and without prior Court approval.

ORDERED this 16th day of January, 2026.



NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF MOBILE COUNTY, ALABAMA

Estate of **RAYMOND JOEL STALLINGS, Deceased**

Case No. **2026-0045**

Take notice that Letters Testamentary have been granted to the below named party on the 16th day of January, 2026 by the **HONORABLE C. MARK ERWIN**, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred.

NICKOLE STALLINGS BALL as Executrix
under the last will and testament of
RAYMOND JOEL STALLINGS, Deceased

Attorney of Record:

Shirley M. Justice, Esq.
P. O. Drawer 2025
Mobile, AL 36652

To Counsel/Petitioner: Please have the above publication notice run once a week for three (3) consecutive weeks in a newspaper in general circulation in Mobile County and file proof of the publication with the Court.

Newspaper: The above publication shall run as a Legal Notice. Mail proof of publication along with any bill for costs to the attorney of record or petitioner named above.



Dear Neighbor,

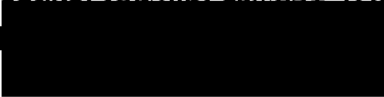
The owner of the property located at 2694 Government Boulevard and 2750-2756 Brookley Avenue is submitting an application to the City of Mobile to rezone the property to match the type of businesses that have occupied the building for the past 40 years.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

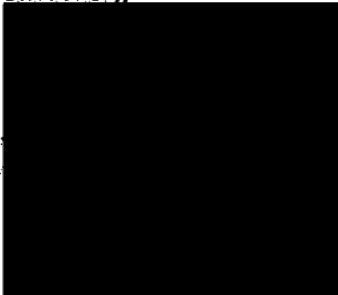
Meeting Location: Salvation Army Church at 3200 Pleasant Valley Road

Date: June 23, 2026

Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email 

Sincerely,



Byrd Surveying, Inc. (ZON-UDC-003788-2026)

Good morning,

We have completed our initial review of the Rezoning application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. **Owner Authorization:** An owner's letter of authorization signed by Nikki Stallings Ball was submitted; however, we are unable to verify Nikki Stalling Ball's affiliation with the listed property owners, Raymond J. & Julia T. Stallings. Please provide one of the following to satisfy this requirement:
 - Documentation explicitly authorizing Nikki Stallings Ball to act on their behalf; or
 - Documentation confirming that Nikki Stallings Ball is the current property owner.
2. **Neighborhood Meeting Documentation:**
Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, July 1, 2026.**
Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.
3. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** for the preliminary plat to our GIS staff. For your convenience, **Tori Aamo** has been copied on this message.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application **will not be considered complete** until all required materials are received **and** the invoice has been paid.

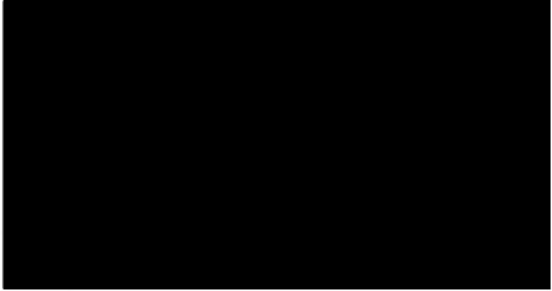
If all requirements are fulfilled **by noon on June 17, 2026**, the application will be considered **partially complete** and placed on the agenda for the **July 16, 2026**, Planning Commission meeting. If this deadline is not met, the application will be **held over** until it is complete.

Important:

If the required Neighborhood Meeting documentation is not received by **July 1, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

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

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning



Re: Byrd Surveying, Inc. (ZON-UDC-003788-2026)

Good morning,

We have completed our review of the above-referenced Rezoning 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, July 1, 2026**.

Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

2. DWG File Submission: If you have not already done so, please submit the **DWG AutoCAD file** for the conceptual plan to our GIS staff. For your convenience, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon today, June 17, 2026**, the case will be scheduled for the **July 16, 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 - PLEASE READ

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.gov.

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

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning

Good morning,

We have completed our initial review of the Rezoning application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. Owner Authorization: An owner's letter of authorization signed by Nikki Stallings Ball was submitted; however, we are unable to verify Nikki Stallings Ball's affiliation with the listed property owners, Raymond J. & Julia T. Stallings. Please provide one of the following to satisfy this requirement:

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Important:

If the required Neighborhood Meeting documentation is not received by **July 1, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

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

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning





City of Mobile • Planning & Zoning
Neighborhood Meeting Cover Sheet

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

Date of Submittal: 6/24/2020

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):

REZONING

Neighborhood Meeting Date: 6/23/2020

Neighborhood Meeting Time: 5⁰⁰ PM

Neighborhood Meeting Location: SALVATION ARMY CHURCH
3200 PLEASANT VALLEY ROAD

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

- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ 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 at the meeting
- ☐ Additional documents (Describe: _____)

Applicant's Name: NICKI STALLINGS BALL / GERALD D BYRD
(First Name & Last Name)

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

[Redacted Signature]

Date: 6/24/2020

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.

Neighborhood Meeting Checklist:

✓ Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date.

✓ Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting.

✓ Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting.

✓ Neighborhood Meeting held.

✓ All required Neighborhood Meeting documentation gathered and signed by the applicant/agent:

✓ Dated photograph(s) of the posted sign(s)

✓ The verified address list of surrounding property owners to whom notification was provided

✓ 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 at the meeting

✓ Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting.

✓ All required meeting documentation submitted to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date.

Neighborhood Meeting

Date: 6/23/2016

Time: 5⁰⁰ PM

Location of Neighborhood Meeting: SALVATION ARMY Church

2694 GOVERNMENT BLVD
Project Location: 2750-2756 BROOKLEY AVENUE

Project/Application (e.g. Rezoning from R-1 to B-1):

R-1, B-1, B-3 TO B-3

Neighborhood Meeting Summary

Meeting Date: 6/23/2026

Meeting Time: 5⁰⁰ PM

Meeting Location: SALVATION ARMY Church

Below is a summary of the proposed project presented at the Neighborhood Meeting:

I EXPLAINED THAT THE PROPOSAL IS COMBINING
MULTIPLE ZONING CLASSIFICATIONS INTO A B-3 CLASSIFICATION

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

SITE PLAN

Please attach copies of the distributed information to this summary.

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):

DAVID THOMAS IS ONE OF THE REALTORS INVOLVED IN THE SALE
OF THE BUILDING

JENNY DOLAN IS A NEIGHBOR TO THE PROPERTY

RONALD + DOROTHY SAW THE SIGNS ON THE PROPERTY AND THOUGHT IT
IT MAY ~~IMPACT~~ AFFECT HER PROPERTY.

WE DISCUSSED THAT THE PROPOSAL IS TO COMBINE THE ZONING
CLASSIFICATIONS AND USE THE BUILDING AS IT'S BEEN USED
FOR THE PAST 40+ YEARS

Neighborhood Meeting Summary

Date: 6/23/2020

Applicant: 

Meeting Location: Salvation Army Church

Application: _____

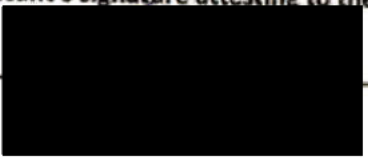
(Meeting summary, continued)

(This section contains horizontal lines for a meeting summary, which are currently blank.)

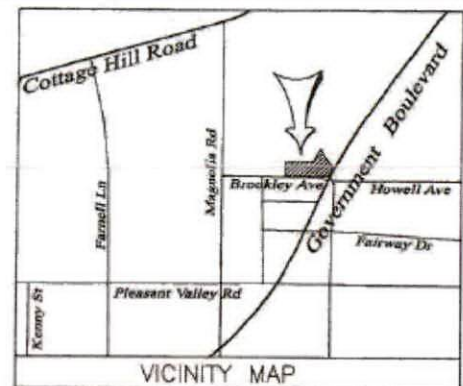
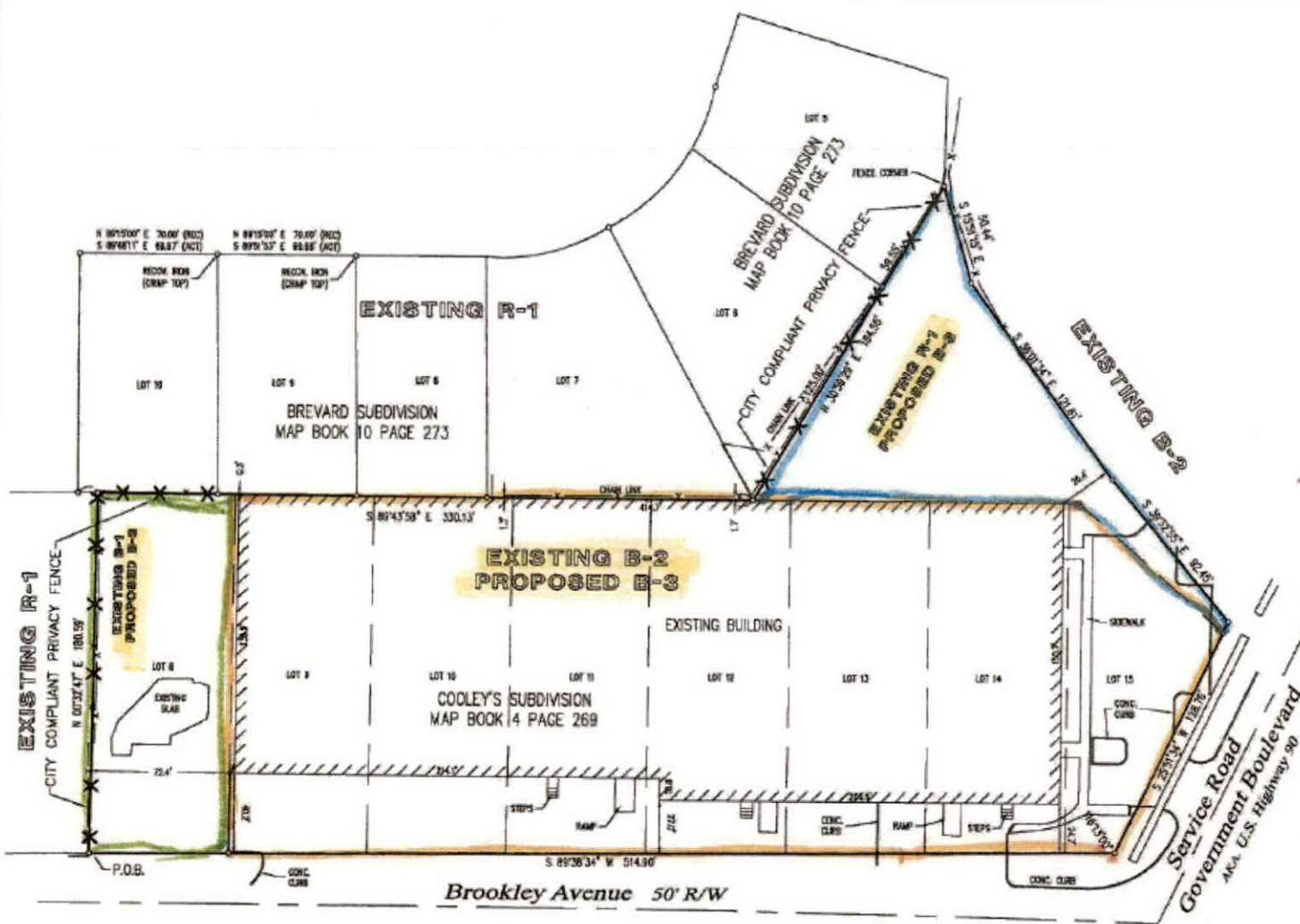
If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6⁰⁰ pm

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

X 

Date: 6/24/2020



NOTES:

1. ANY WORK PERFORMED IN THE EXISTING ROW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, GRADING, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF MOBILE ENGINEERING PERMITTING DEPARTMENT (208-6070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).
2. A LAND DISTURBANCE PERMIT APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY. COMPLETE SET OF CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK.
3. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN COMPLIANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.
4. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL SUBMIT WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY.
5. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.
6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.
7. ALL EXISTING CURB CUTS TO PROPERTY WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE STANDARDS AS DEFINED IN ARTICLE 3, SECTION 84-5-12 OF THE CITY'S UNIFIED DEVELOPMENT.
8. PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.
9. ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE (ORDINANCE: 2012 INTERNATIONAL FIRE CODE).

NOTE: DRIVES, PARKING, AND LANDSCAPE DATA NOT SHOWN SINCE THERE WILL BE NO CHANGE.



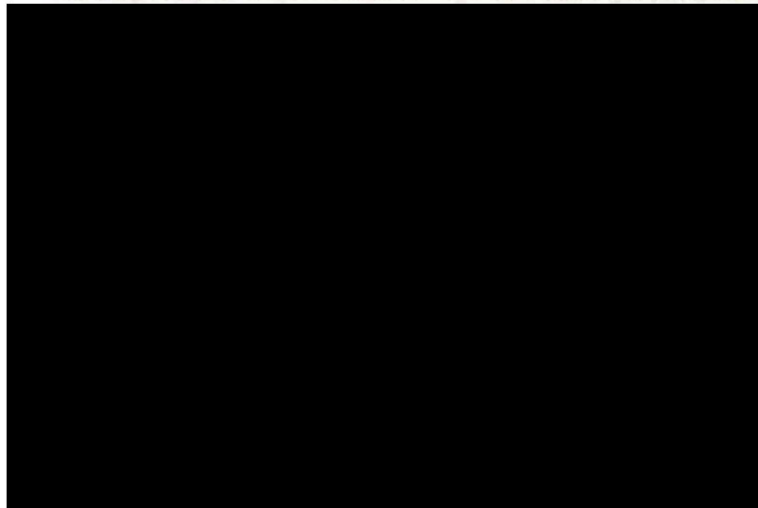
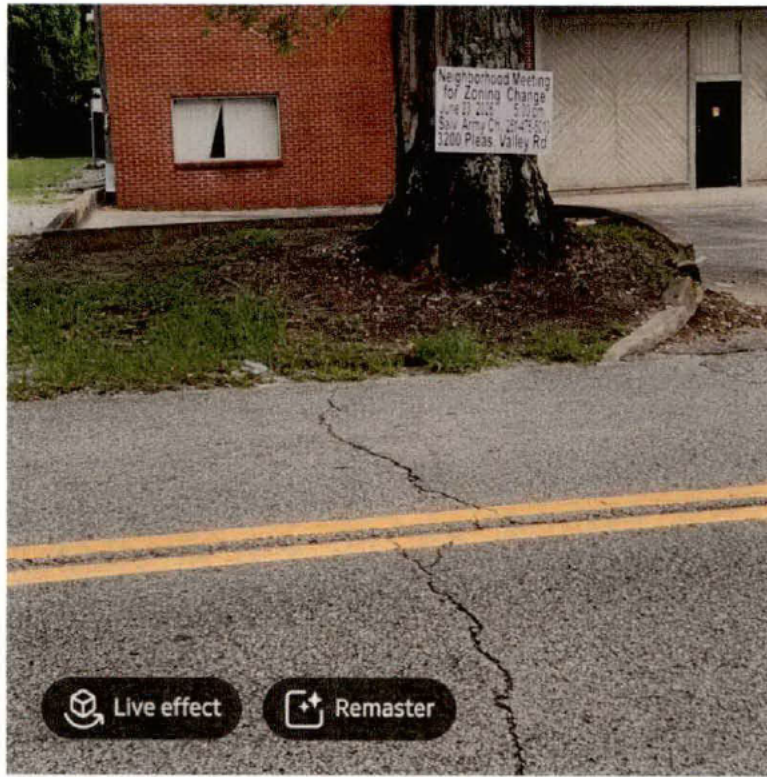
LEGAL DESCRIPTION

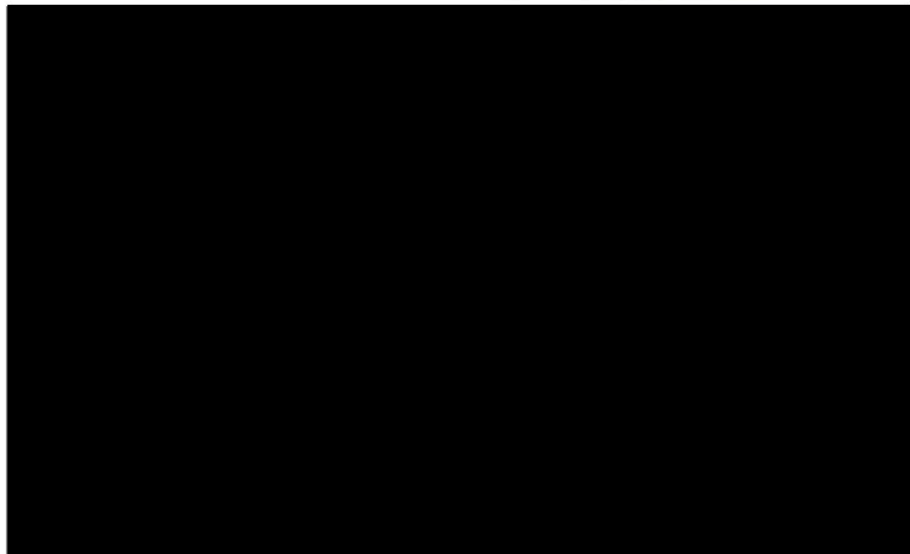
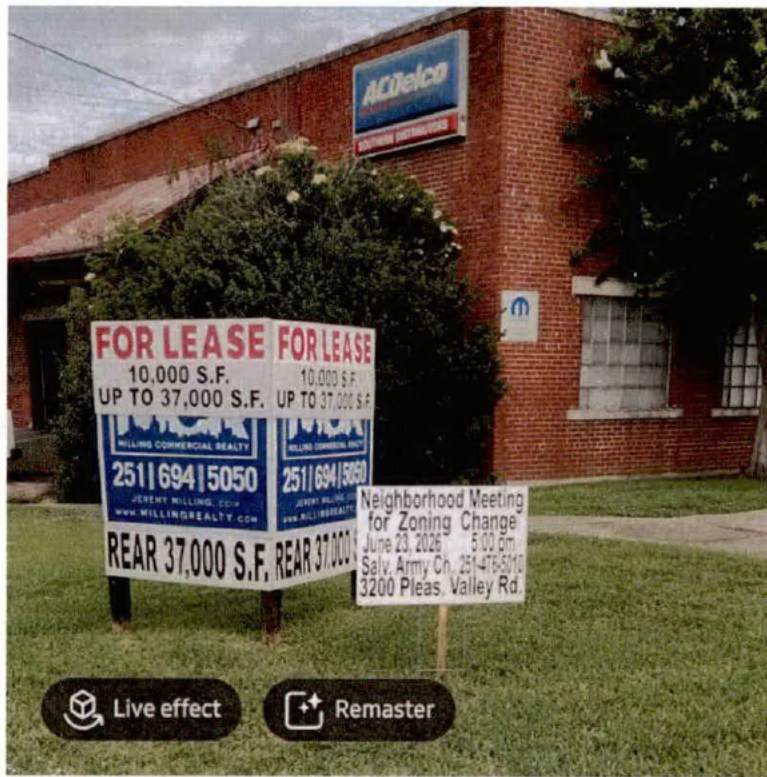
BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 09°32'43" EAST 180.50 FEET; THENCE SOUTH 89°45'38" EAST 330.13 FEET; THENCE NORTH 30°58'29" EAST 184.58 FEET; THENCE SOUTH 15°11'15" EAST 50.44 FEET; THENCE SOUTH 38°10'34" EAST 121.81 FEET; THENCE SOUTH 30°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°15'34" WEST ALONG SAID WEST LINE 128.78 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°35'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

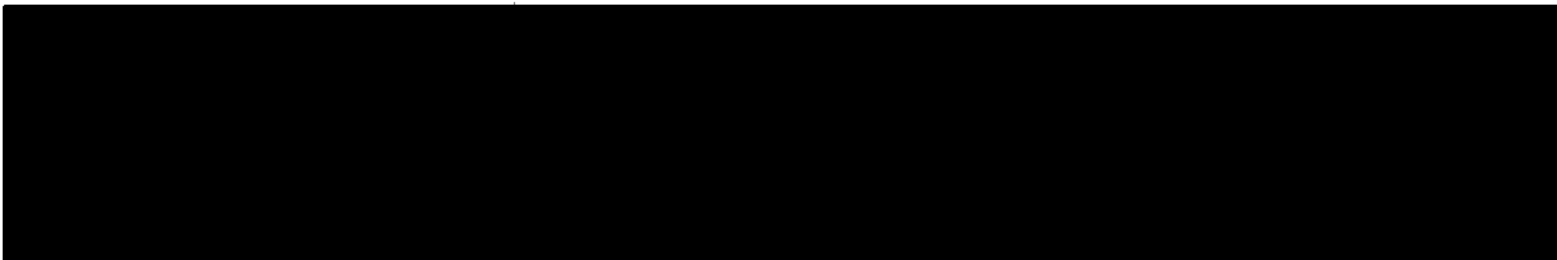
**REZONING R-1, B-1 & B-2 TO B-3
STALLINGS PROPERTY
2694 GOVERNMENT BOULEVARD
2750 - 2756 BROOKLEY AVENUE
SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING**

2609 HALLS MILL ROAD
(251) 476-5010
SCALE: 1" = 40'
26BS123

MOBILE, ALABAMA
BYRD@BYRDSURVEYING.BIZ
APRIL 29, 2026









Agenda Item #29

SUB-003787-2026 & ZON-UDC-003788-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

2694 Government Boulevard and 2750, 2754, and
2756 Brookley Avenue

Subdivision Name:

Sagging Oaks Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owners:

Estate of Raymond Stallings

Current Zoning:

R-1, Single-Family Residential Suburban District,
B-1, Buffer Business Suburban District &
B-2, Neighborhood Business Suburban District

Proposed Zoning:

B-3, Community Business Suburban District

Future Land Use:

Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 23, 2026, at 5:00 p.m. at 3200 Pleasant Valley Road.

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create one (1) legal lot of record.
- Rezoning from R-1 Suburban, B-1 Suburban & B-2 Suburban to B-3 Suburban.
 - Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Subdivision proposal with ten (10) conditions; and
2. Rezoning with two (2) conditions.

Report Contents:

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Site History	3
Staff Comments	3
Commission Considerations	6
Exhibits	8

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	29	DATE	July 16, 2026
APPLICANT	Sagging Oaks Subdivision		
REQUEST	Subdivision, Rezoning from B-2 to B-3		



NTS

SITE HISTORY

The subject site was annexed into the City of Mobile in 1945.

In August 1945, most of the site was included in Cooley's Subdivision, a 15-lot subdivision.

The site was granted a Rear Yard Variance by the Board of Zoning Adjustment in November 1956 to allow the construction of a heating and air conditioning business.

A second Rear Yard Variance was granted in December 1963 to allow the expansion of the existing warehouse.

In 1967, the Eastern portion of site was assigned a B-2, Neighborhood Business District zoning classification with the adoption of the Zoning Ordinance. The rest of the site was assigned an R-1, Single-Family Residential District zoning classification.

In July 1973, the middle portion of the site was rezoned from R-1 to B-2, Neighborhood Business District.

A third Rear Yard Variance was approved in September 1977 to allow an addition to the existing warehouse on the site.

In June 1980, the Western end of the site was rezoned from R-1 to B-1, Buffer Business District.

No additional Planning Commission or Board of Zoning Adjustment cases are associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide a written description for the proposed subdivision boundary.
- C. Revise NOTES #15 to read - As shown on the 1984 aerial photo LOT A will receive the 82,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. Retain NOTES 6 – 8, 13, and 15.
- E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review [REDACTED] prior to obtaining any signatures. No signatures are required of [REDACTED]

Rezoning:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).

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

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings

- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this application is to create one (1) legal lot of record from seven (7) legal lots of record, and two (2) metes-and-bounds parcels. The site is currently served by public water and sanitary sewer.

The proposed lot will have frontage along Government Boulevard and Brookley Avenue. Government Boulevard is a Principle Arterial Street requiring a 250-foot-wide right-of-way at this location. As the preliminary plat indicates a current right-of-way width of 236 feet along the site, dedication will be required to provide 125 feet from the centerline of Government Boulevard, if currently less. Brookley Avenue is a minor street without curb and gutter requiring a 60-foot right-of-way width. As the current right-of-way width is 50 feet, dedication would be required to provide 30 feet from the centerline of Brookley Avenue. The preliminary plat should be revised, if approved, to label both streets with their right-of-way widths after any required dedication.

No minimum building setback line is indicated on the preliminary plat along the street frontages. Therefore, if approved, the plat should be revised to illustrate at least a 25-foot minimum building setback line along both street frontages, adjusted for any required dedication.

The proposed lot meets the minimum size requirements for lots within a proposed B-3, Community Business Suburban District, as per Section 64-2-14 E of the Unified Development Code. As on the preliminary plat, the lot size label in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

The proposed one (1)-lot subdivision would result in a split-zoning within the new lot. Therefore, if approved, the Final Plat for the subdivision should not be signed until the Rezoning process is finalized.

Rezoning

The applicant's justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 3, Section 64-5 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 23, 2026, at 5:00 p.m., at Salvation Army Church at 3200 Pleasant Valley Road. According to the sign-in sheet provided by the applicant, three (3) members of the public attended. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is bordered to the North by R-1 and B-2 zoning. To the West is R-1 zoning, and to the South across Brookley Avenue is a mixture of R-1 and B-2 zoning. To the East across Government Boulevard is B-3 zoning.

The site has been used for warehousing/light distribution for approximately sixty (60) years, and no changes in use are proposed. The site plan submitted with the rezoning application depicts the existing structure on the proposed lot, along with a paved parking area. No new development is proposed on the site and no site modifications are proposed. The applicant states that the property was developed and used by businesses that are in the B-3 classification, and the purpose of the amendment is to correct the classification to match the business use.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

In this case, the proposed subdivision may warrant reclassification to eliminate split zoning. If approved, the rezoning process should be completed prior to signing the Final Plat for the subdivision.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Dedication to provide 125 feet from the centerline of Government Boulevard, if currently less;
2. Dedication to provide 30 feet from the centerline of Brookley Avenue, if currently less;
3. Revision of the plat to label the right-of-way widths of both streets after any required dedication;
4. Revision of the plat to illustrate a minimum building setback line of at least 25 feet along both street frontages, adjusted for any required dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use with the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

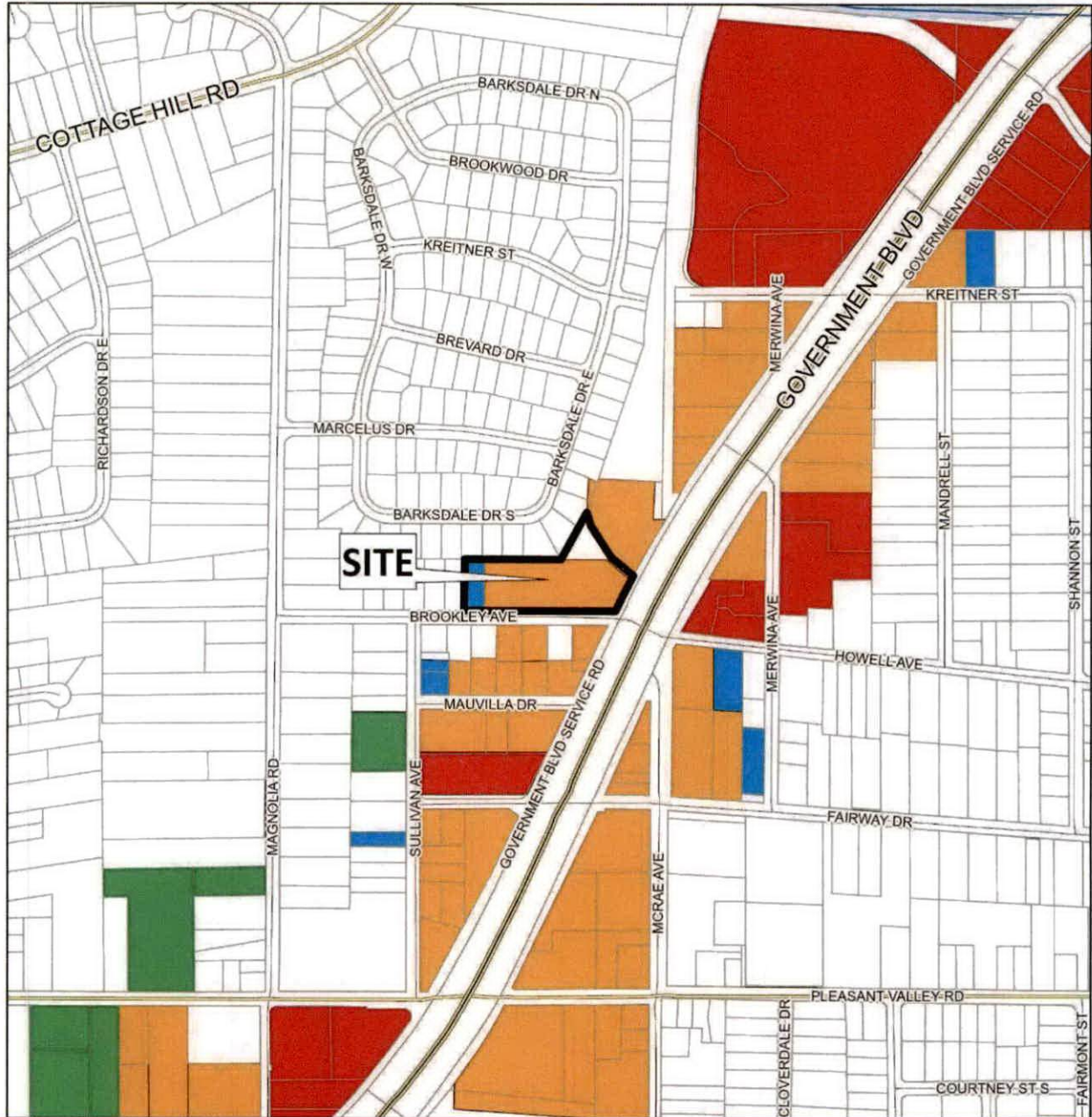
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



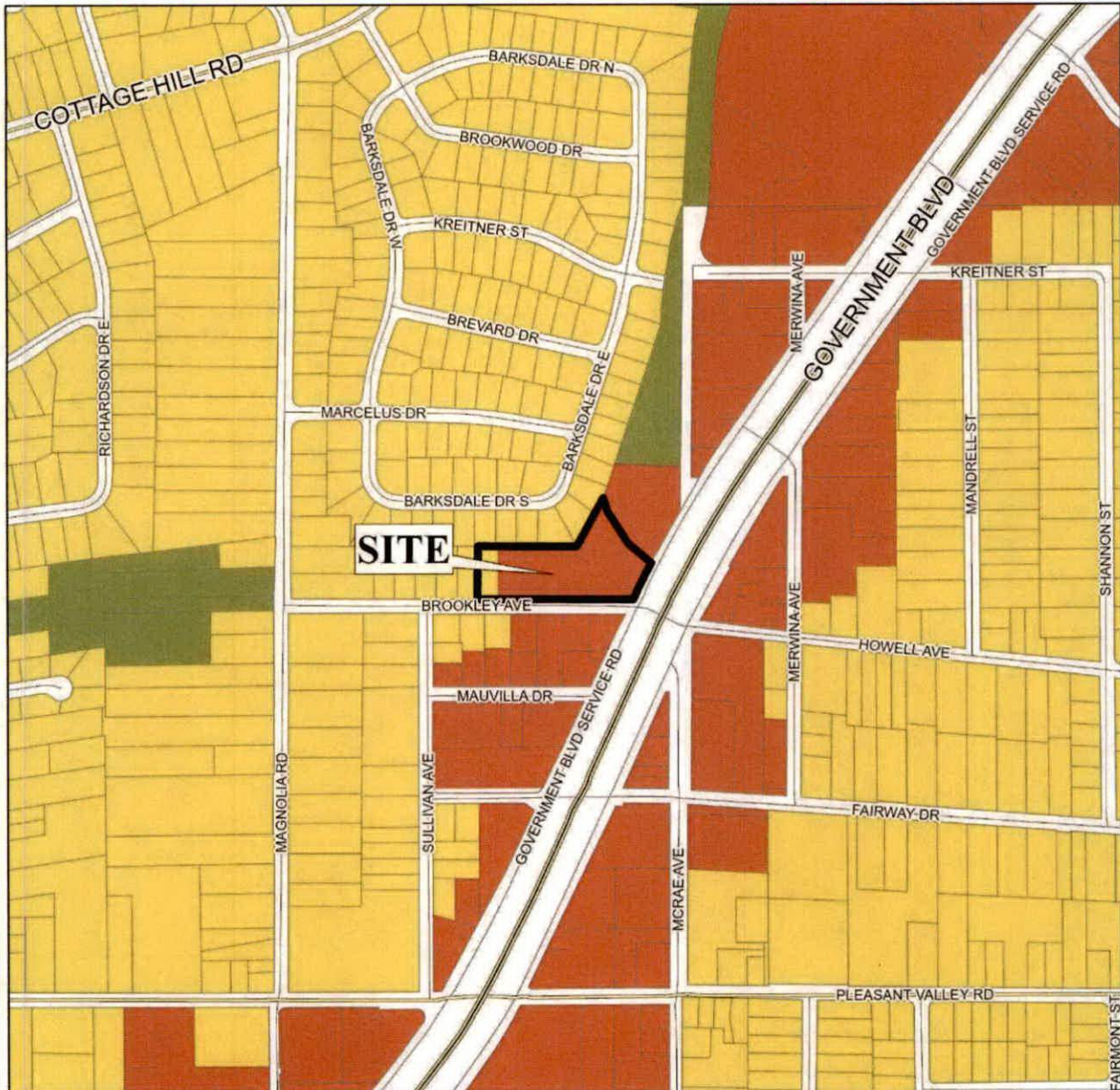
APPLICATION NUMBER 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3



FLUM LOCATOR MAP



APPLICATION NUMBER 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



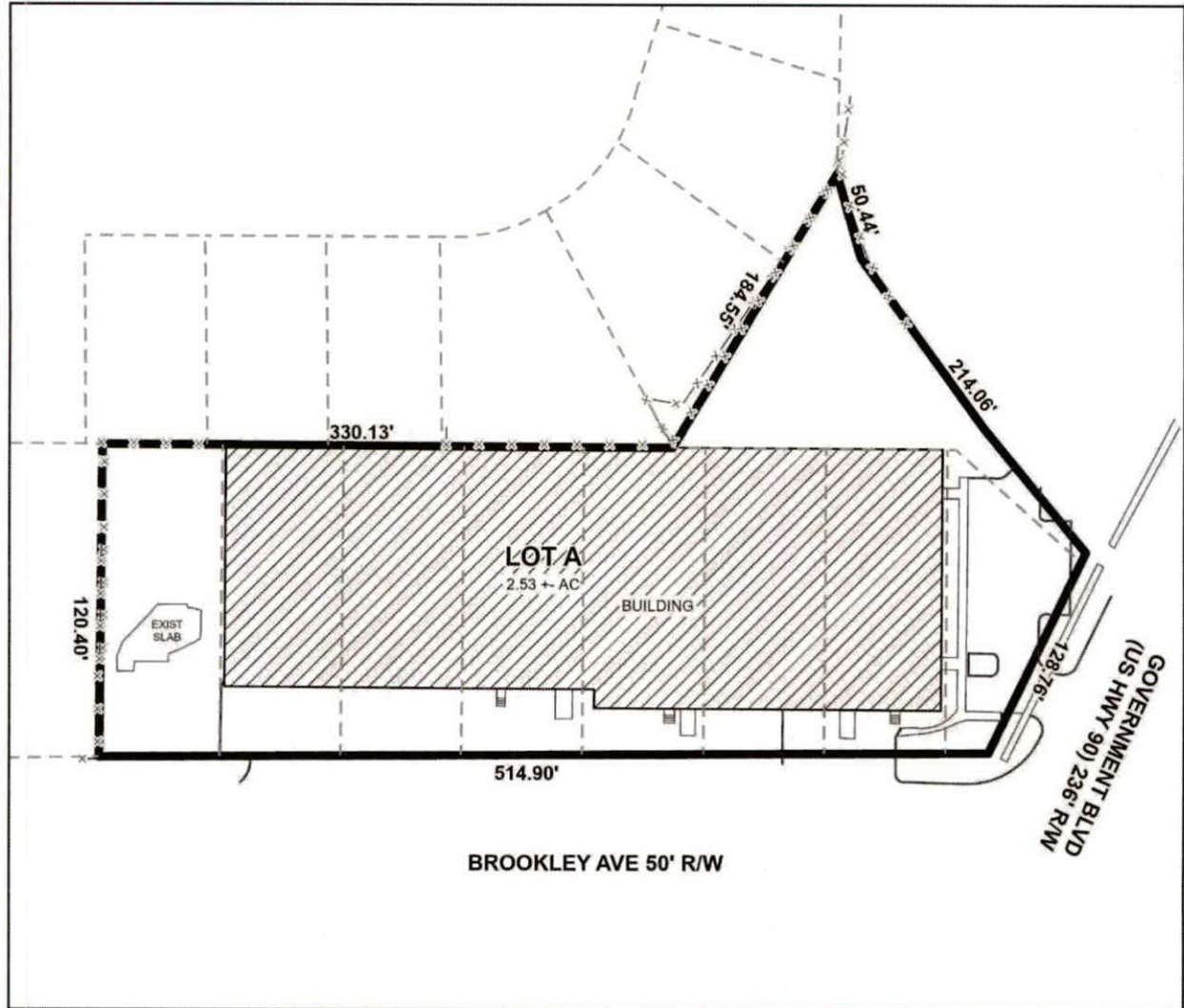
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER <u>29</u> DATE <u>July 16, 2026</u>									
APPLICANT <u>Sagging Oaks Subdivision</u>									
REQUEST <u>Subdivision, Rezoning from B-1 and B-2 to B-3</u>									
R-A R-1 R-2	R-3 R-B H-B	B-1 T-B LB-2	B-2 B-3 B-4	B-5 CW MM	ML MH I-1	I-2 PD MUN	OPEN SD SD-WH	T-3 T-4 T-5.1	T-5.2 T-6

SITE PLAN



The site plan illustrates existing buildings, fencing, and sidewalks.

APPLICATION NUMBER	29	DATE	July 16, 2026
APPLICANT	Sagging Oaks Subdivision		
REQUEST	Subdivision, Rezoning from B-1 and B-2 to B-3		



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 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.

[illegible]

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



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 Rezoning for
Property Located at 4460 Dauphin Island Parkway

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed modification of a previously approved Planning Approval for property located at 4568 Halls Mill Road to allow expansion of a church school and day care in an R-1, Single-Family Residential Suburban District.

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

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.

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

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

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" EAST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an ML, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an ML, until all of the conditions set forth below have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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 City Council of Mobile proposes to consider the adoption of the below synopsisized 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **4460 Dauphin Island Parkway**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1)** to **Maritime Light District (ML)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **ML** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **ML** districts until the following conditions have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

This proposed amendment to the Unified Development Code shall 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.

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

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

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" EAST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from **Single-Family Residential Suburban District (R-1)** to **Maritime Light District (ML)**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an **ML**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an **ML**, until all of the conditions set forth below have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or

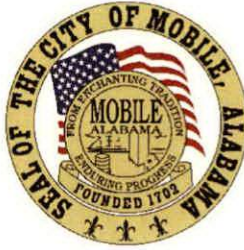
approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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

Adopted:

Lisa Lambert, City Clerk

Matthew Noel, Daddy's Boy Seafood
4460 Dauphin Island Parkway
Council District 3
C.J. Small



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

July 24, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Matthew Noel, Daddy's Boy Seafood**, for a change in zoning from **Single-Family Residential Suburban District (R-1)** to **Maritime Light District (ML)**, for the property located at **4460 Dauphin Island Parkway**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Matthew Noel
Daddy's Boy Seafood
1625 Sigler Avenue
Mobile, AL 36605

Re: 4460 Dauphin Island Parkway
ZON-UDC-003752-2026
Matthew Noel, Daddy's Boy Seafood
District 3
Rezoning from Single-Family Residential Urban District (R-1) to Maritime Light District (ML)

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **Maritime Light District (ML)**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **Maritime Light District (ML)**, to the City Council, subject to the following conditions:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

The advertising fee for this application is based on the current legal description and is **\$421.04**. Upon receipt of this fee (check made out to the "City of Mobile"), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning



ZON - UDC - 003752 - 2026

City of Mobile · Planning & Zoning

Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**
Checklist A

☒ **Rezoning, Text Amendment, or Specific Area Plan Amendments**
Checklist B

☐ **Planned Development**
Checklist C

☐ **Previously approved Planning Approvals or Planned Unit Development**
Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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	Agent (If Applicable)
Name:	Matthew Noel	
Firm:	Daddy's Boy Seafood	
Phone:		
Email:		
Address:		

PLANNING AND ZONING
18 MAY 2026 AM 9:05

	Owner	Design Professional
Name:	Charlene Rash	
Firm:		
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

4460 Dolphin Island Pkwy mobile AL 36605 7.487 sq ft
 Property Address Property Area (acres or square feet)
 1049476
 Parcel Number(s) or Key Number(s)
 R-1
 Present Zoning or Transect District
 MARITIME Lite
 Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☒ Yes ☐ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

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.

Charlene Rash
 Owner Signature

5-12-2026
 Date

Matthe Noel
 Applicant or Agent Signature (if applicable)

5-12-2026
 Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 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.

Matthe Noel
 Applicant or Agent Signature

5-12-2026
 Date

ZONING 50:646 041002

PROPERTY USE PERMISSION LETTER

5-12-2026

Property Owner: Charlene Rash

To: Mobile Planning and Zoning

Re: Permission to Use Property Located at 4460 Dalphin Island Parkway, Mobile, AL 36605

I, Charlene Rene Rash, am the owner of the property located at 4460 Dalphin Island Parkway, Mobile, AL 36605. This letter confirms that I grant Matthew David Noel permission to represent and use the Property for Daddy's Boy Seafood.

I am engaged to Mr. Noel and we have bought this property together and we are going through the legal channels to rezone to Maritime Light.

PROPERTY OWNER

Signature: Charlene Rash

Name Charlene Rene Rash

Date: 5-12-26

RECIPIENT / AUTHORIZED USER (ACKNOWLEDGEMENT)

Signature: Matthew D Noel

Name Matthew David Noel

Company Daddy's Boy Seafood

Date: 5-12-26

Phone/Email: [REDACTED]

PLANNING AND ZONING
18 MAY 2026 AM 9:07

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|---|
| ☐ Planning Commission Application

☐ Neighborhood Meeting documentation
☐ Boundary Plan | ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
|---|---|

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

- Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
 * We will be providing a seasonal service that is already established in the community. we revitalized the existing overgrown, dilapidated property by rebuilding the existing run down bulkhead falling into perch creek.

Future Land Use Map (FLUM) Designation _____

maritime light
Requested Zoning _____

- Was there a mistake or error in the original zoning map? ☐ Yes ☒ No
 If yes, describe the error

- Describe how this proposal promotes the community's health, safety, and welfare.
 We will be providing an already established Business to the community. The property isn't overgrown, the bulkhead isn't falling into perch creek where people access the creek in boats & kayaks. we are helping the community by providing ~~amusement~~ fresh Seafood to the public.
- Describe what changed or changing conditions in the area make an amendment necessary and desirable.
 The property will be well kept and maintained off of a state Hwy that is regularly traveled by automobiles, it also falls in with the perch creek development plan making and adding to the rebuilding or revitalizing Dalphn Island Parkway.

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

The city has development plans to add to the ongoing parks & recreation project. They have proposed several plans on what the property could be added to the area.

2. Describe the surrounding land uses.

There are residential homes as well as businesses all throughout the area from mamas, to restaurants to other home small businesses as well as many churches.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

yes we are licensed to sell seafood from our boat to the public as this is an already established business for the last two decades just at another location over the bridge.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

We provide a vital service to the community by offering fresh "low cost" seafood to the community. We by having a business also help other businesses in the area by shopping with them for the supplies we need to run and maintain our business.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

We have made all the changes we needed by working with the City & Alder to rebuild the dilapidated bulkhead and pilings that were there and cleaning up 2 years of dumped trash.

PLANNING AND ZONING
18 MAY 2026 PM9:05

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.

This section applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

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 referenced at the meeting

Neighborhood Meeting Proceedings:

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

May 1st 2026, Our Lady of Lourdes Parish Hall
1621 Baylen Blvd mobile AL 36605

2. What information was presented at the meeting?

photos of the work that had been put into the property. Aerial images of Shrimp Boat and dock, letter of support, photos of work that has been done to improve property.

3. What concerns were raised during the meeting?

There were no concerns other than why the process was so complicated. Community had no opposition and were asked multiple times during meeting.

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

There were no concerns at the meeting. Everyone was excited or very happy with the land improvements.



ALBA CANAL

IN WATER 0.50'

COULD NOT SET IN WATER

WOOD BULHEAD

S 75°17'59" E

75.00'

NO IRON SET IN WATER

100.00'

WOOD BULHEAD

POB

N 14°42'02" E

CRS

FIRE HYDRANT

39.00'

CRS

100.00'

ASPHALT DRIVE

METER POLE

DAUPHIN ISLAND PARKWAY (R/W VARIES)

DRAWING DOES NOT

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" WEST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

P	=	OVERHEAD POWER LINES
POB	=	POWER LINE POLE
POB	=	POINT OF BEGINNING
CRF	=	CAPPED REBAR IRON FOUND
CRS	=	CAPPED REBAR IRON SET
CR1	=	CAPPED REBAR IRON FOUND ()
IF	=	IRON FOUND
CT	=	CRIMP TOP IRON PIPE FOUND
OT	=	OPEN TOP IRON PIPE FOUND
RBR	=	REBAR FOUND
CUT	=	CONCRETE MONUMENT FOUND
FFE	=	FINISH FLOOR ELEVATION
R	=	RECORD
C	=	COLLECTED

PROPERTY IS LOCATED IN ZONE AE
WHICH WAS DETERMINED BY
ELEVATIONS FROM INSURANCE RATE
MAP 01097C0878L, DATED JUNE 05,
2020

5/8" CAPPED REBAR SET ON ALL PROPERTY
CORNERS UNLESS NOTED.

I, PAUL D. STEWART, A REGISTERED LAND SURVEYOR (ALABAMA REG. NO. 30357) HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PAUL D. STEWART, ALA. REG. NO. 30357

THIS DRAWING DOES NOT
REFLECT ANY TITLE OR EASEMENT
RESEARCH BY THIS COMPANY,
OTHER THAN WHAT IS VISIBLE ON
THE GROUND OR PROVIDED BY
THE CLIENTS CONVEYANCE.



City of Mobile · Planning & Zoning
Neighborhood Meeting Cover Sheet

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

Date of Submittal: 5-18-26

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):

Neighborhood Meeting Date: May 1, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: Our Lady of Lourdes
1621 Boykin Blvd mobile AL 36605

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

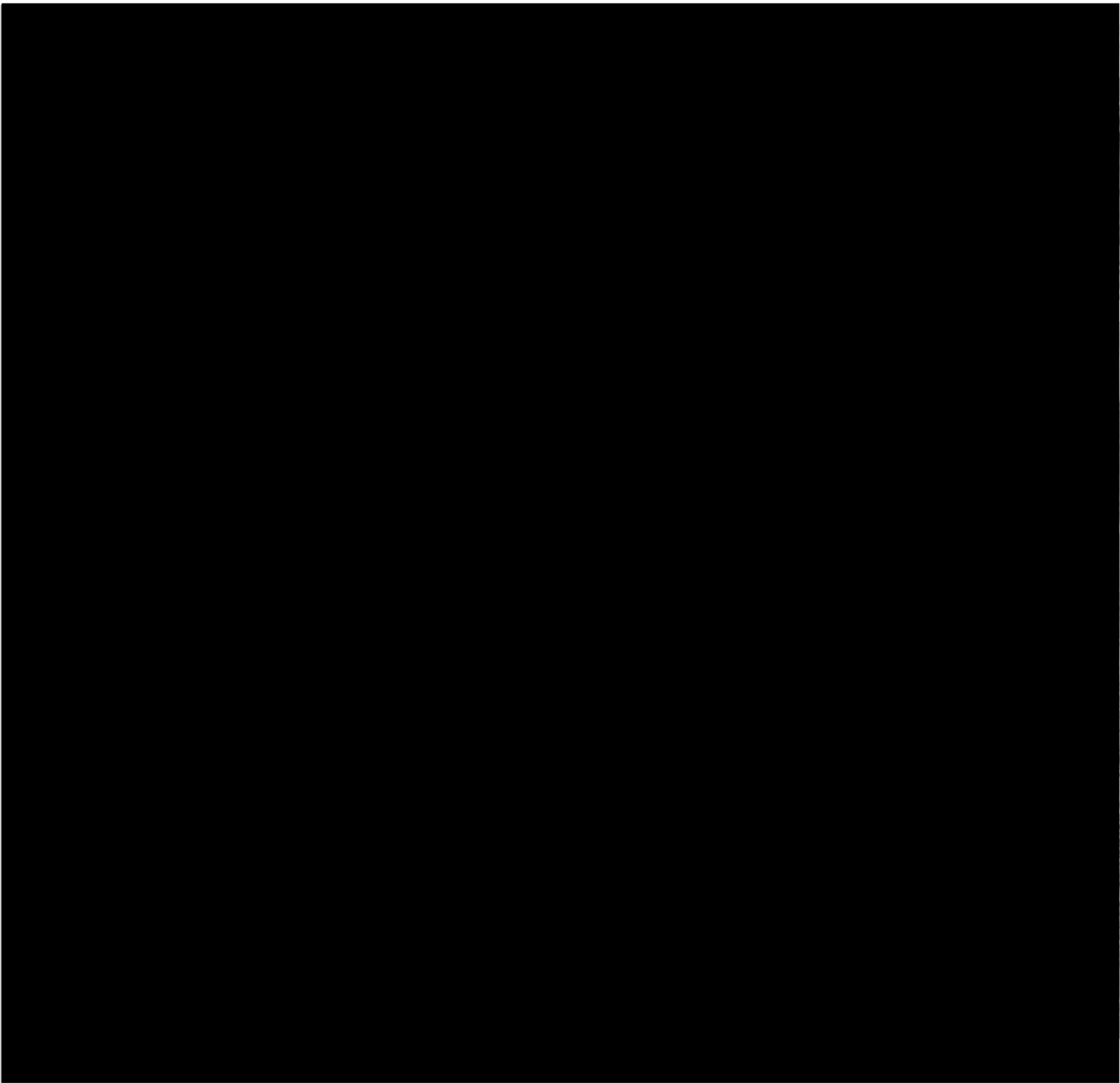
- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ A copy of the notice advertising the Neighborhood Meeting
- ☒ A sign-in sheet documenting meeting attendance
- ☒ A written summary or minutes of the meeting
- ☒ Copies of any site plans, building elevations or other documents provided or referenced at the meeting
- ☐ Additional documents (Describe: photos + letter, 5)

Applicant's Name: Matthew P Noel
(First Name & Last Name)

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

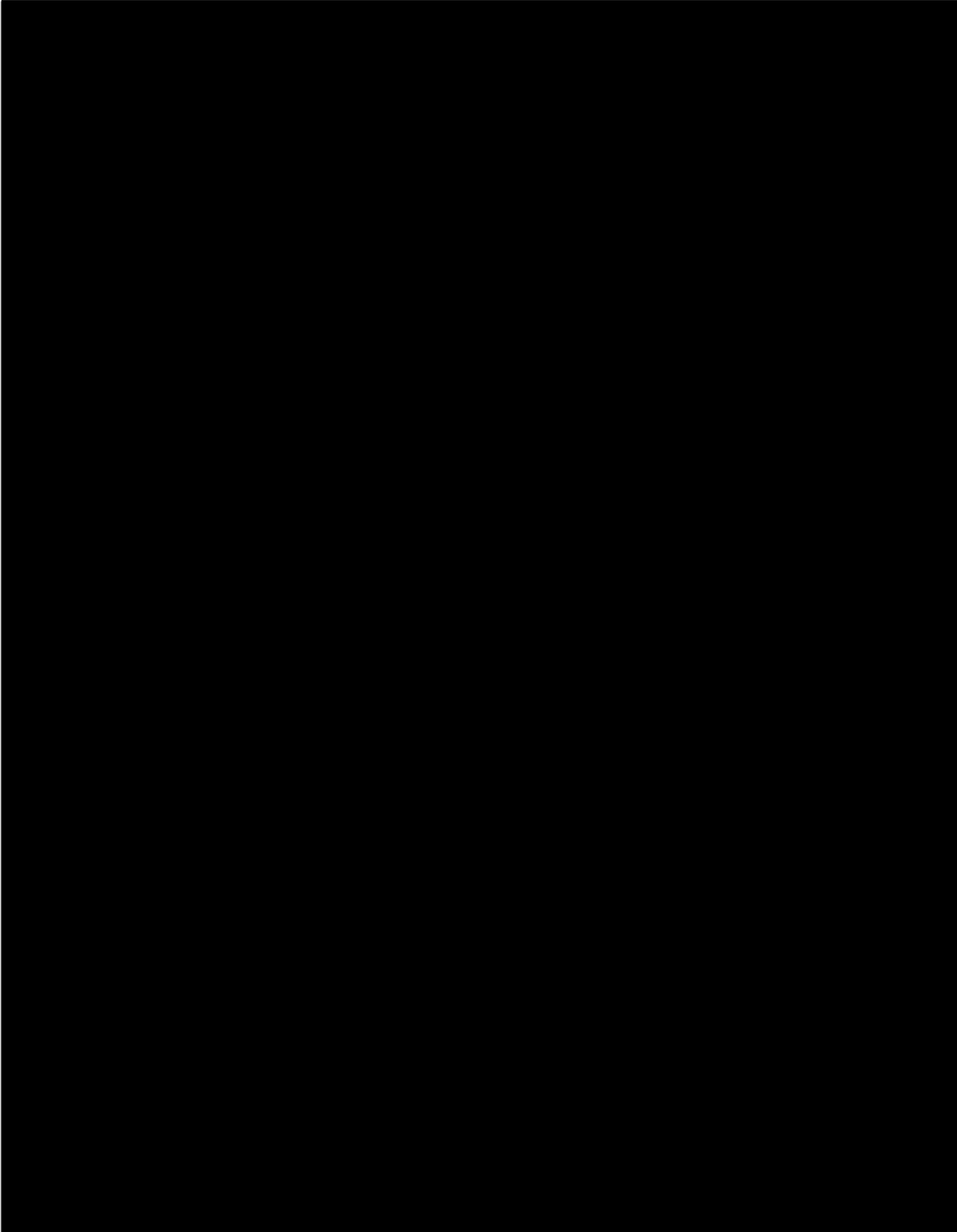
x Matthew P Noel Date: 5-18-26

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.



Galaxy A16 5G

230MB 2060-4000 10MB



Notice of Neighborhood Meeting

April 8th, 2026

Dear Property Owner,

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

- (1) Application (Zoning Change to rezone the property at 4460 DAUPHIN ISLAND PKWY, MOBILE, AL 36605) from Single Family Residential Suburban District (R-1) to ML (Maritime Light)

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

Date: May 1st, 2026

Time: 5:00 PM

Location: Our Lady of Lourdes Parish Hall

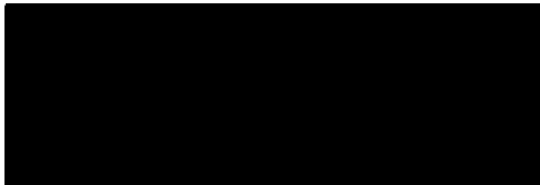
1621 Boykin Blvd, Mobile, AL 36605

You are receiving this notice because your property is located within 300 feet of (4460 DAUPHIN ISLAND PKWY, MOBILE, AL 36605), in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent is invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), to ask questions, and present your views or concerns.

We look forward to your presence and input,

Sincerely,

Matthew Noel



Neighborhood Meeting

Date: 5-1-2026

Time: 500

Location of Neighborhood Meeting: Our Lady of Lourdes
Church 1621 Boykin Blvd Mobile AL 36605

Project Location: 4460 Dauphin island parkway

Project/Application (e.g. Rezoning from R-1 to B-1): _____

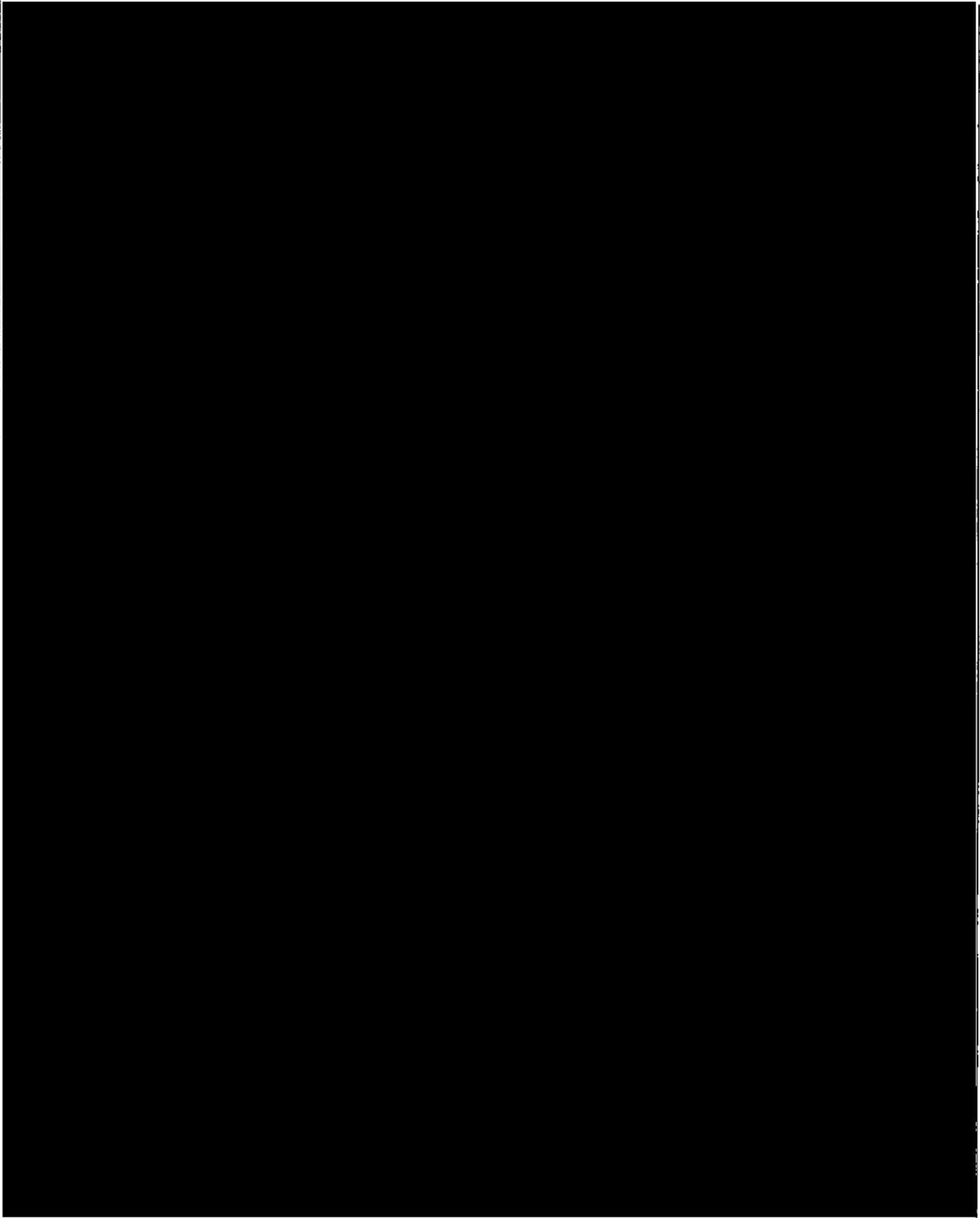
Maritime light

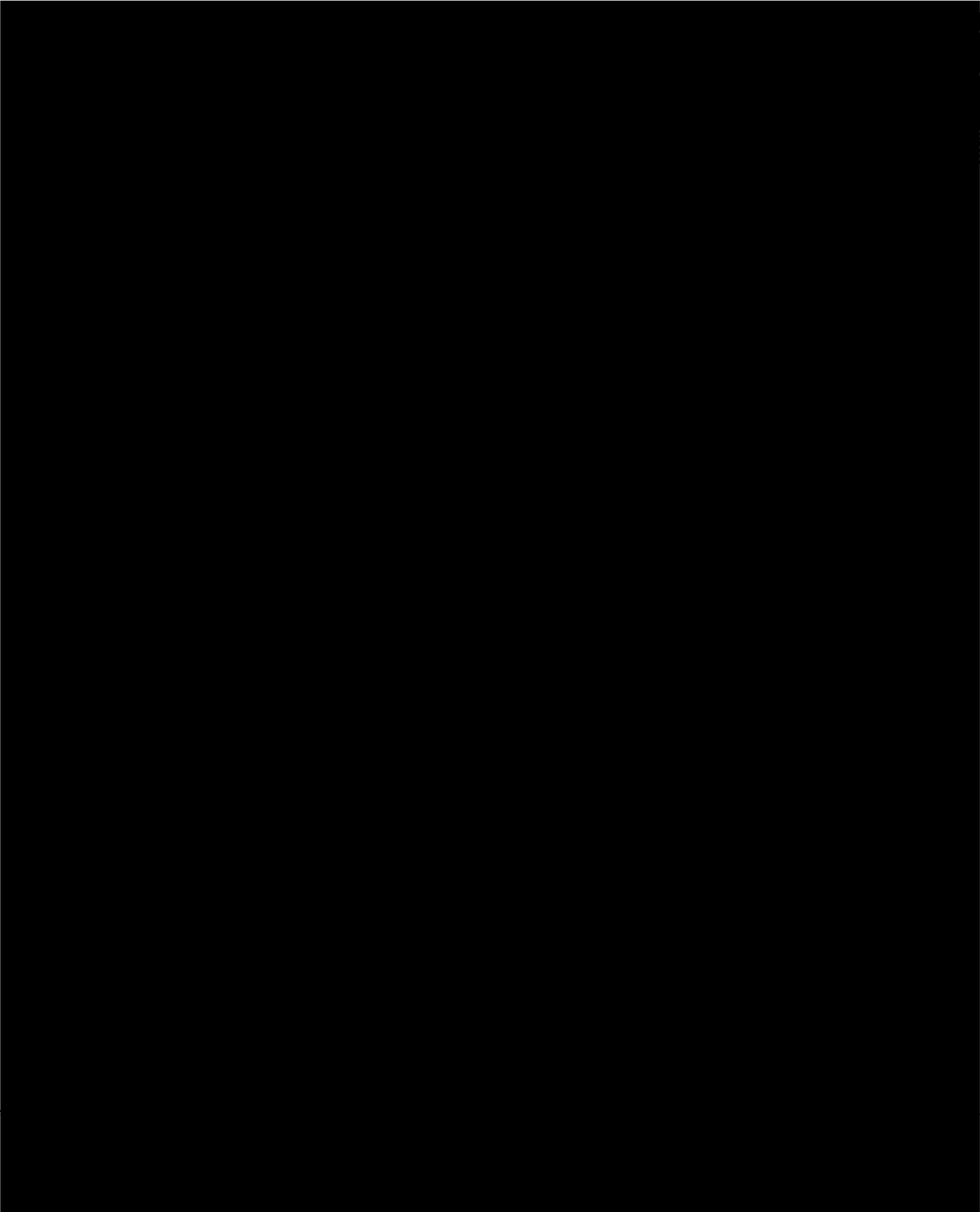
Applicant's Signature Attesting to the Accuracy of This Sheet:

x Matthew Noel Date: 5-1-2026

Please Sign In:

PLANNING AND CORING
18 MAY 2026 AM9:07





Neighborhood Meeting Sign-In Sheet

Date: 5-1-26

Applicant: Matthew Noel

Meeting Location: Our lady of lourdes

Application(s): _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

PLANNING AND ZONING
18 MAY 2026 AM 9:07

Name: _____ Address: _____
Email: _____ Phone: _____

Name: _____ Address: _____
Email: _____ Phone: _____

Name: _____ Address: _____
Email: _____ Phone: _____

Name: _____ Address: _____
Email: _____ Phone: _____



Meeting Location: Our Lady of Lourdes

Neighborhood Meeting Sign-In Sheet
Date: 5-1-26

Neighborhood Meeting Sign-In Sheet

Date: 5-1-26
Applicant: Matthew Noel

Meeting Location: Our lady of Lourdes
Application(s): _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Minutes

Rezoning Community Meeting

DATE

May 1st 2026

TIME

5:00 PM

MEETING CALLED TO ORDER BY

Matthew Noel

IN ATTENDANCE

Matthew Noel, Charlene Rash and members of the community as well as landowners in the 300 ft surrounding area who received letters by mail.

WHAT WAS DISCUSSED

Matthew Noel started the meeting by thanking everyone for coming and supplied photographs of the property before and after the land improvements were made. He went on to express that he was working diligently with the city to rezone the property to Maritime Lite to be able to sell live and dead shrimp to the community from June 1st to January on the property. Matthew Noel asked if anyone at the meeting was opposed to the rezoning. No one was in opposition. Shannon Booth property owner spoke on how nice the property looked after being somewhat of an eyesore to Dalphin Island Parkway as well as the trash and debris that had continued to be dumped on the property over the years. Mrs. Booth also asked if anyone had any concerns about having a boat or selling shrimp on the property with no opposition. Charlene Rash property owner spoke as to the rezoning application and steps that had to be taken to go before the city council with details to meeting, time guidelines, and the next steps that needed to be taken to go forward with the rezoning of 4460 Dalphin Island Parkway to Maritime Lite. Questions were asked about our councilman C.J Smalls and why no one from the city was there. Charlene expressed that councilman C.J Smalls was notified as well as the city rezoning department and the other required landowners. It was also said that Mr. Smalls would be at the police prescient the second Tuesday of May.

Several small topics were discussed as to who owns the other delapidated shrimp boats in the area and were there any future plans for those boats. Shared the owner's name and that he was not the owner of the boats.

Bobby Lankford who is on the board of revitalize DIP noted that they had voted in favor of the rezoning of 4460 Dalphin Island Parkway where a letter from the president of Revitalize DIP Mrs. Yvette Young had sent Mr. Noel a letter where they voted and were in favor of the rezoning allowing fresh seafood to be sold to the community continuing a ongoing community business.

Charlene Rash spoke again letting everyone know the next step would be to turn in the required meeting minutes, and other paperwork to the rezoning committee by the May 18th deadline in which it would then go before the city council for a vote. Many asked did they need to attend the city council meeting for support of the rezoning. Many of the attendees were excited to have the option to buy or continue to buy fresh seafood off the boat close to home. Charlene Rash asked if there were any other questions, comments or concerns and again was anyone in opposition to the plans for rezoning with everyone attending was in favor of the rezoning. She asked once again if anyone had any questions. Mr. Noel and Ms. Rash thanked everyone for attending and asked for their continued support and prayer during this process.

Minutes Recorded by: Charlene Rash

Charlene Rash 5/1/26

PLANNING AND ZONING
18 MAY 2026 AM9:07



ALBA CANAL

DAUPHIN ISLAND PARKWAY (R/W VARIES)

COULD NOT SET IN WATER

WOOD BULKHEAD

NO IRON SET IN WATER

IN WATER 0.50'

5.36'

75°17'59" E

75.00'

100.00'

100.00'

14°42'02" E

POB

5.00'

75°17'59" W

CRS

39.00'

FIRE HYDRANT

CRS

100.00' W

14°42'02" W

METER POLE

ASPHALT DRIVE

DRAWING DOES NOT

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" WEST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

P	OVERHEAD	POWER LINES
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RBR	REBAR	FOUND
CMT	CONCRETE	MONUMENT FOUND
*FTE	FINISH FLOOR	ELEVATION
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PROPERTY IS LOCATED IN ZONE AE
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ELEVATIONS FROM INSURANCE RATE
MAP 01097C0679L, DATED JUNE 05,
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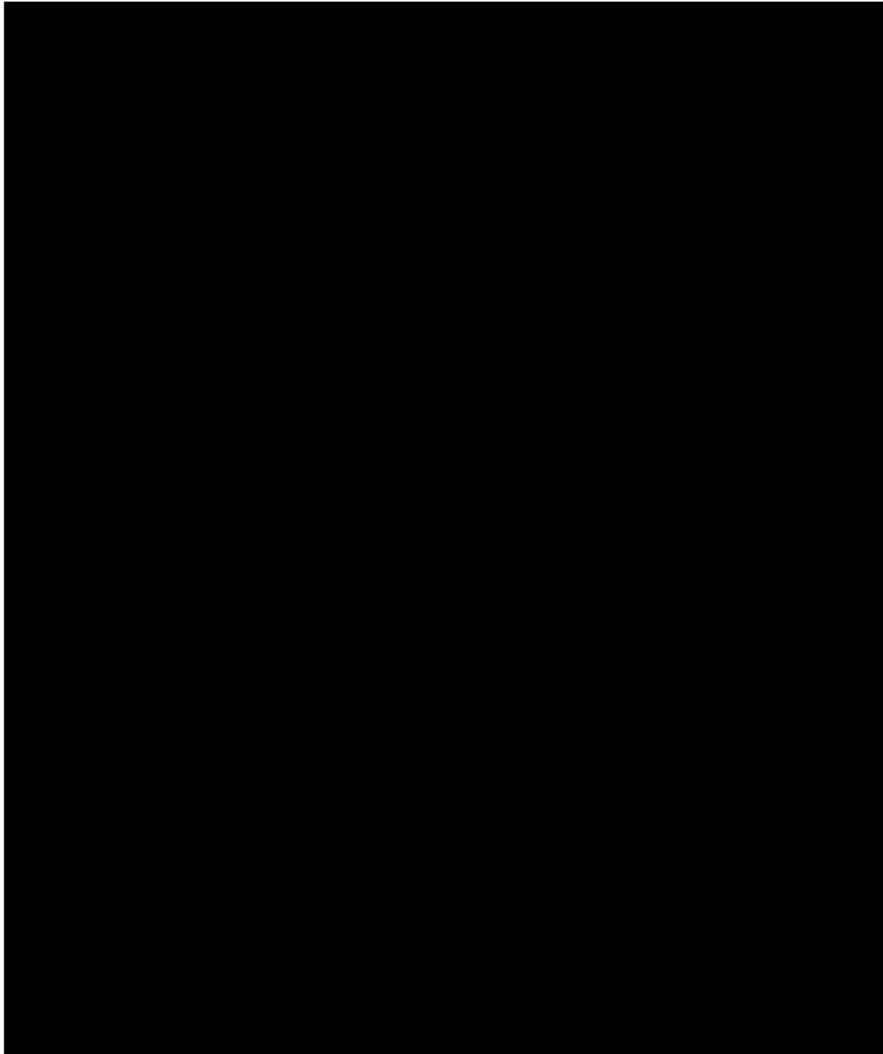
5/8" CAPPED REBAR SET ON ALL PROPERTY
CORNERS UNLESS NOTED.

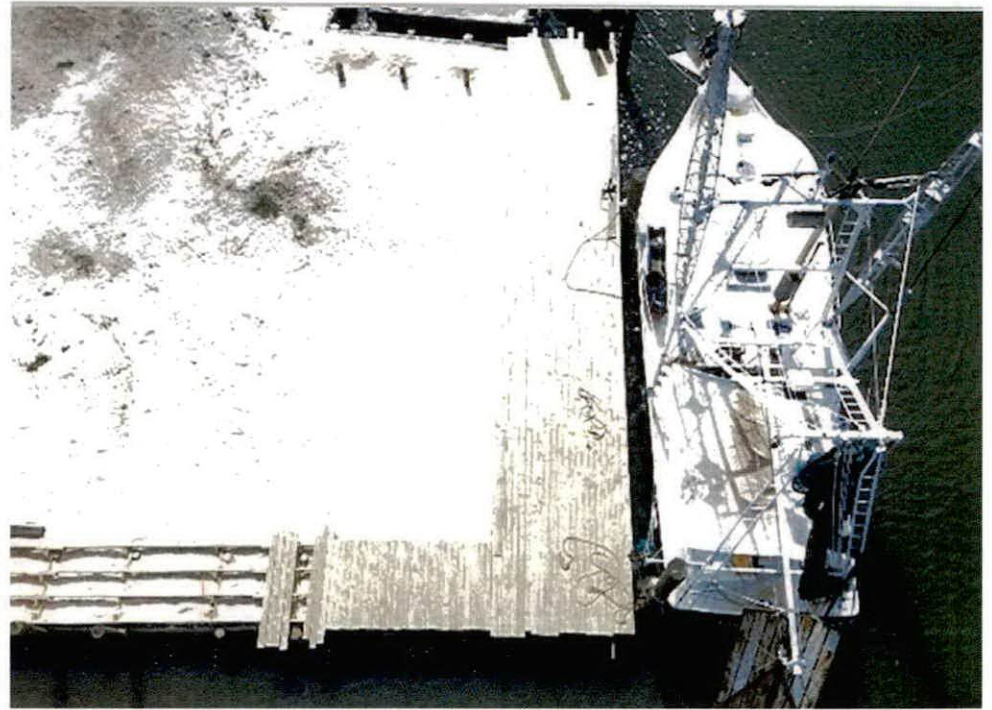
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REFLECT ANY TITLE OR EASEMENT
RESEARCH BY THIS COMPANY,
OTHER THAN WHAT IS VISIBLE ON
THE GROUND OR PROVIDED BY
THE CLIENTS CONVEYANCE.

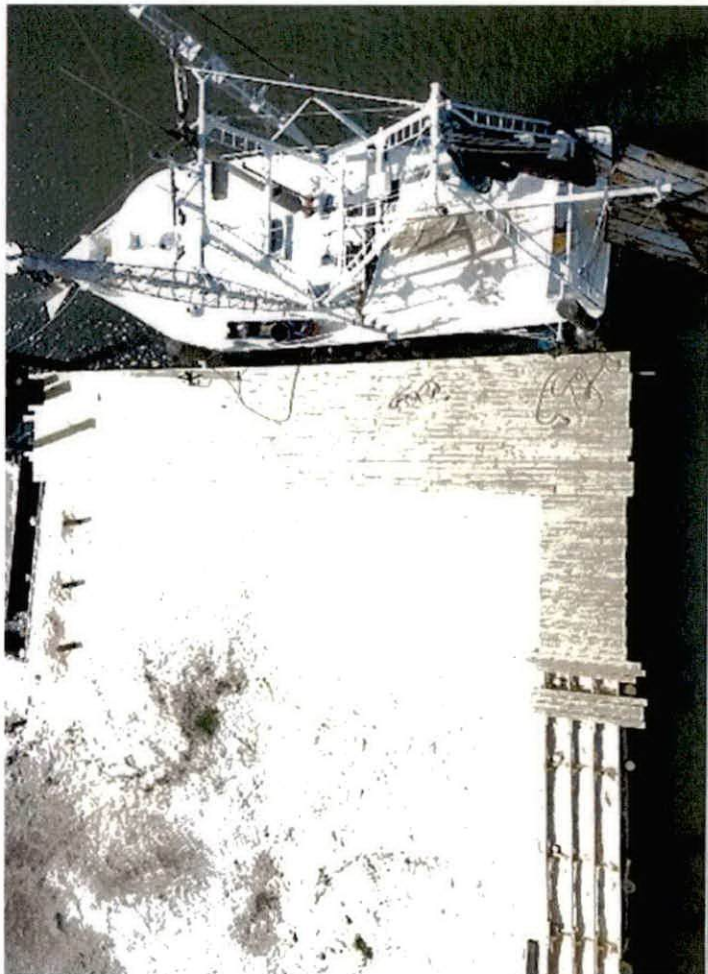
SURVEYOR'S CERTIFICATE - SIGNED BY OWNERS

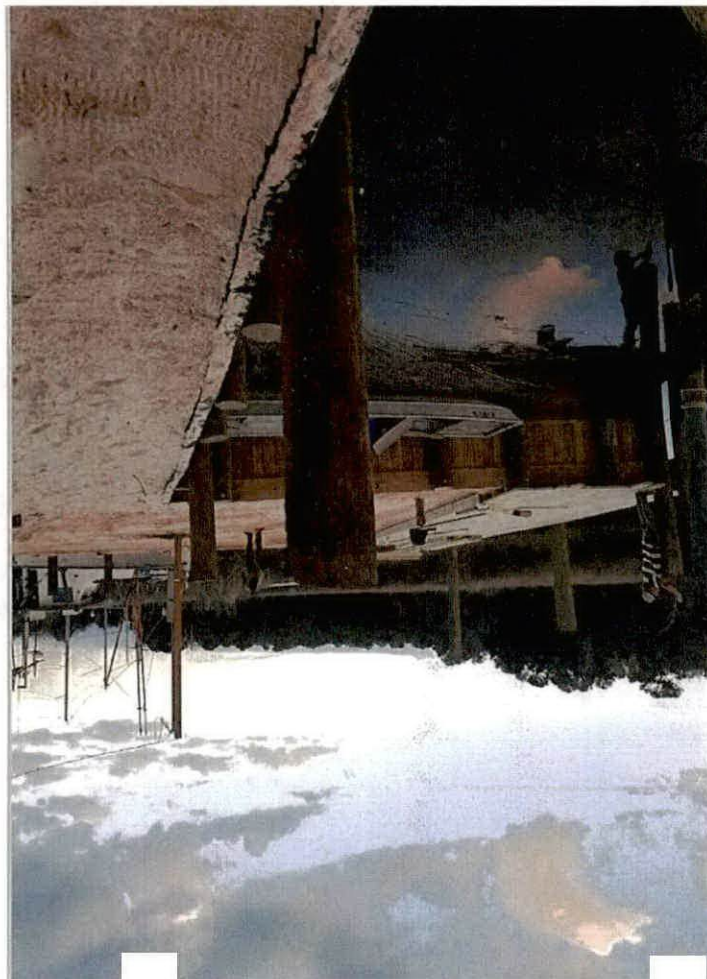
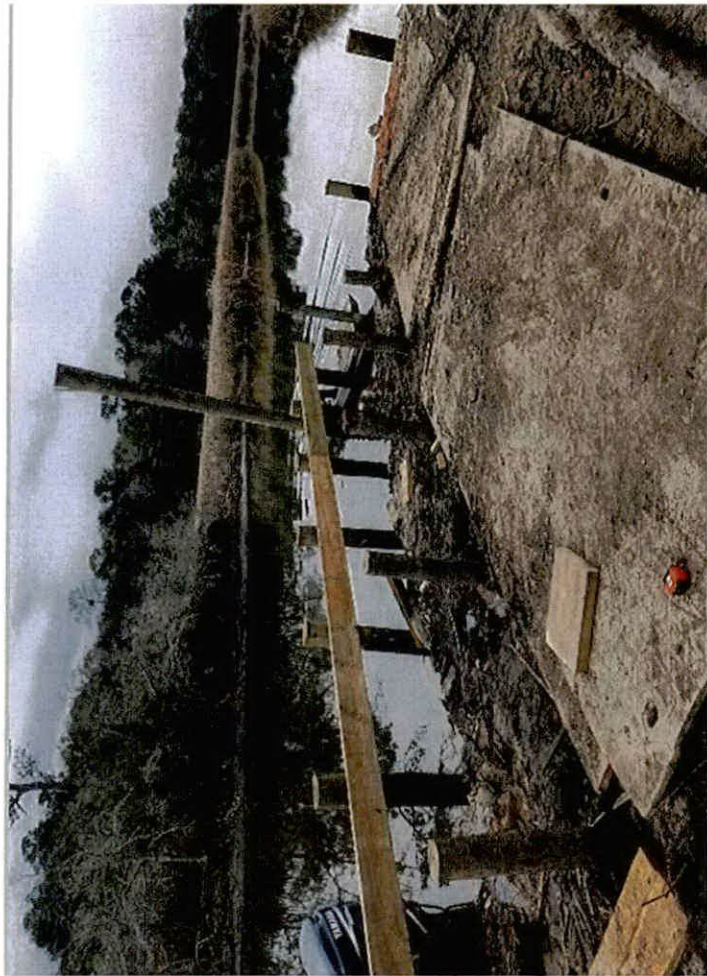
I, PAUL D. STEWART, A REGISTERED LAND SURVEYOR (ALABAMA, REG. NO. 30357) HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PAUL D. STEWART, ALA. REG. NO. 30357



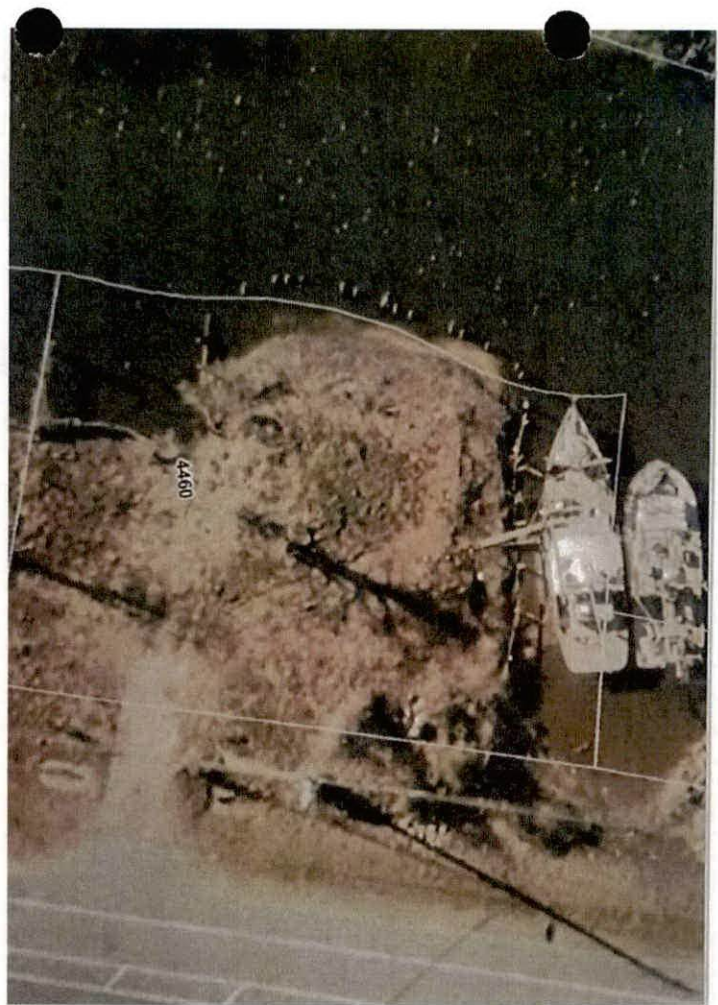












April 28, 2026

Matthew Noel
4460 Dauphin Island Pkwy
Mobile, AL 36605



Dear Mr. Noel:

This letter is to advise RevitalizedIP, 501(c) 3 supports the re zoning of 4460 Dauphin Island Parkway for Daddy's Boy Seafood. Mr. Noel, you have successfully ran a local seafood business for the last 25 years, providing fresh seafood to the Grand Marina in addition to local residents.

By approving to be rezoned, Daddy's Boy seafood, will continue to provide fresh seafood to the community supporting employees and family members. Mr. Noel has the appropriate licenses from the Department of Health and the State of Alabama. The land will be utilized to sell fresh seafood, directly from boats. Sales will occur seasonally from June 1st through January 30th, each year. Daddy's Boy seafood is known throughout the community, as family members have been commercial fishermen since the 1920's.

RevitalizedIP supports local businesses, in addition to the continued development of commerce in the community.

Sincerely,

PLANNING AND ZONING
18 MAY 2026 4:09:06



This petition has collected
510 signatures



Printed on 2026-05-12.

PLANNING AND ZONING
18 MAY 2026 AM 9:43

Save a family tradition! (Daddy's Boy Seafood)

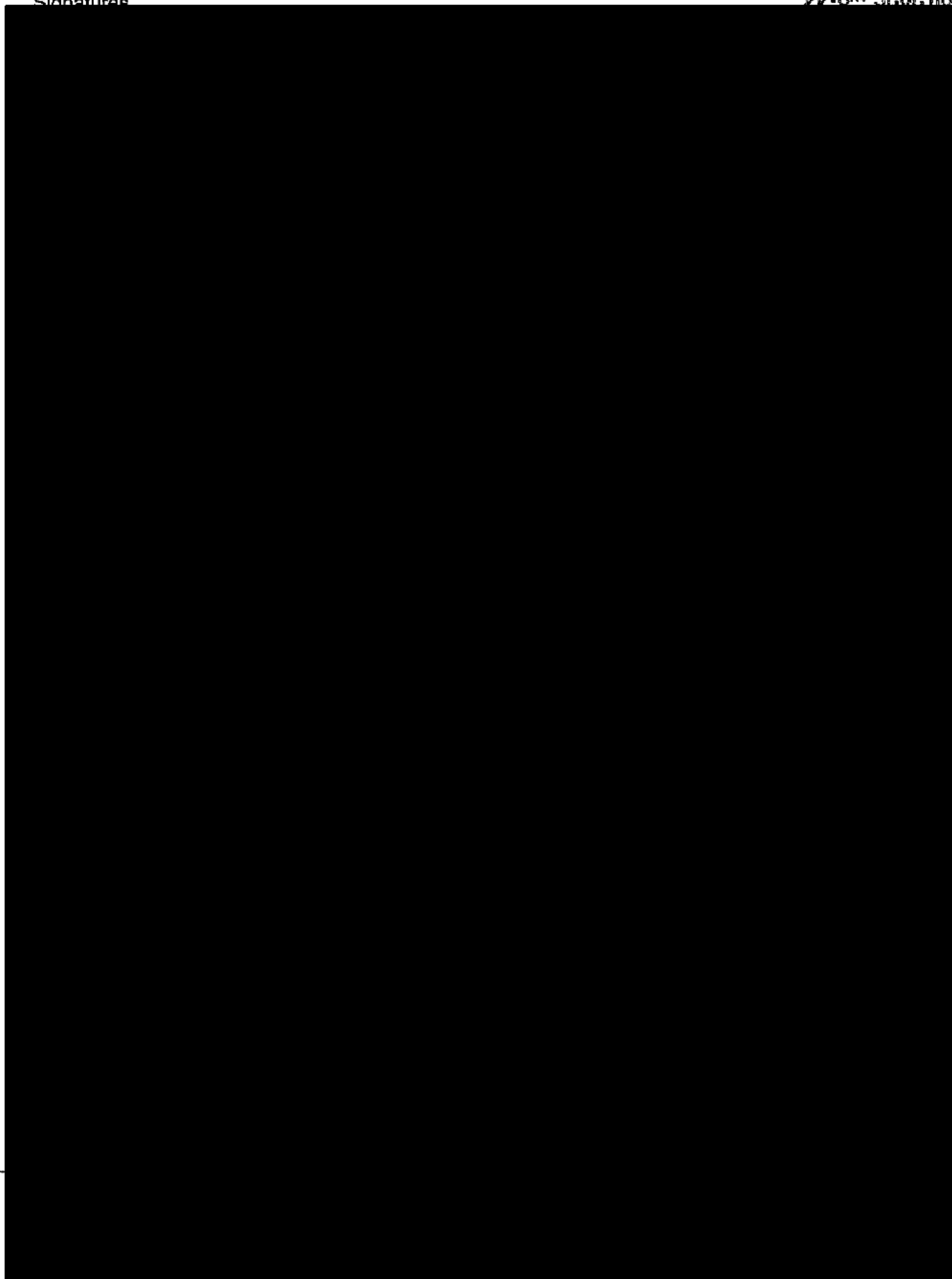
PLANNING AND ZONING
18 MAY 2026 AM 9:43

About this petition

To address the city council of mobile. On rezoning of my property at 4460 Dauphin Island Pkwy mobile al 36605 as this property is waterfront right of state highway 163 where I can continue to bring fresh seafood to the public at a reasonable price as previously done the last 25 years . With the city of mobile not having a city docks or helping the commercial fishermen of mobile I have no where to dock to sell seafood to the public so I am asking everyone that is for the rezoning of 4460 Dauphin Island Pkwy where we can bring fresh seafood from my boat to you .

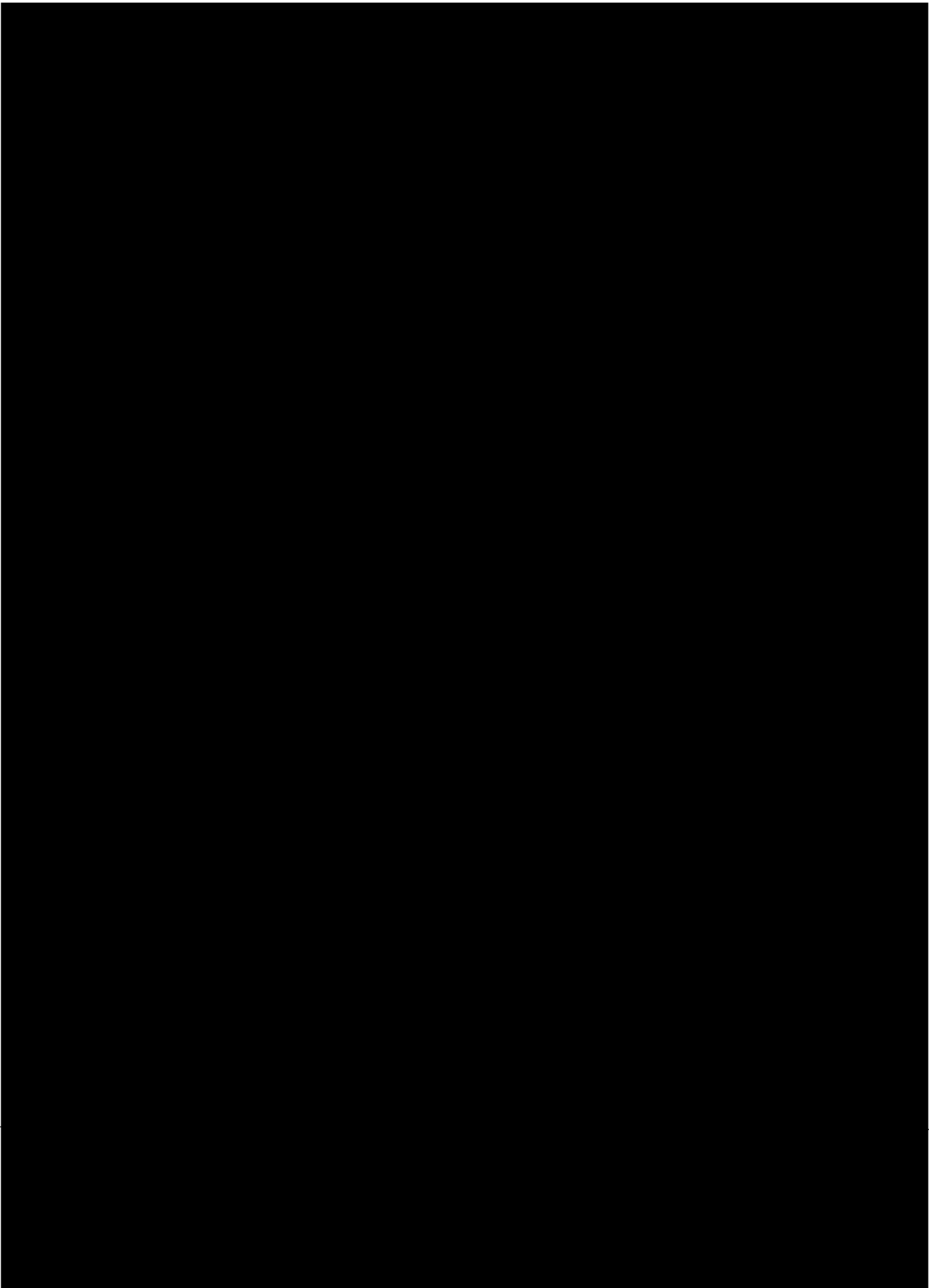
Signatures

PLANN
18 MAY 2025 09:44



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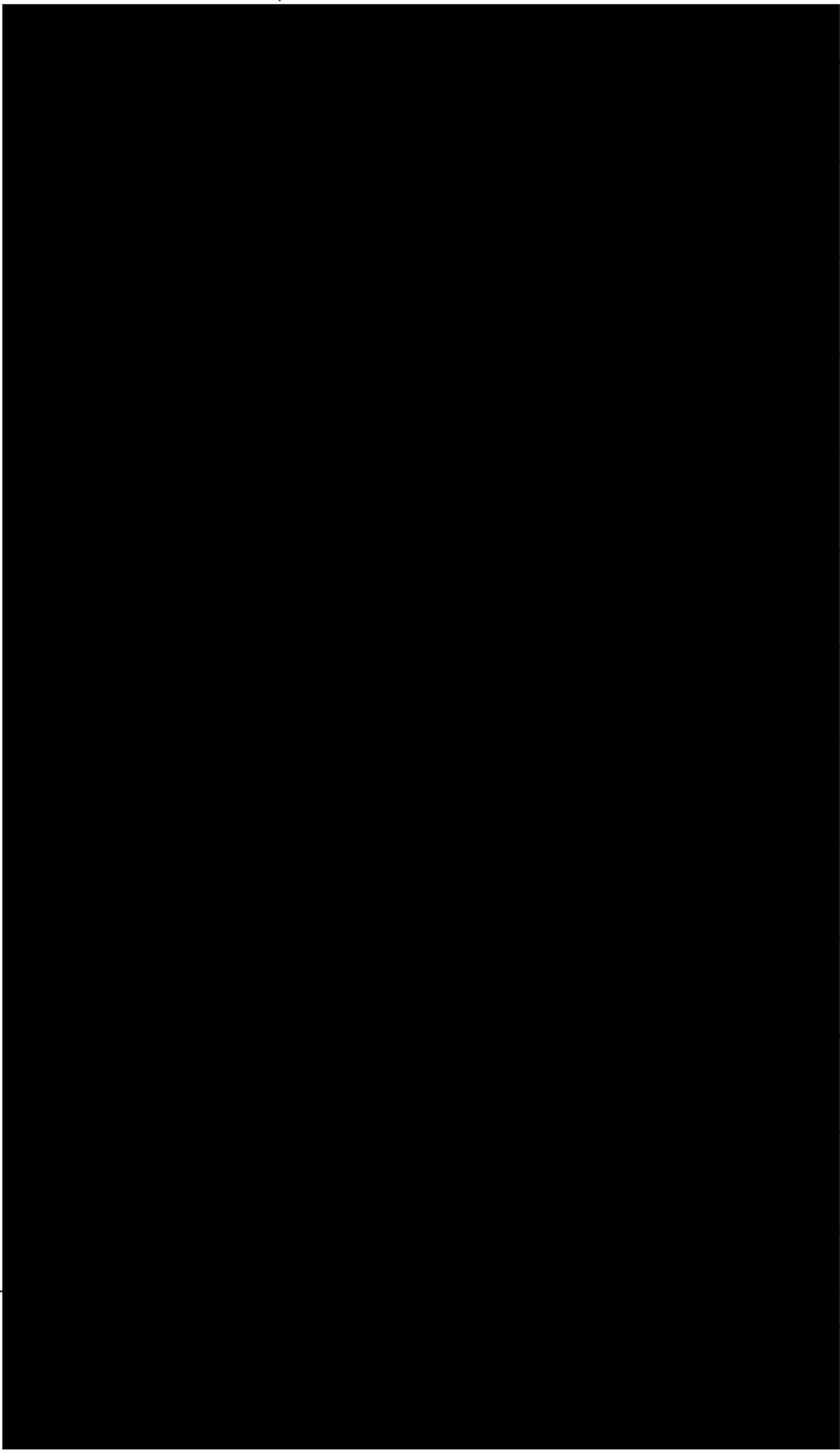
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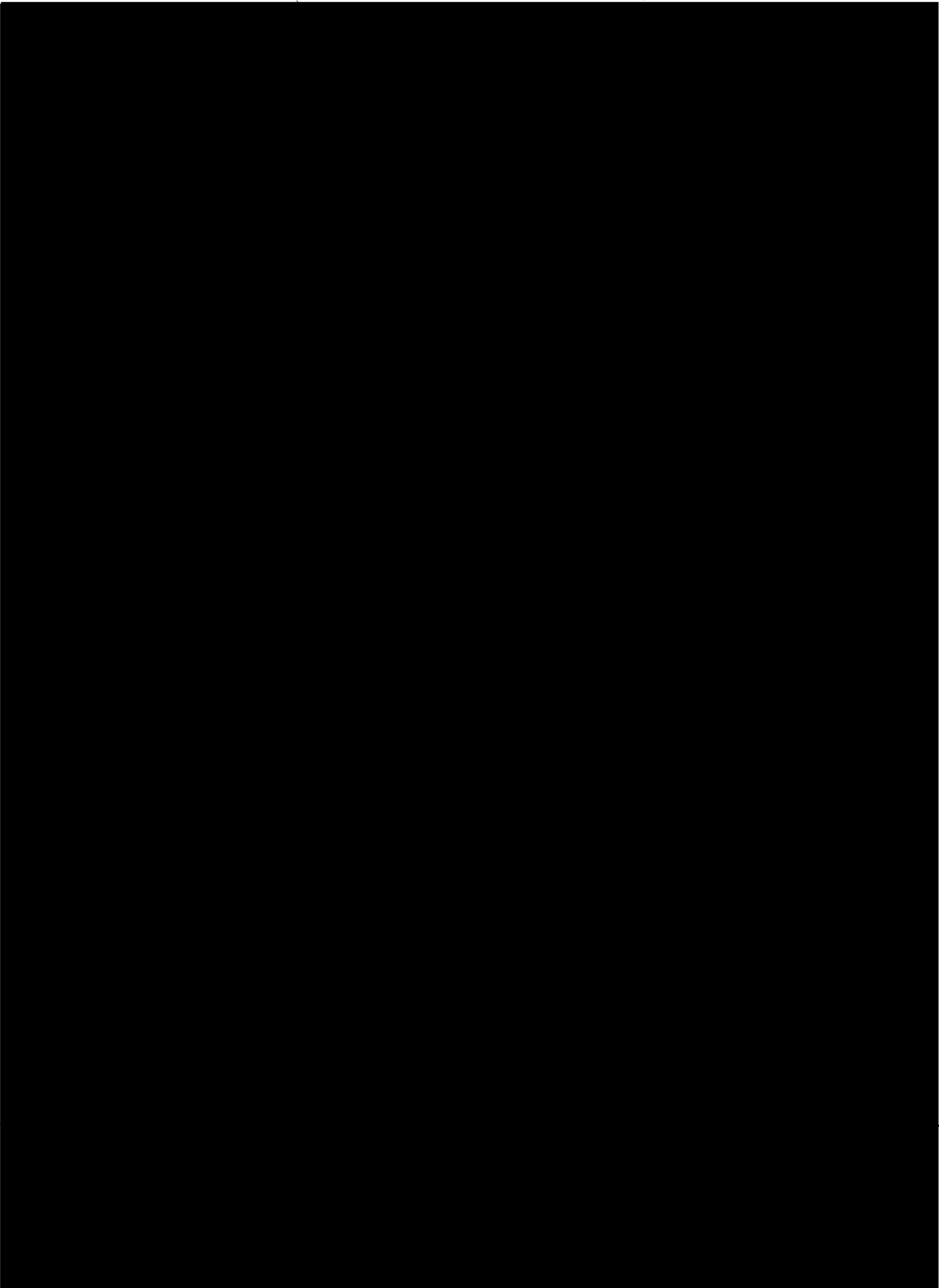
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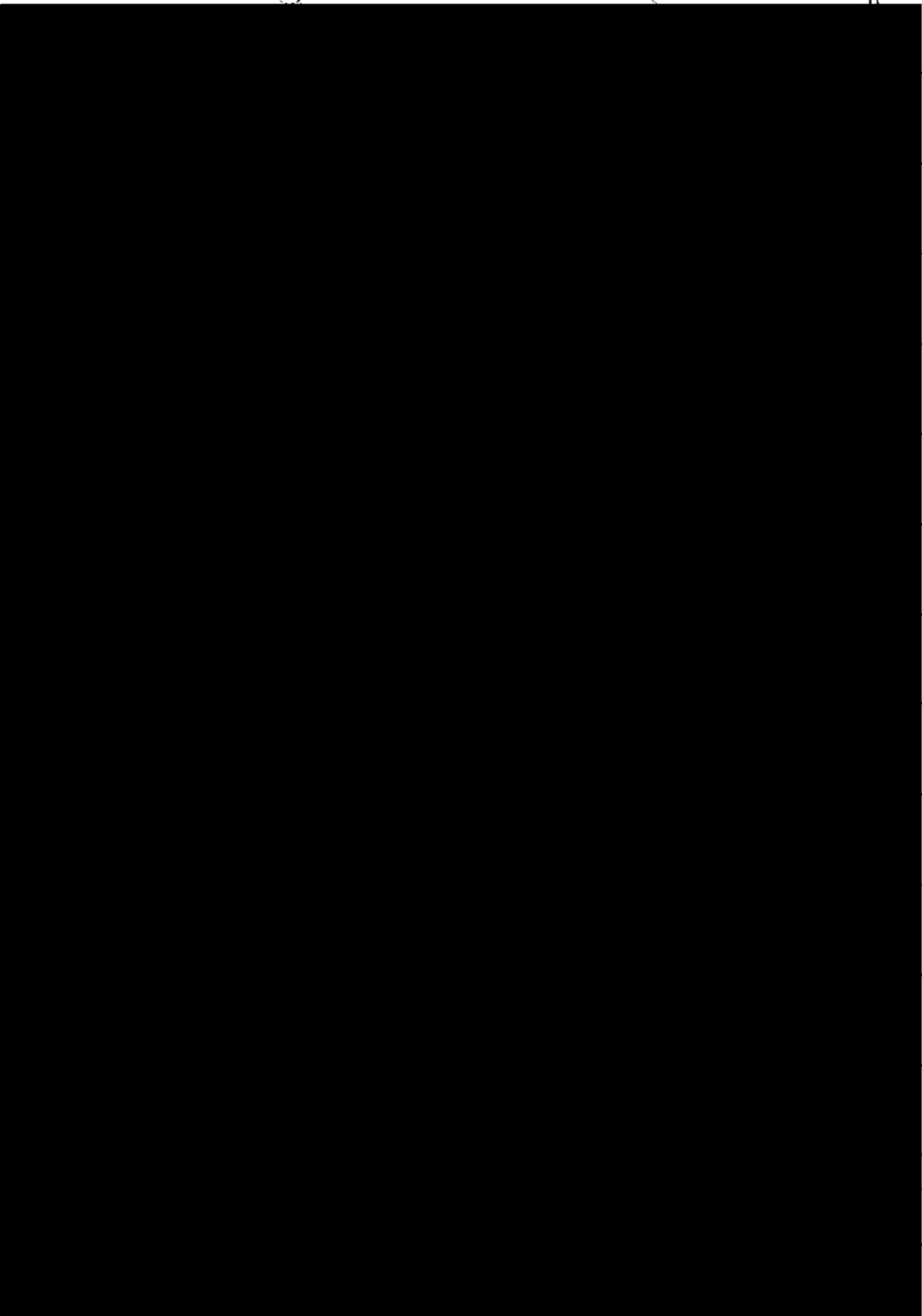
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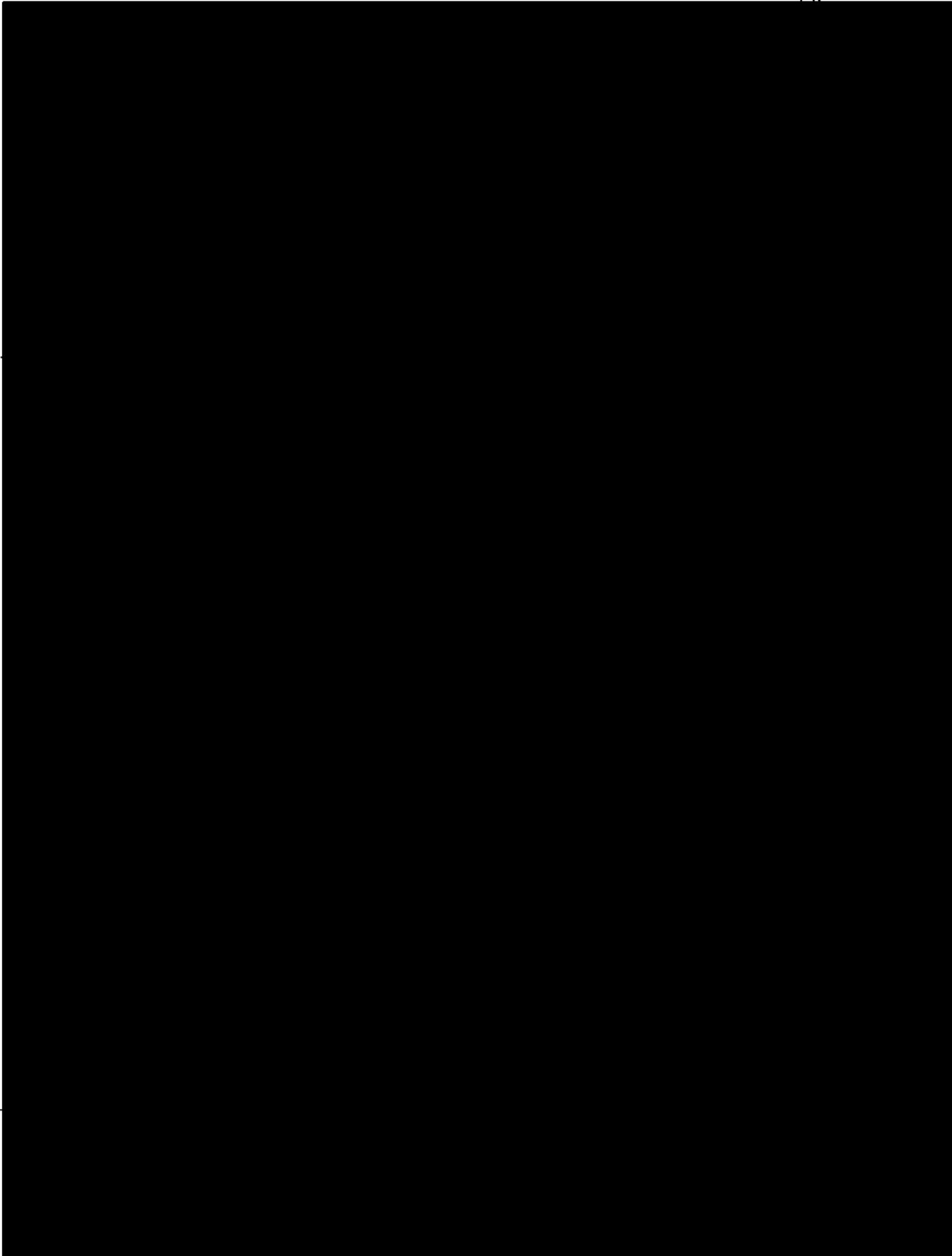
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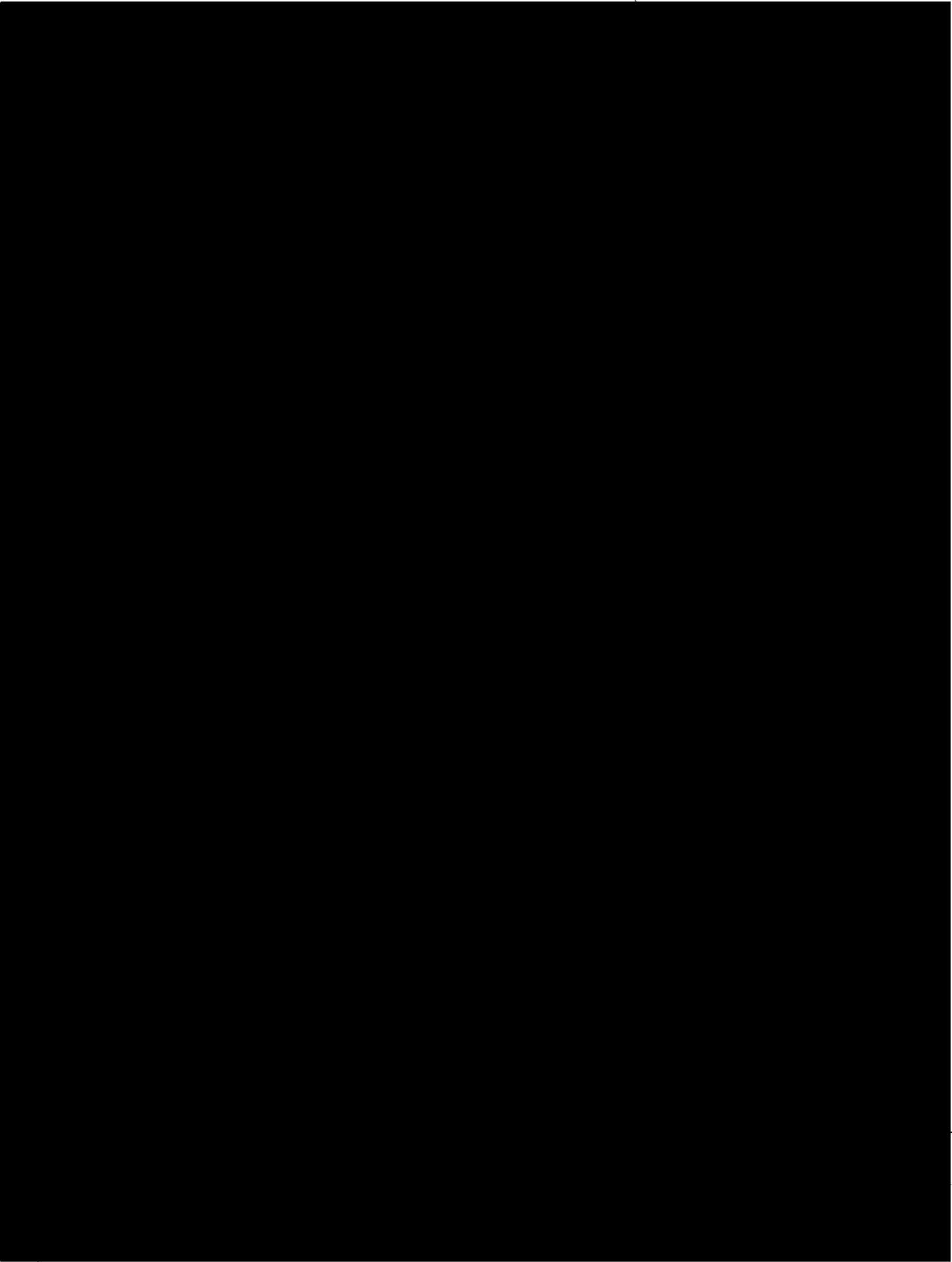
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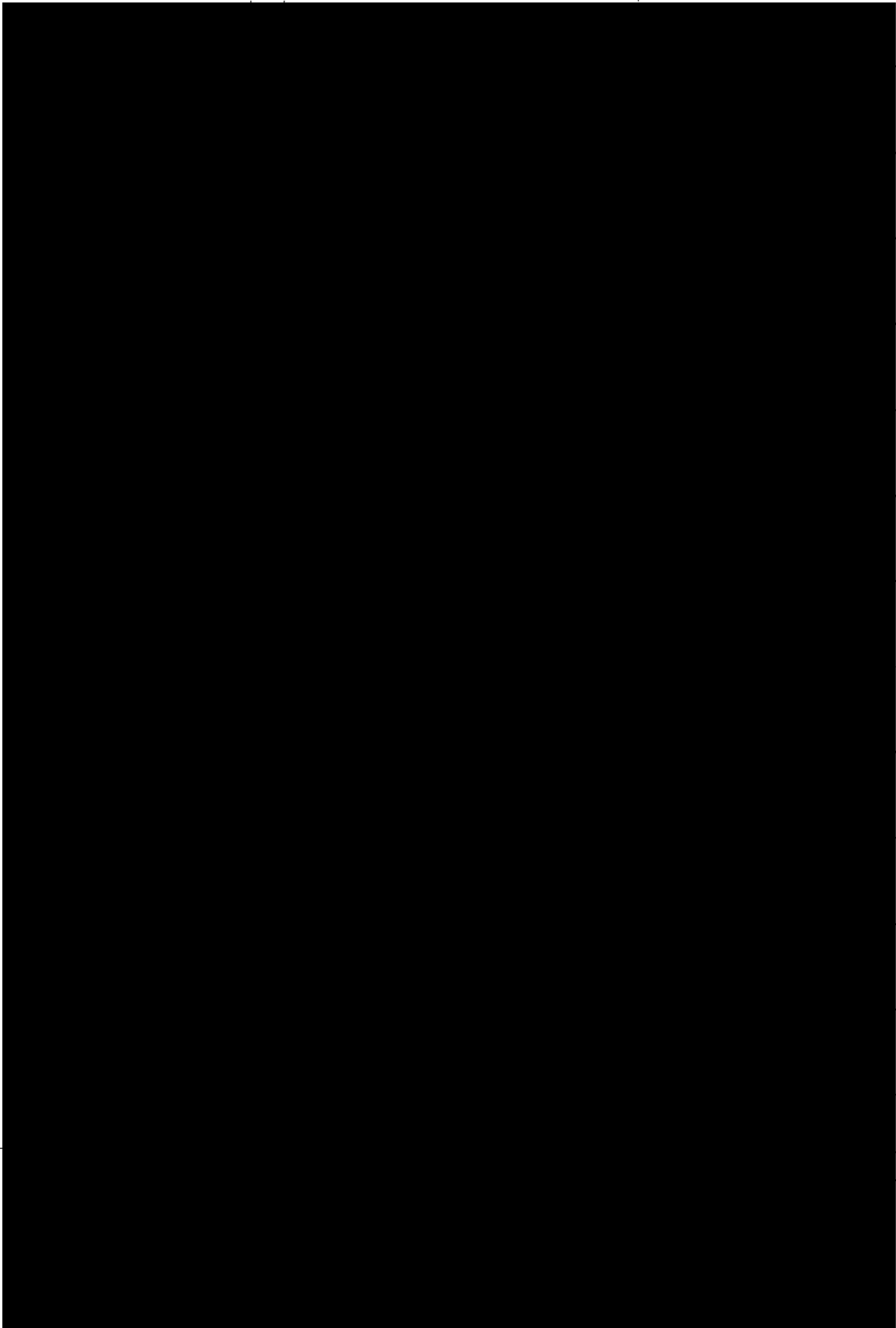


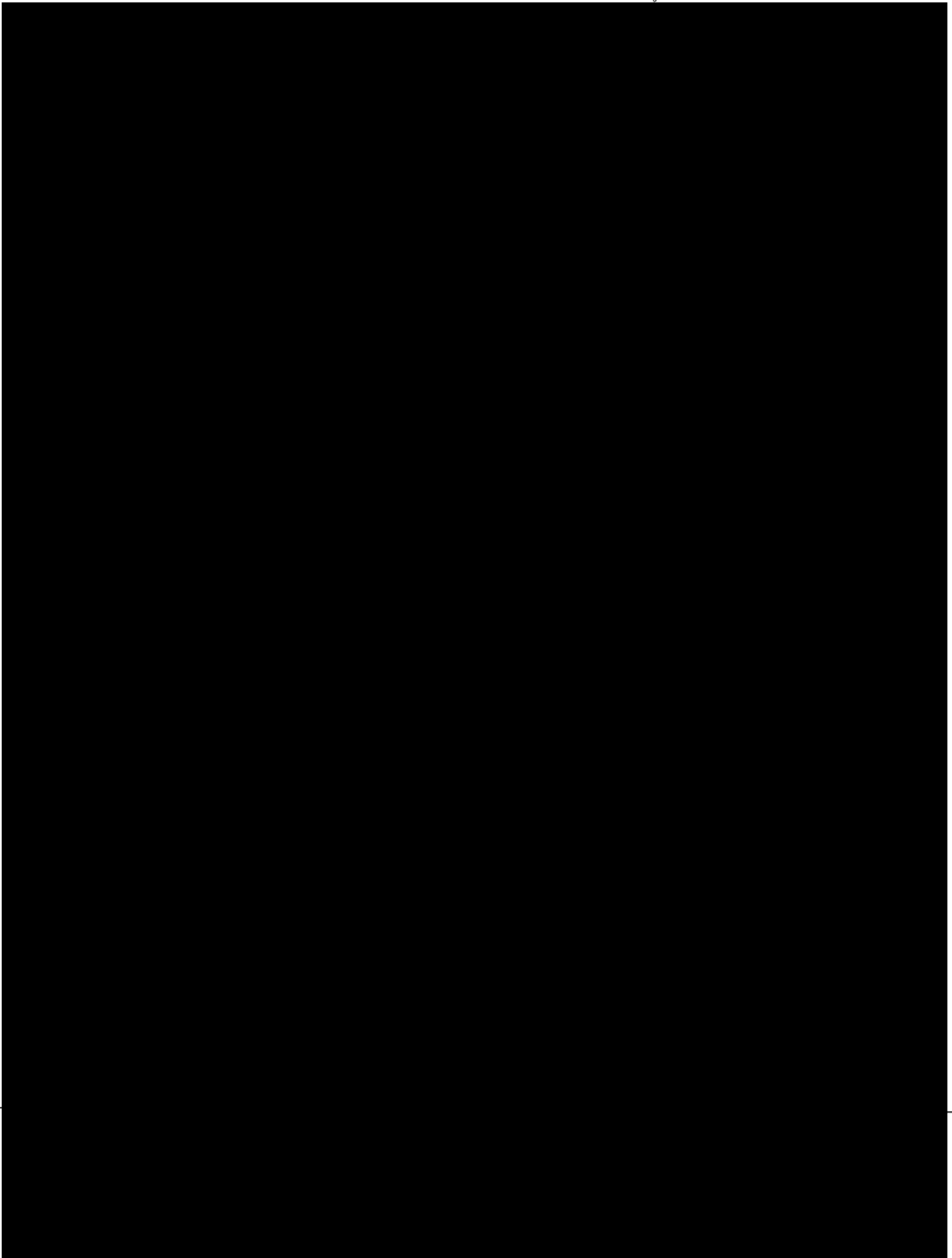


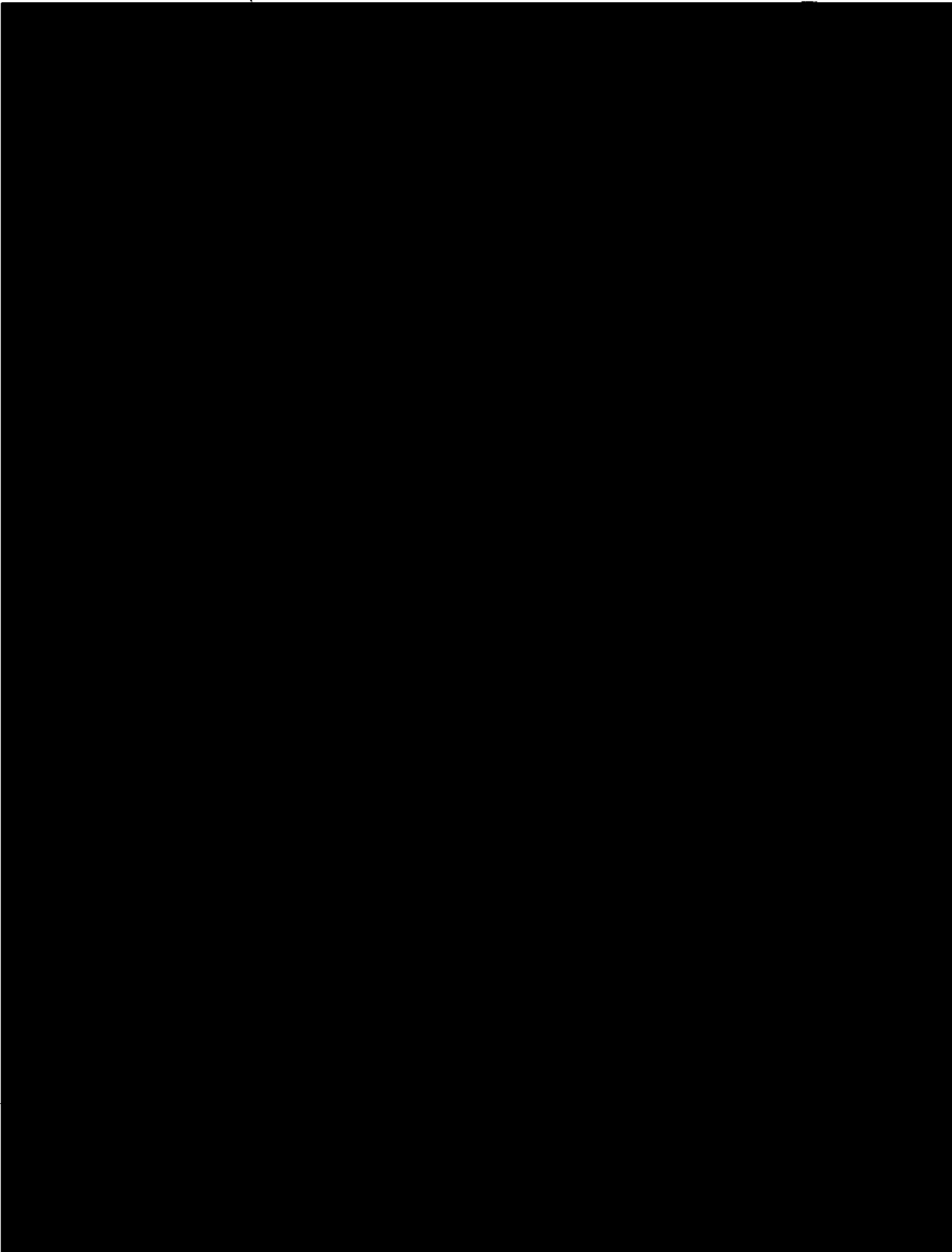


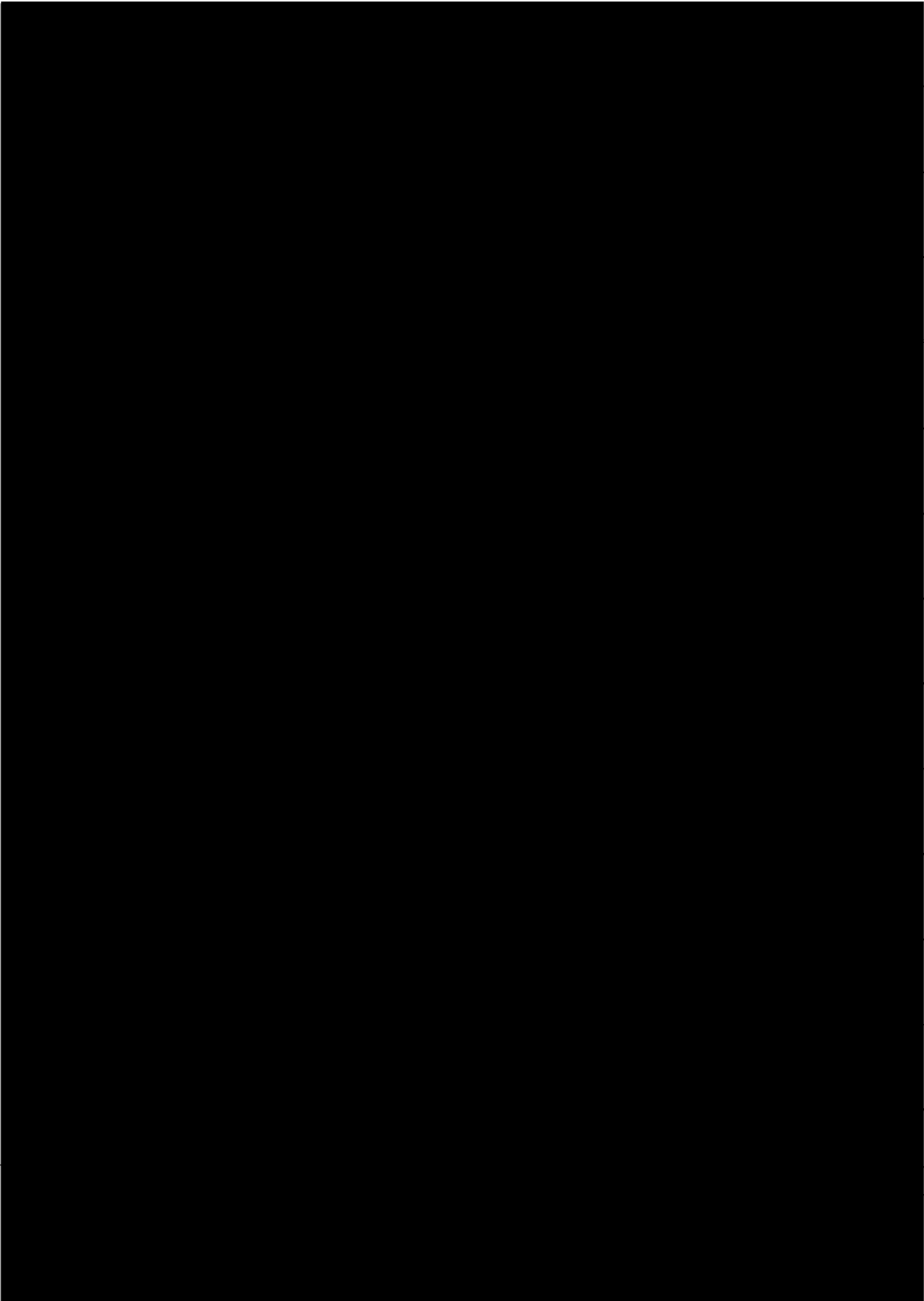


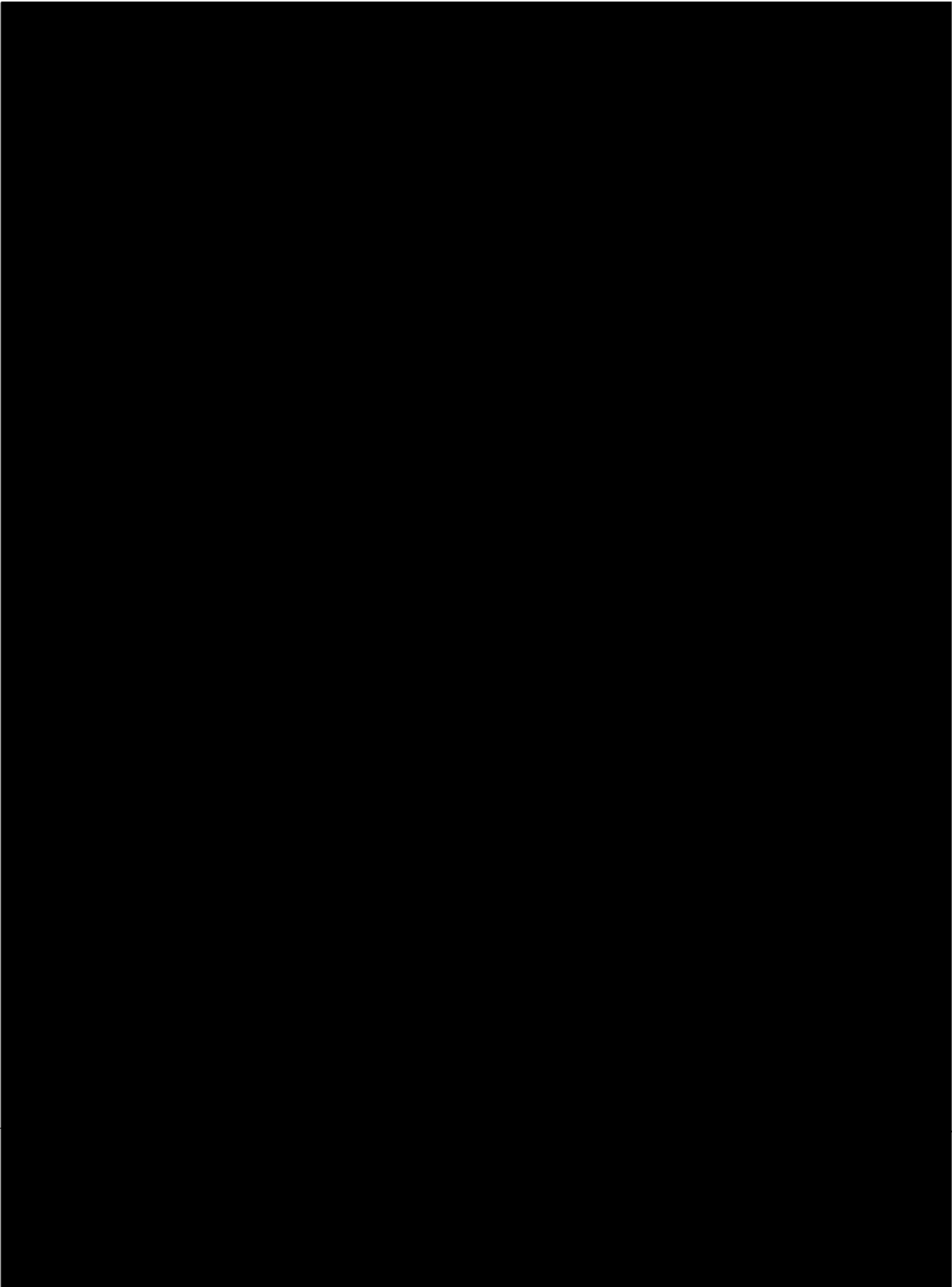


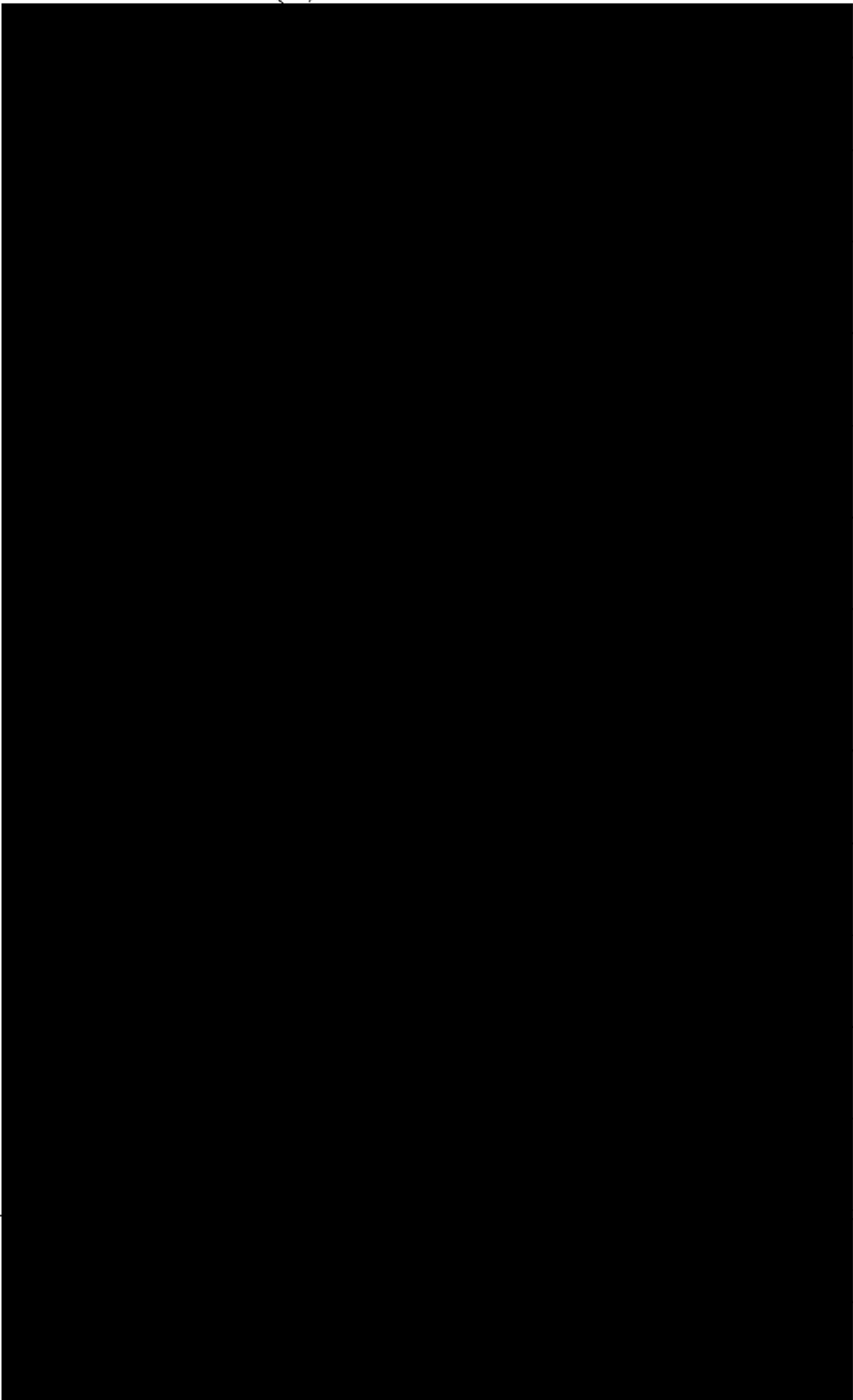


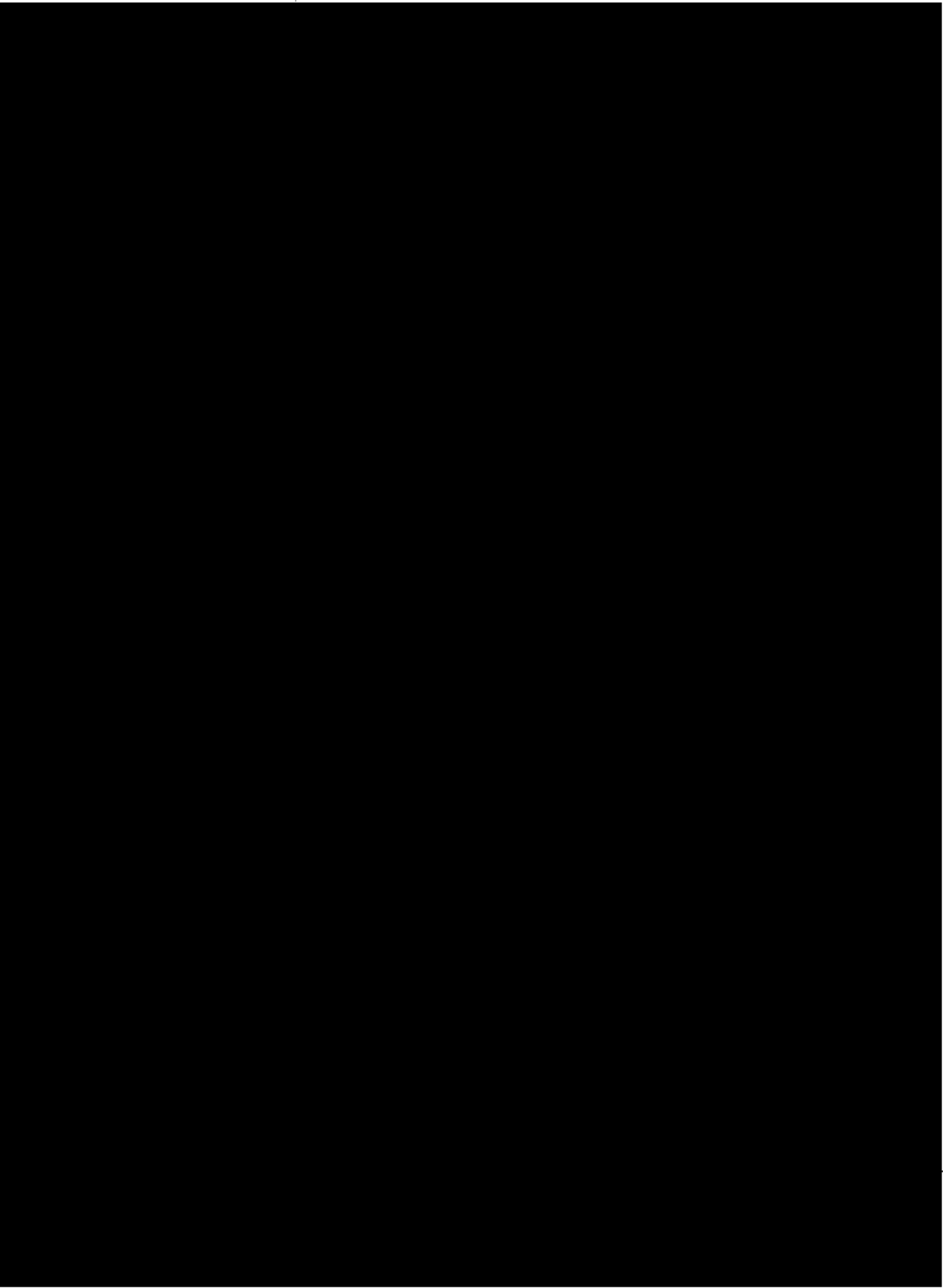




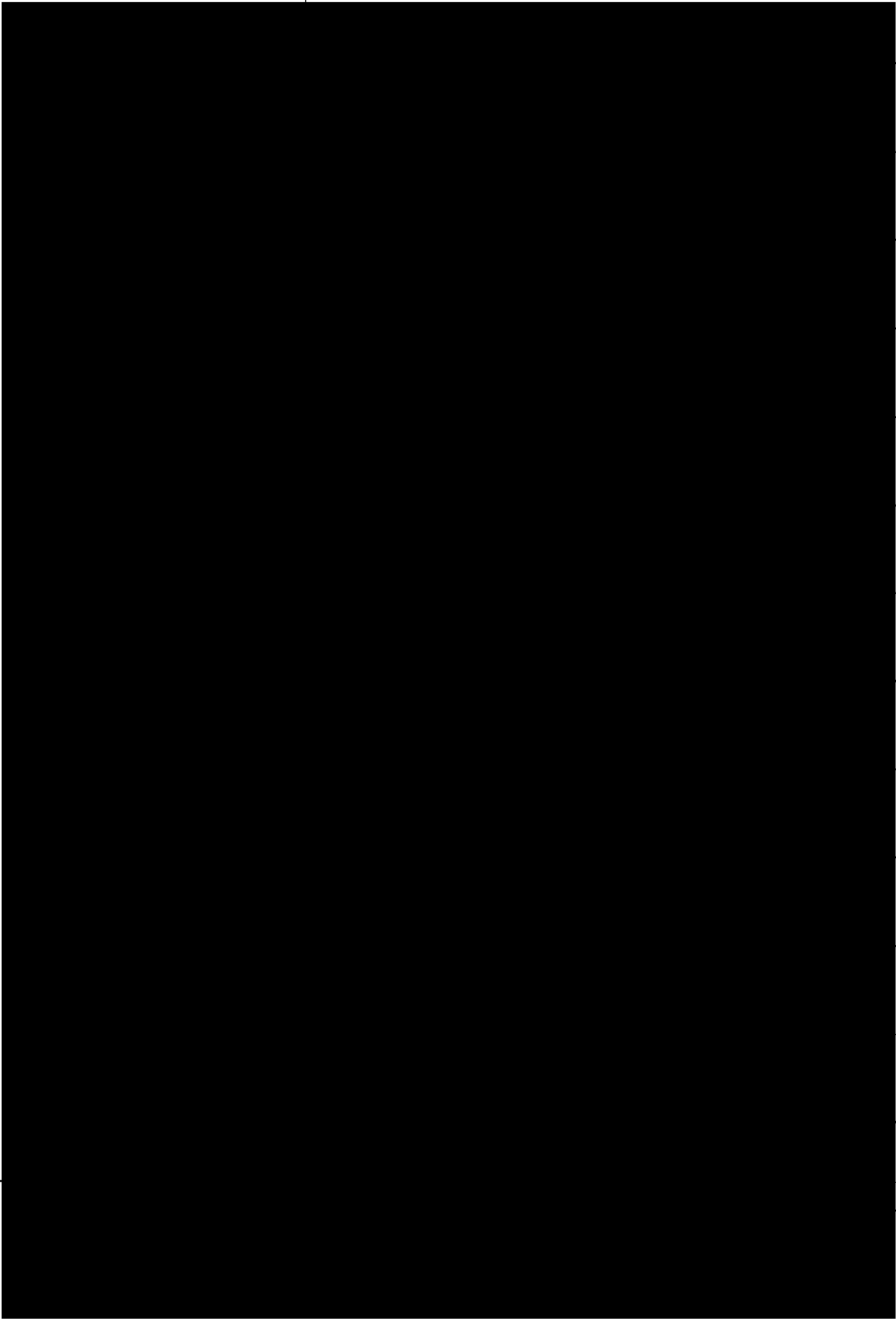


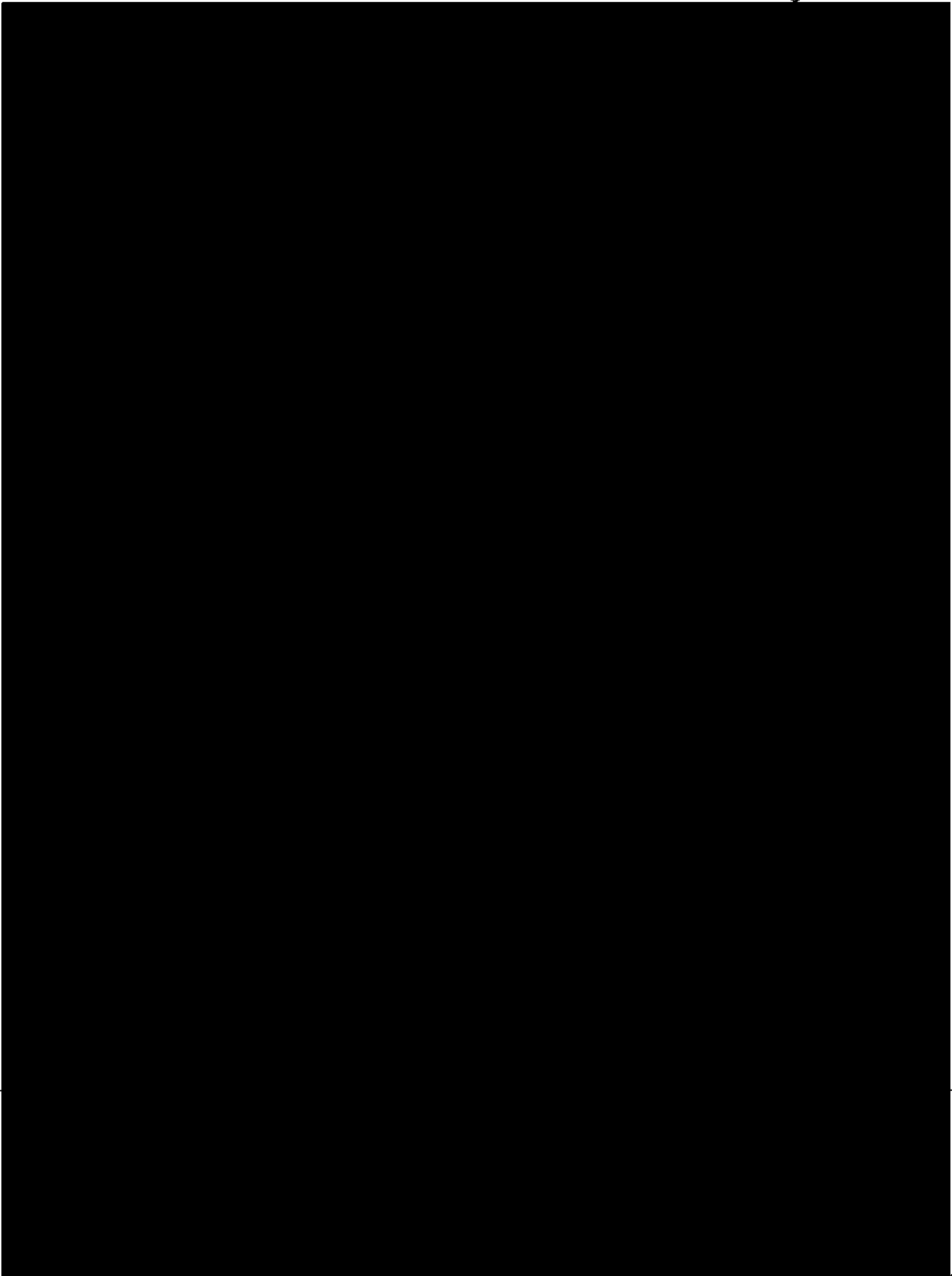




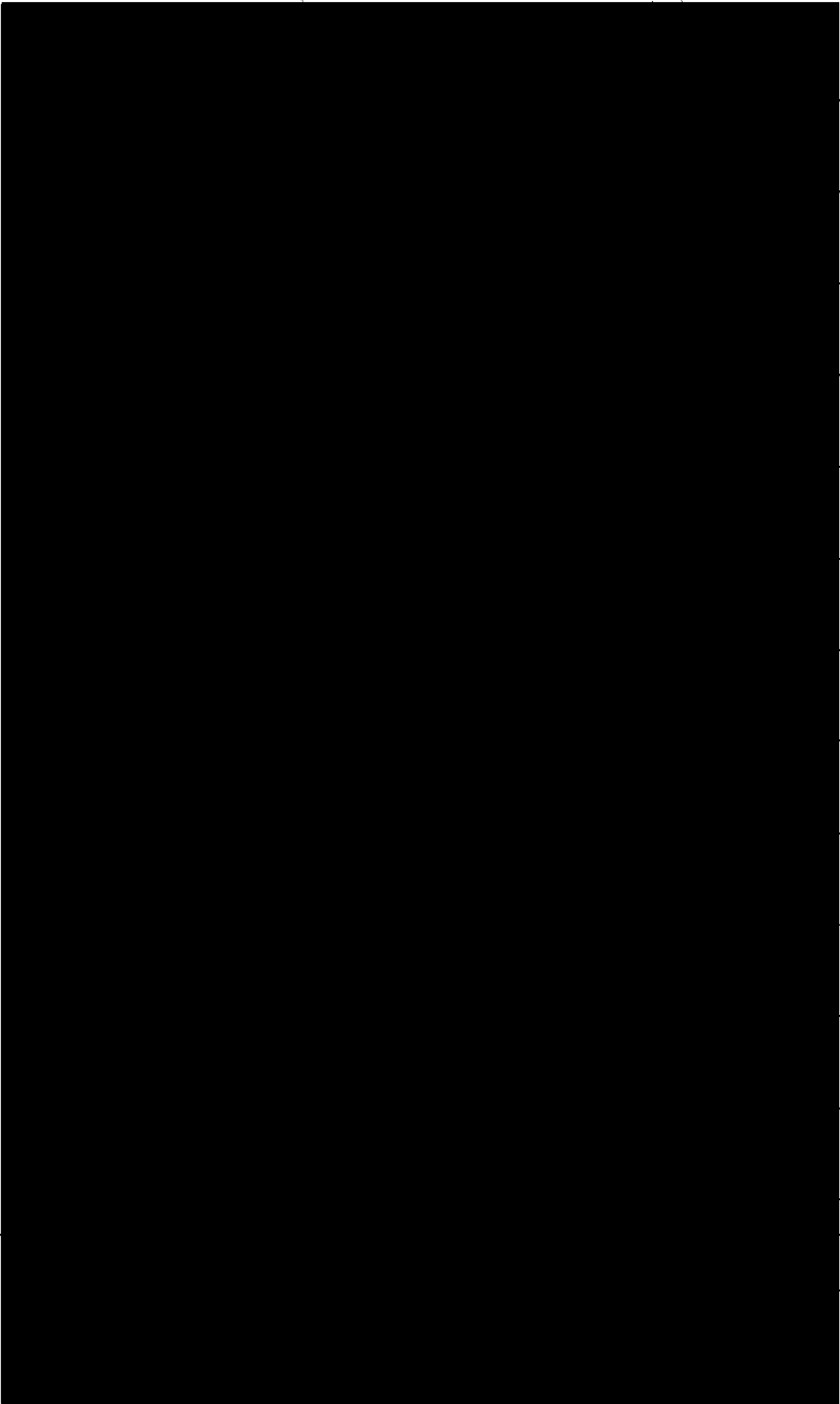


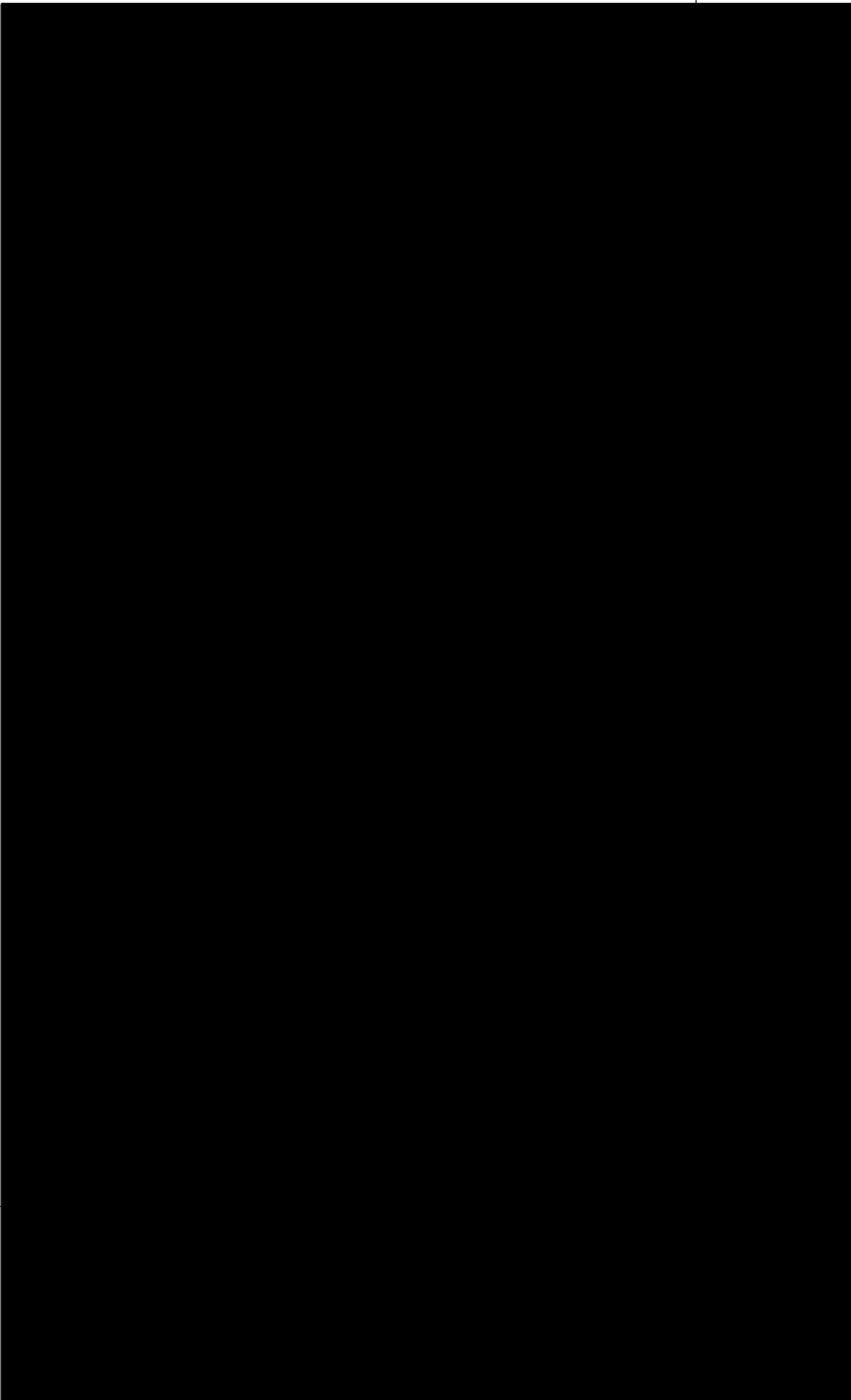
PLANNING AND ZONING
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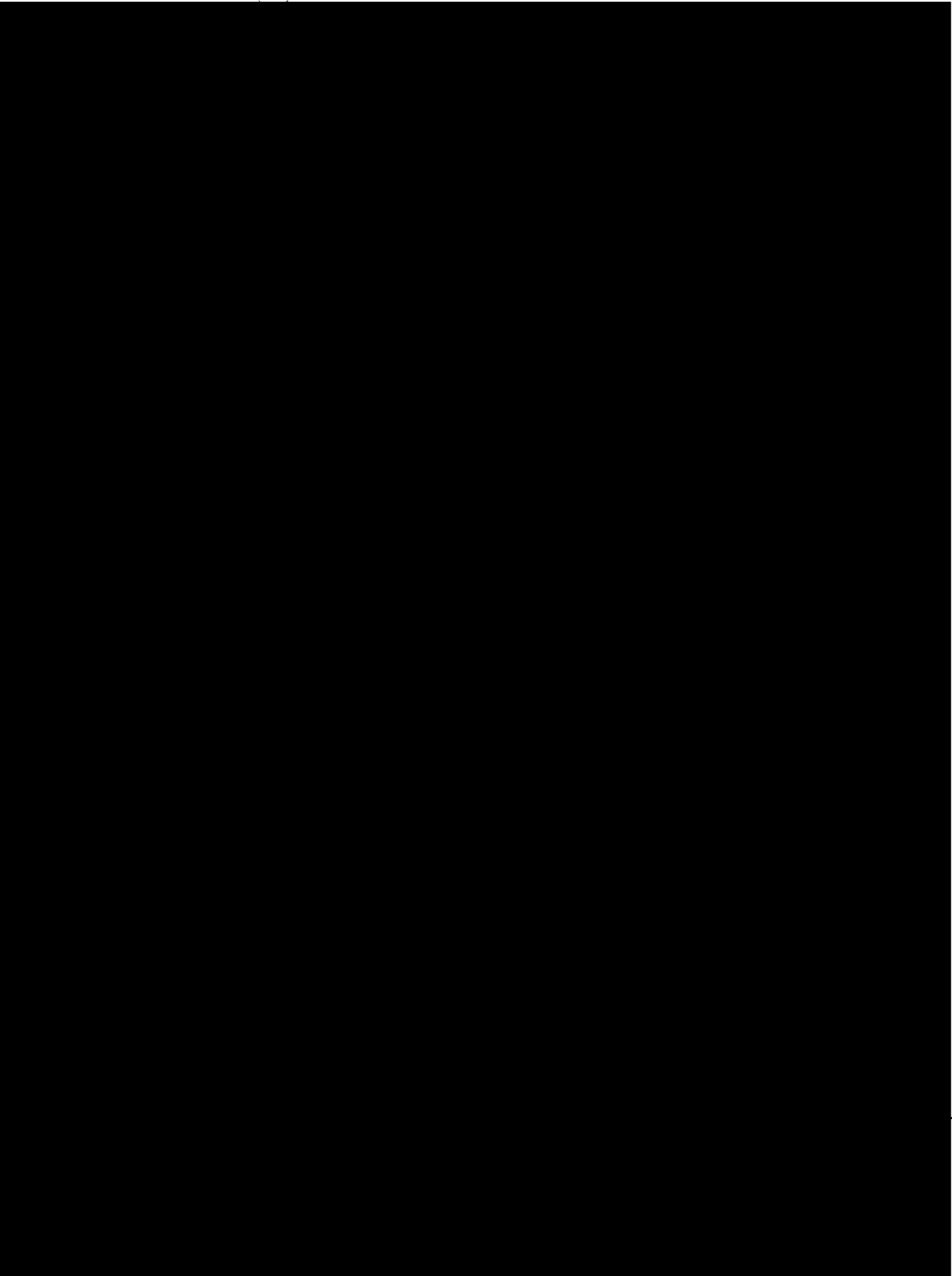


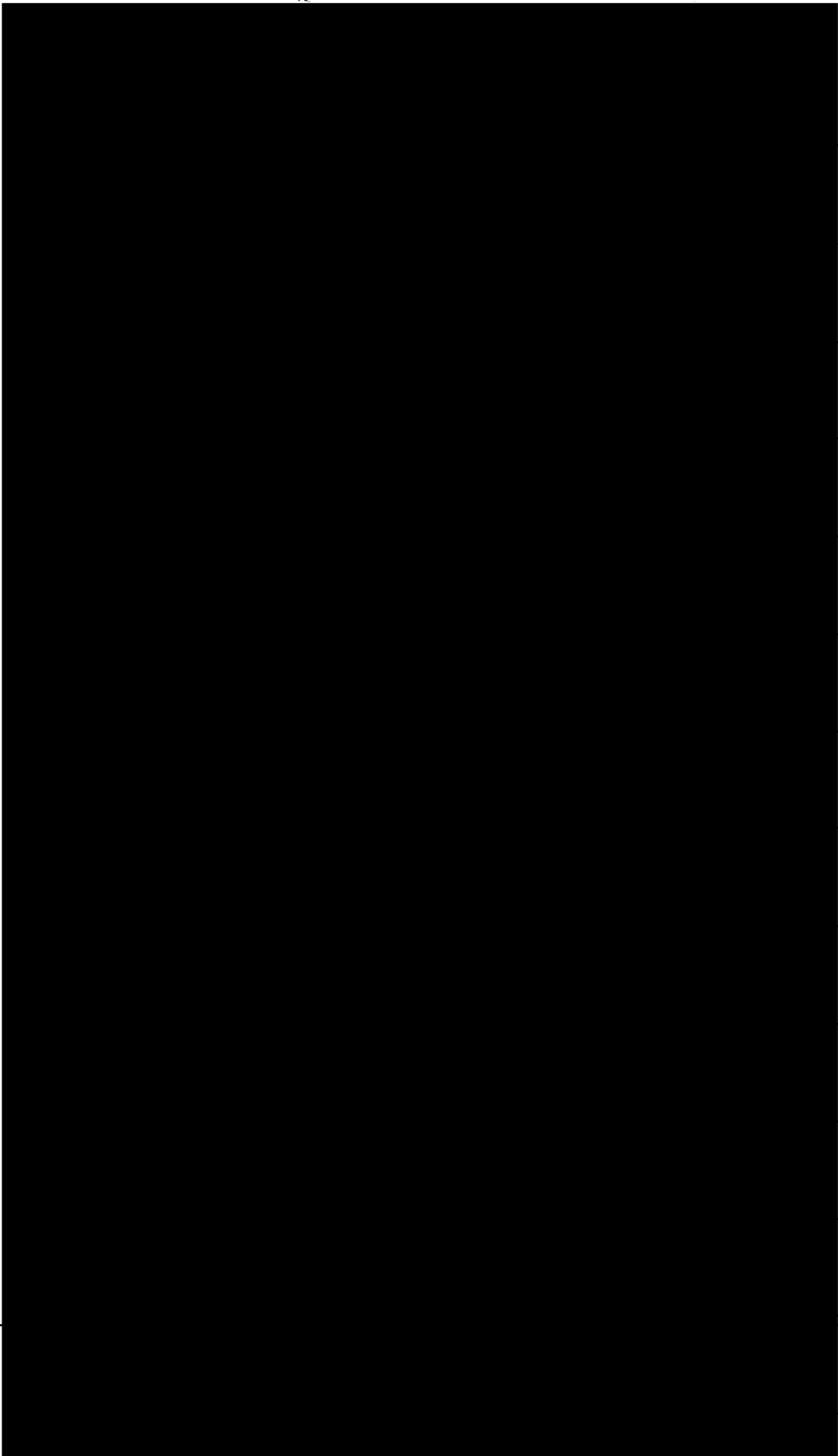


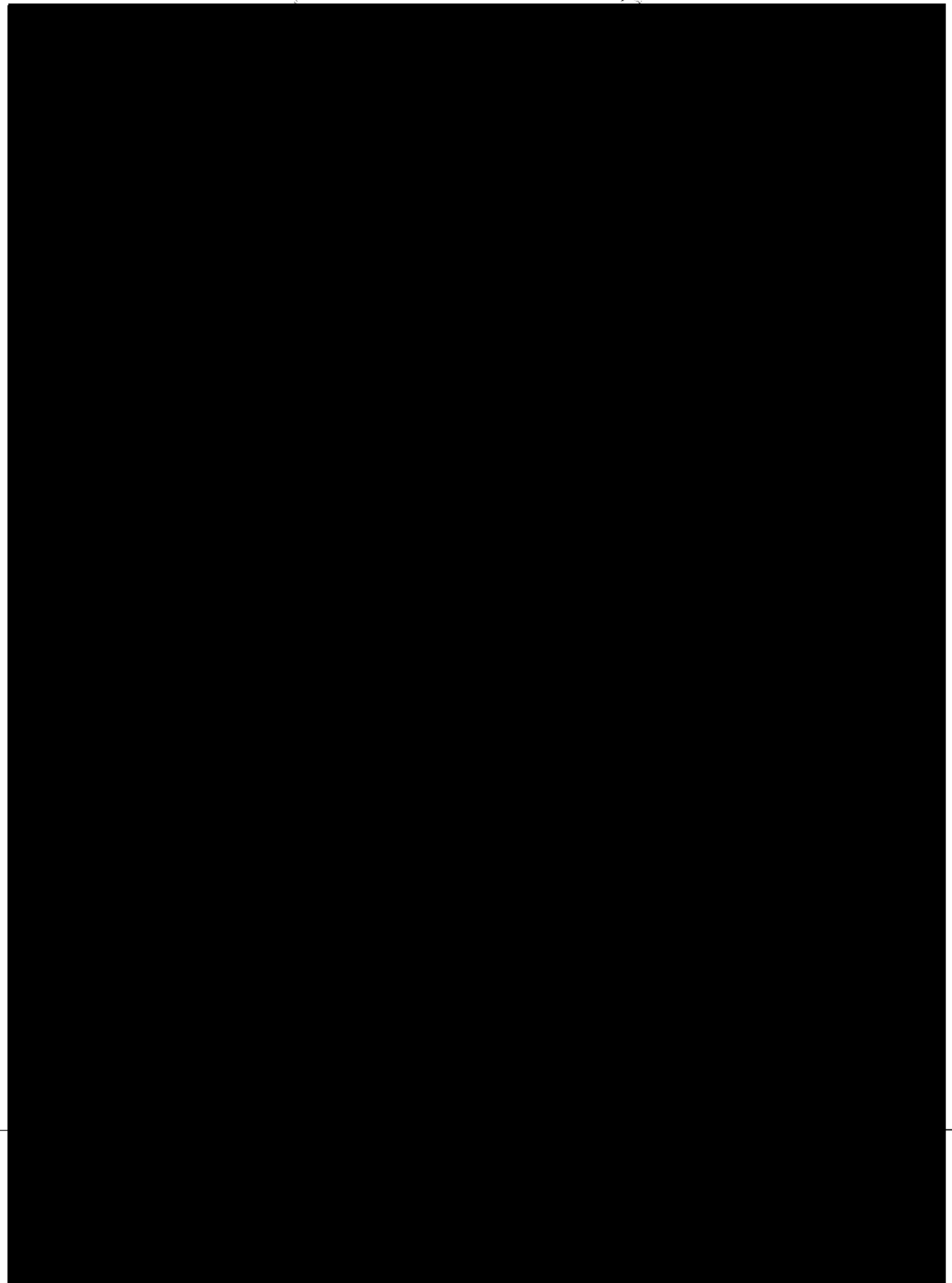
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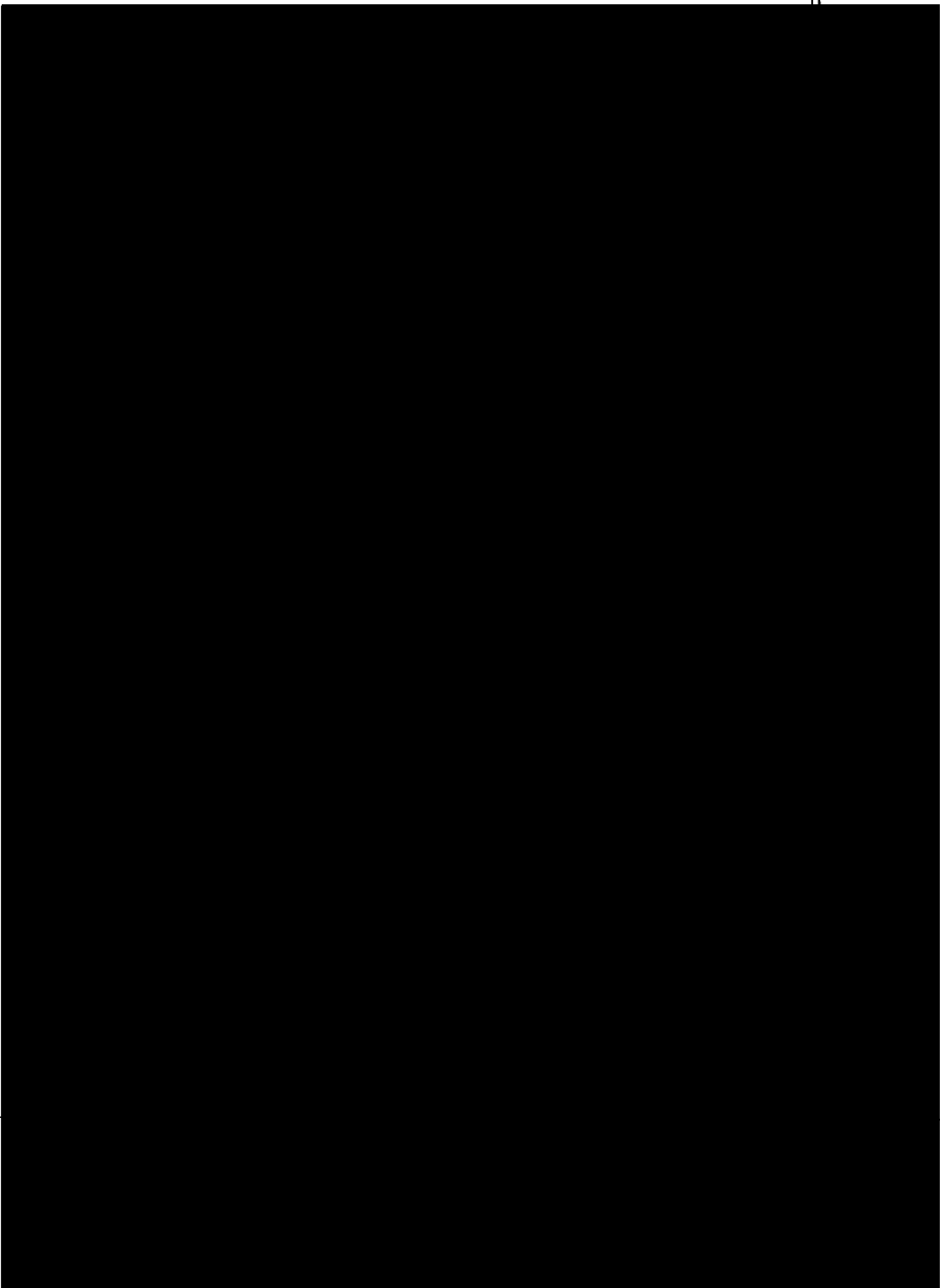


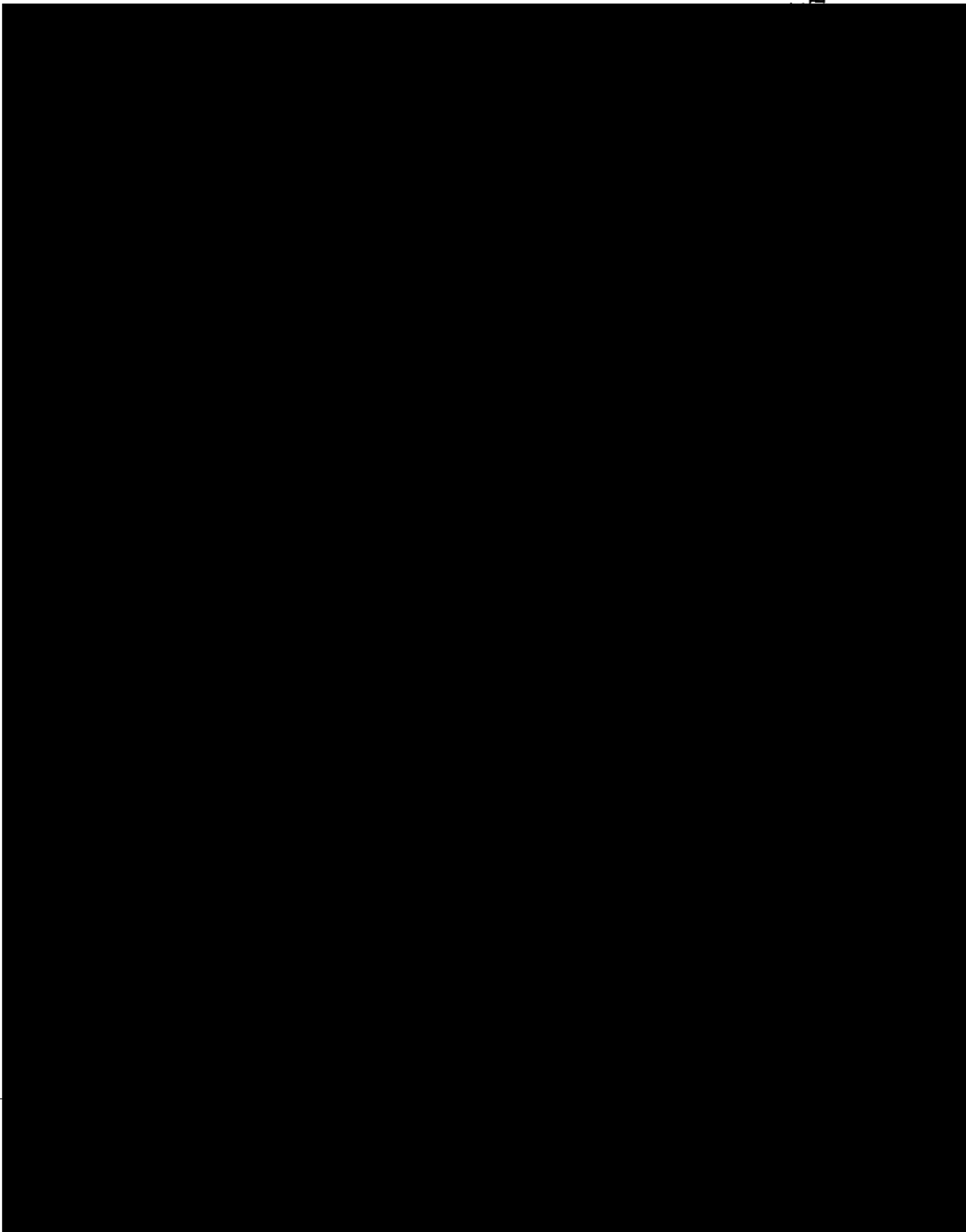














Agenda Item # 22

ZON-UDC-003752-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4460 Dauphin Island Parkway

Applicant / Agent:

Matthew Noel, Daddy's Boy Seafood

Property Owner:

Charlene Rash

Current Zoning:

R-1, Single Family Residential Suburban District

Proposed Zoning:

ML, Maritime Light District

Future Land Use:

Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 1, 2026, at 5:00 p.m. at 1621 Boykin Boulevard.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Suburban to ML, Maritime Light
- **Note:**
Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

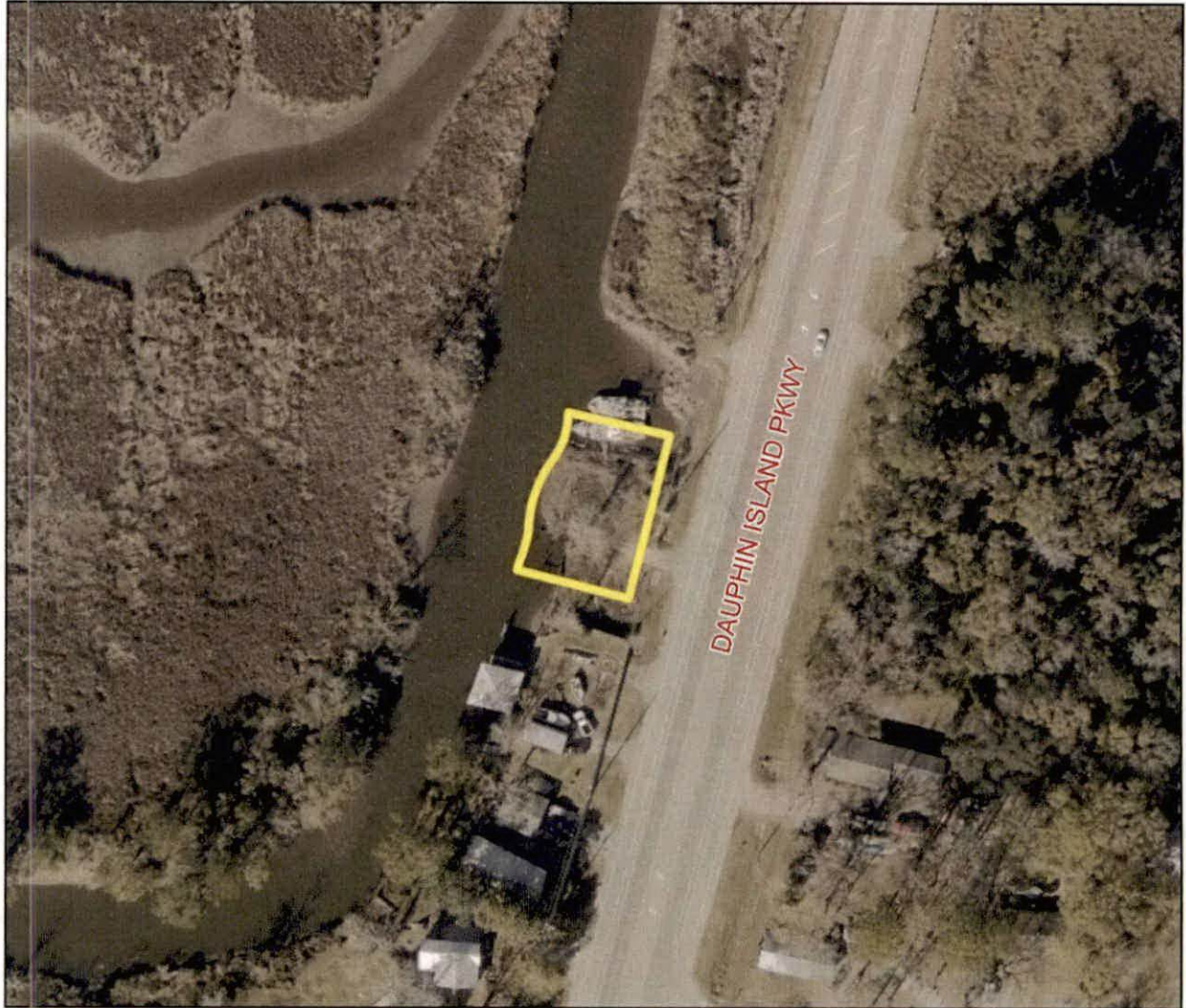
Commission Considerations:

1. Rezoning with seven (7) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	5
Exhibits	7

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by residential units.

APPLICATION NUMBER	22	DATE	July 16, 2026
APPLICANT	Matthew Noel, Daddy's Boy Seafood		
REQUEST	Rezoning from R-1 to ML		



SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the property was assigned an R-1, Single-Family Residential District, zoning classification.

In January 2001, a rezoning application was submitted to rezone the site from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a marina and seafood sales operation. The request was subsequently denied by the City Council.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant requests the rezoning of the subject property from R-1, Single-Family Residential Suburban District, to ML, Maritime Light District, to allow seafood sales directly from a boat. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 1, 2026, at 5:00 p.m. at Our Lady of Lourdes Church, located at 1621 Boykin Boulevard. According to the sign-in sheet submitted by the applicant, at least 33 members of the public, excluding the applicant and property owner, attended. All required Neighborhood Meeting documentation was submitted within the prescribed timeframe prior to the Planning Commission meeting, and the applicant executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is surrounded by properties zoned R-1, Single-Family Residential Suburban District. Many of the surrounding properties consist of vacant woodlands, tidal marshes, or a combination thereof.

A survey depicting existing site conditions was submitted with the application; however, no site plan or development plan was provided. Because the proposed use involves the sale of seafood directly from a docked vessel, no building is proposed. Nevertheless, the UDC requires a minimum of 12 percent landscaped area within the ML, Maritime Light District, as well as compliance with applicable tree planting requirements. No landscaping or tree planting information was provided with the application.

Likewise, no parking is proposed for the site. While Table 64-3-12.1, Minimum Parking Spaces, does not establish a parking requirement for seafood sales directly from a vessel, it is reasonable to expect that some level of off-street parking would be necessary to accommodate customers and employees, particularly given the site's location along a heavily traveled two-lane segment of Dauphin Island Parkway.

No public sidewalk is depicted adjacent to the property. As such, installation of a sidewalk or approval of a Sidewalk Waiver would be required.

The site consists of portions of two legal lots of record. Therefore, the property should either be established as a single legal lot of record through a one-lot subdivision or documentation should be provided demonstrating that the property existed in its current configuration prior to 1962.

Any proposed signage must comply with the requirements of the UDC and will require separate review and permitting through the Planning and Zoning Department.

The UDC states that rezoning requests should promote sound, stable, and desirable development patterns and should be evaluated based on consistency with the Comprehensive Plan, compatibility with surrounding development patterns and adjacent uses, available infrastructure capacity, changing conditions within the area, and the broader public benefit of the request.

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential, a classification that generally supports single-family residential development but may accommodate small-scale complementary uses and other residential types in appropriate locations. The proposed ML, Maritime Light District, zoning classification is generally not consistent with this FLUM designation, as the Water Dependent, Light Industry, and Heavy Industry FLUM categories are more closely aligned with the intent of the ML District. Additionally, Section 64-2-19.C. of the UDC states that new ML districts are not appropriate within any overlay district, and the subject site is located within the Peninsula Overlay District.

The applicant does not contend that the existing R-1 zoning classification was established in error. Rather, the request is based on the applicant's desire to promote economic activity and revitalization along the Dauphin Island Parkway corridor.

It should also be noted that the applicant submitted a petition containing 510 signatures in support of the rezoning request.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A. Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B. Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C. Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D. Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E. Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F. Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

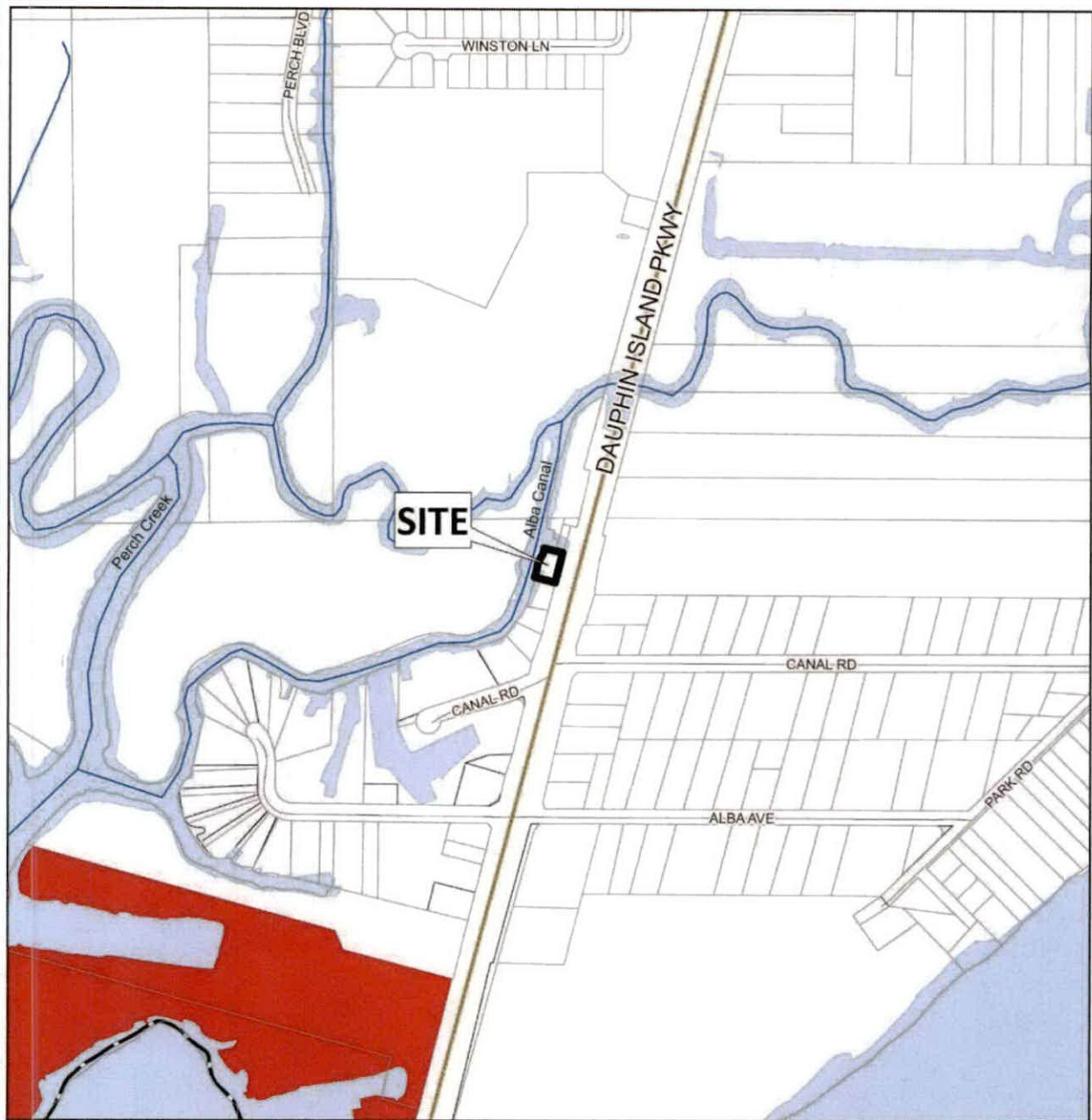
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to ML, the following conditions could apply:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

LOCATOR ZONING MAP



APPLICATION NUMBER	22	DATE	July 16, 2026
APPLICANT	Matthew Noel, Daddy's Boy Seafood		
REQUEST	Rezoning from R-1 to ML		



FLUM LOCATOR MAP



APPLICATION NUMBER 22 DATE July 16, 2026

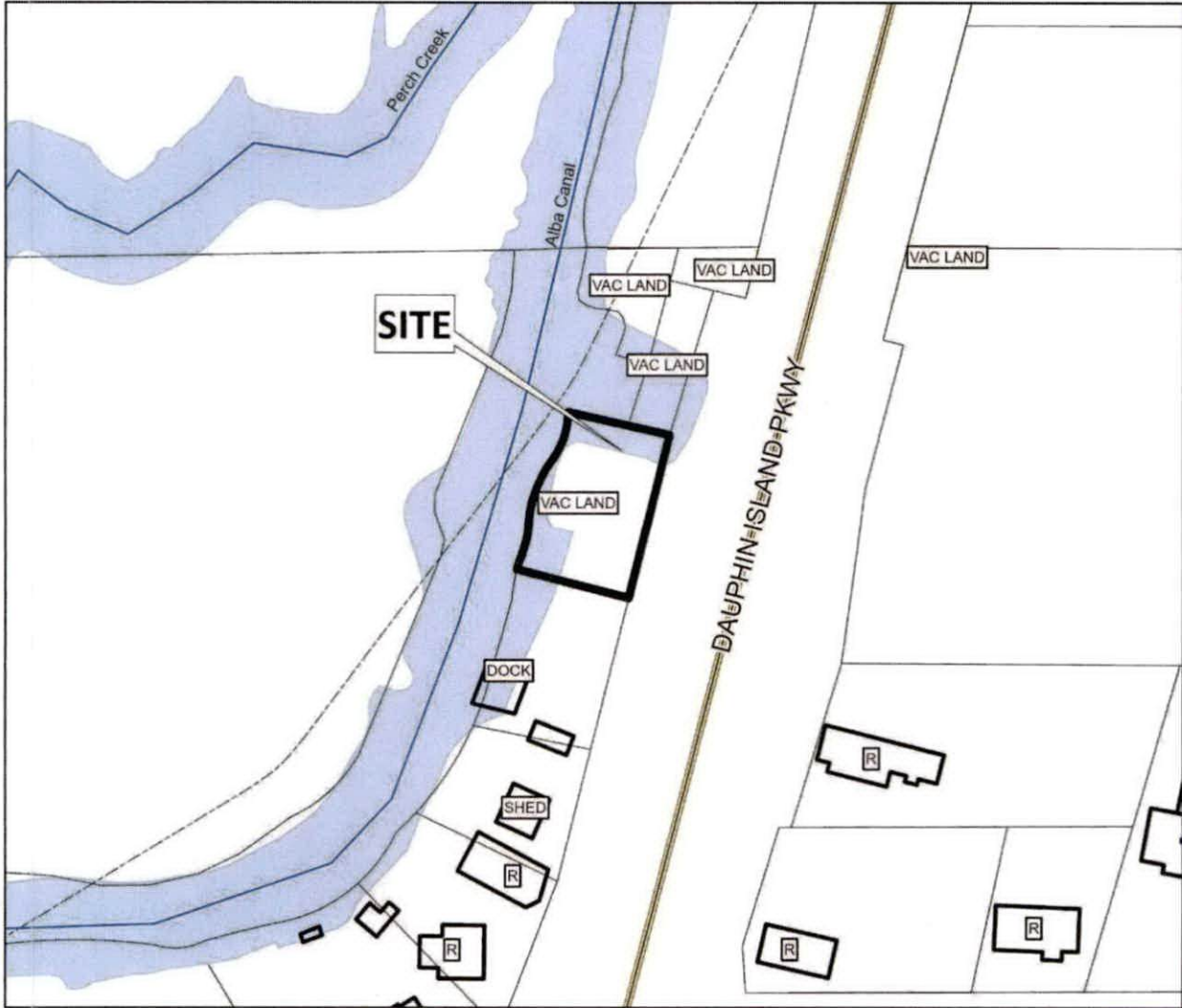
APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



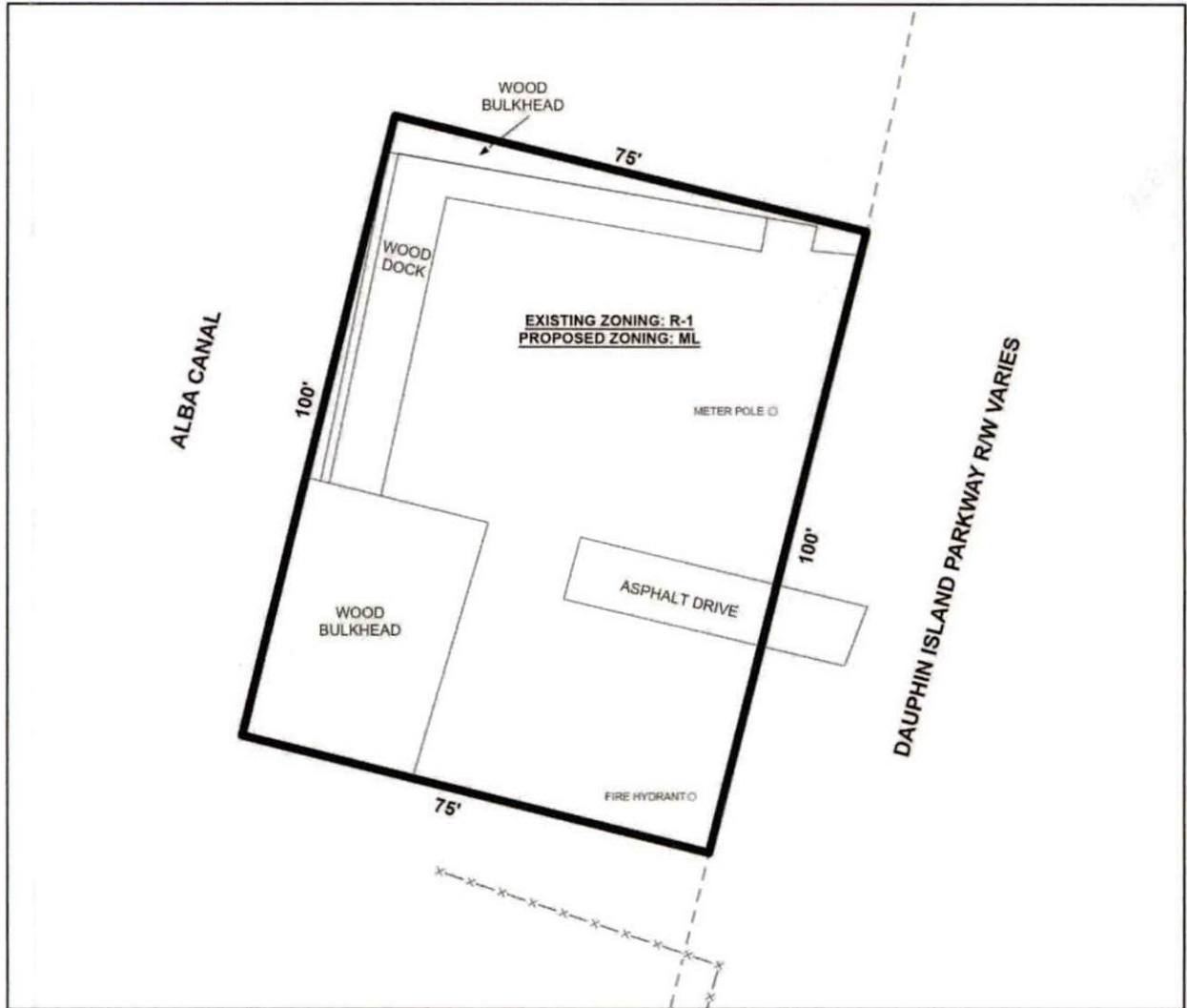
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER <u>22</u> DATE <u>July 16, 2026</u>									
APPLICANT <u>Matthew Noel, Daddy's Boy Seafood</u>									
REQUEST <u>Rezoning from R-1 to ML</u>									
R-A R-1 R-2	R-3 R-B H-B	B-1 T-B LB-2	B-2 B-3 B-4	B-5 CW MM	ML MH I-1	I-2 PD MUN	OPEN SD SD-WH	T-3 T-4 T-5.1	T-5.2 T-6

SITE PLAN



The site plan illustrates existing wooden bulkhead, dock and driveway.

APPLICATION NUMBER	22	DATE	July 16, 2026
APPLICANT	Matthew Noel, Daddy's Boy Seafood		
REQUEST	Rezoning from R-1 to ML		



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

[illegible]

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example





Agenda Item # 17

ZON-UDC-003752-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4460 Dauphin Island Parkway

Applicant / Agent:

Matthew Noel, Daddy's Boy Seafood

Property Owner:

Charlene Rash

Current Zoning:

R-1, Single Family Residential Suburban District

Proposed Zoning:

ML, Maritime Light District

Future Land Use:

Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 1, 2026, at 5:00 p.m. at 1621 Boykin Boulevard.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Suburban to ML, Maritime Light
- **Note:**
Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

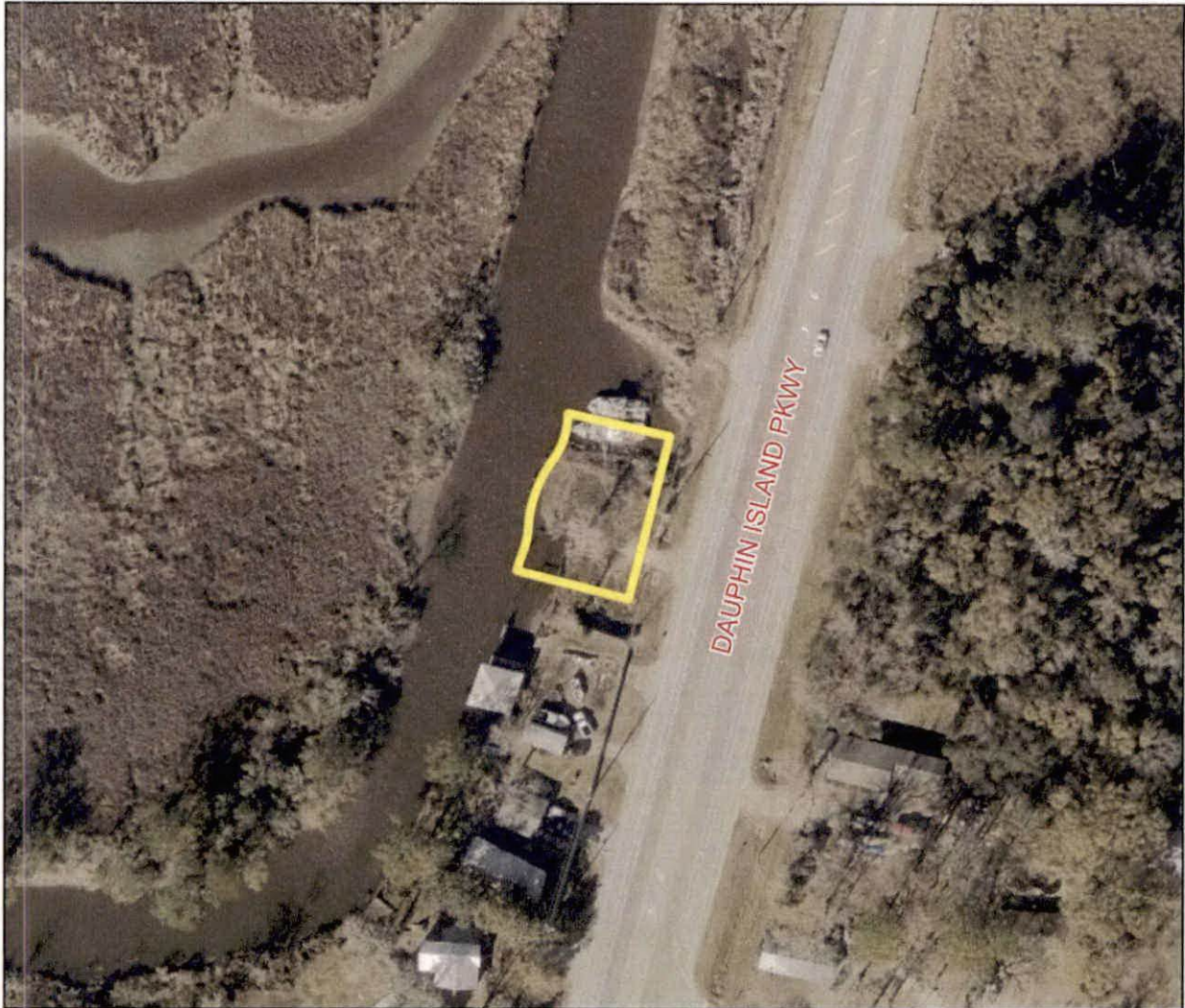
Commission Considerations:

1. Rezoning with seven (7) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	5
Exhibits	7

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by residential units.

APPLICATION NUMBER <u>17</u>	DATE <u>June 18, 2026</u>	 NTS
APPLICANT <u>Matthew Noel, Daddy's Boy Seafood</u>		
REQUEST <u>Rezoning from R-1 to ML</u>		

SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the property was assigned an R-1, Single-Family Residential District, zoning classification.

In January 2001, a rezoning application was submitted to rezone the site from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a marina and seafood sales operation. The request was subsequently denied by the City Council.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant requests the rezoning of the subject property from R-1, Single-Family Residential Suburban District, to ML, Maritime Light District, to allow seafood sales directly from a boat. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 1, 2026, at 5:00 p.m. at Our Lady of Lourdes Church, located at 1621 Boykin Boulevard. According to the sign-in sheet submitted by the applicant, at least 33 members of the public, excluding the applicant and property owner, attended. All required Neighborhood Meeting documentation was submitted within the prescribed timeframe prior to the Planning Commission meeting, and the applicant executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is surrounded by properties zoned R-1, Single-Family Residential Suburban District. Many of the surrounding properties consist of vacant woodlands, tidal marshes, or a combination thereof.

A survey depicting existing site conditions was submitted with the application; however, no site plan or development plan was provided. Because the proposed use involves the sale of seafood directly from a docked vessel, no building is proposed. Nevertheless, the UDC requires a minimum of 12 percent landscaped area within the ML, Maritime Light District, as well as compliance with applicable tree planting requirements. No landscaping or tree planting information was provided with the application.

Likewise, no parking is proposed for the site. While Table 64-3-12.1, Minimum Parking Spaces, does not establish a parking requirement for seafood sales directly from a vessel, it is reasonable to expect that some level of off-street parking would be necessary to accommodate customers and employees, particularly given the site's location along a heavily traveled two-lane segment of Dauphin Island Parkway.

No public sidewalk is depicted adjacent to the property. As such, installation of a sidewalk or approval of a Sidewalk Waiver would be required.

The site consists of portions of two legal lots of record. Therefore, the property should either be established as a single legal lot of record through a one-lot subdivision or documentation should be provided demonstrating that the property existed in its current configuration prior to 1962.

Any proposed signage must comply with the requirements of the UDC and will require separate review and permitting through the Planning and Zoning Department.

The UDC states that rezoning requests should promote sound, stable, and desirable development patterns and should be evaluated based on consistency with the Comprehensive Plan, compatibility with surrounding development patterns and adjacent uses, available infrastructure capacity, changing conditions within the area, and the broader public benefit of the request.

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential, a classification that generally supports single-family residential development but may accommodate small-scale complementary uses and other residential types in appropriate locations. The proposed ML, Maritime Light District, zoning classification is generally not consistent with this FLUM designation, as the Water Dependent, Light Industry, and Heavy Industry FLUM categories are more closely aligned with the intent of the ML District. Additionally, Section 64-2-19.C. of the UDC states that new ML districts are not appropriate within any overlay district, and the subject site is located within the Peninsula Overlay District.

The applicant does not contend that the existing R-1 zoning classification was established in error. Rather, the request is based on the applicant's desire to promote economic activity and revitalization along the Dauphin Island Parkway corridor.

It should also be noted that the applicant submitted a petition containing 510 signatures in support of the rezoning request.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A. Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B. Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C. Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D. Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E. Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F. Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to ML, the following conditions could apply:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

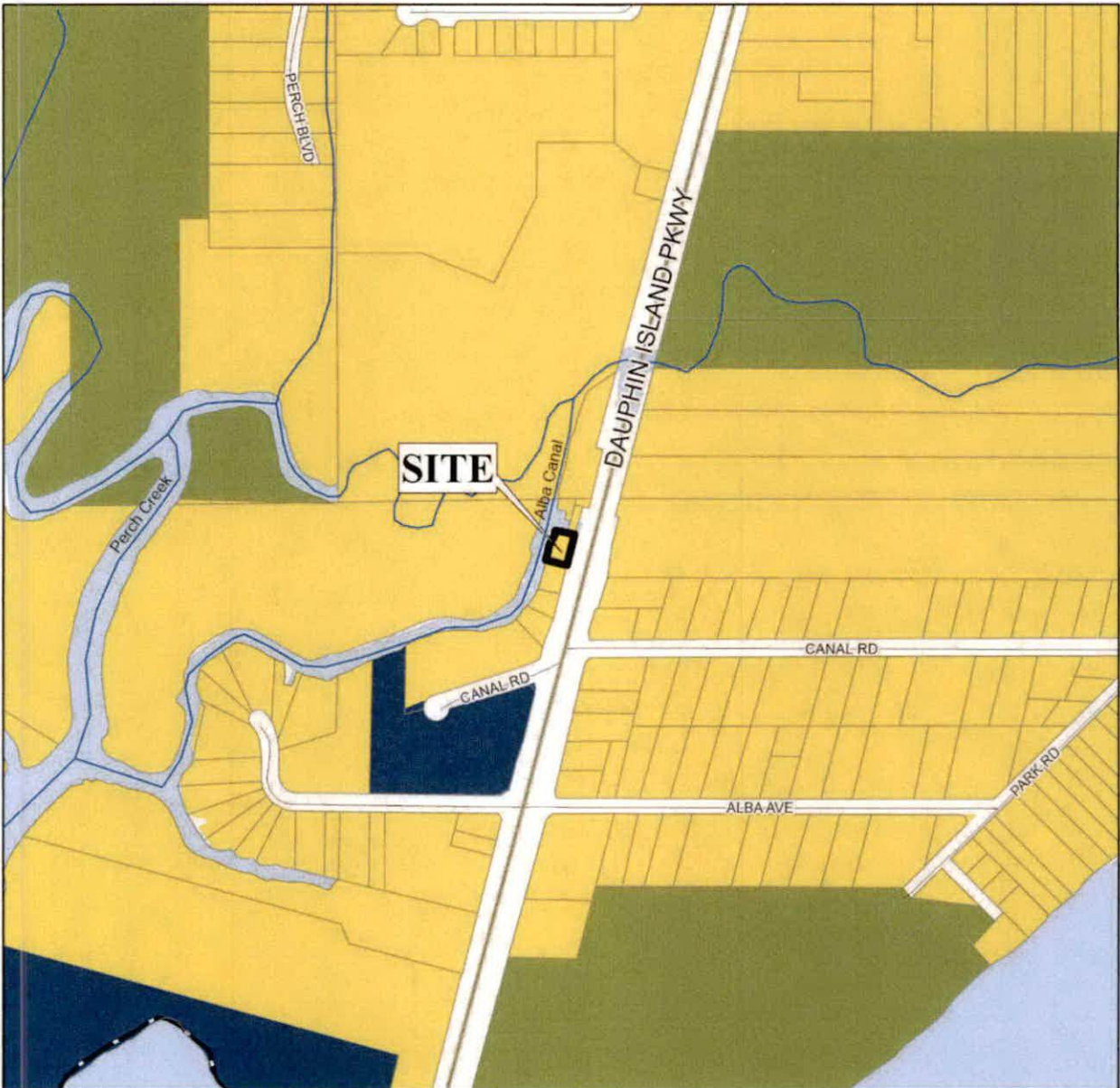
LOCATOR ZONING MAP



APPLICATION NUMBER	17	DATE	June 18, 2026
APPLICANT	Matthew Noel, Daddy's Boy Seafood		
REQUEST	Rezoning from R-1 to ML		


 NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 17 DATE June 18, 2026

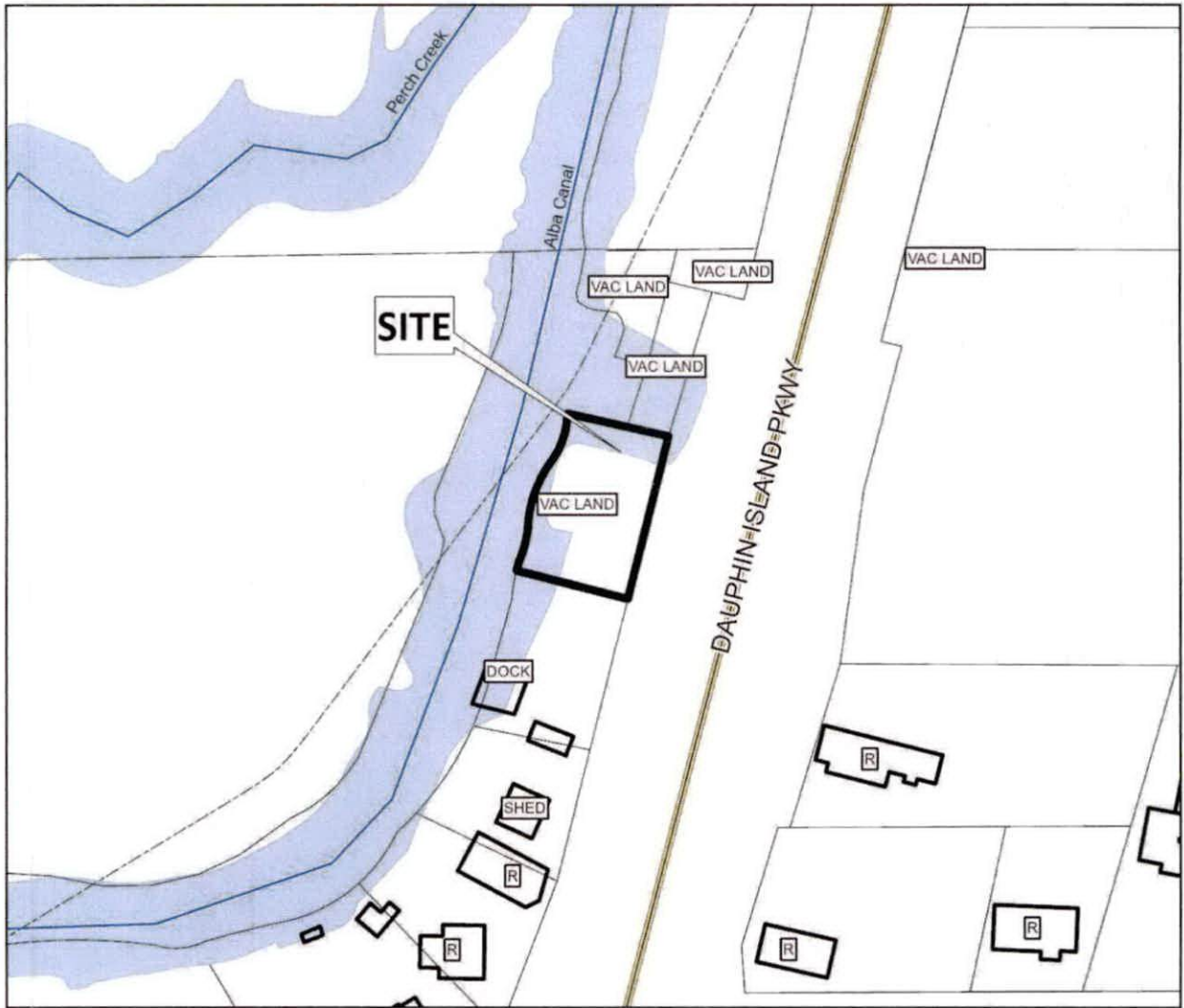
APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



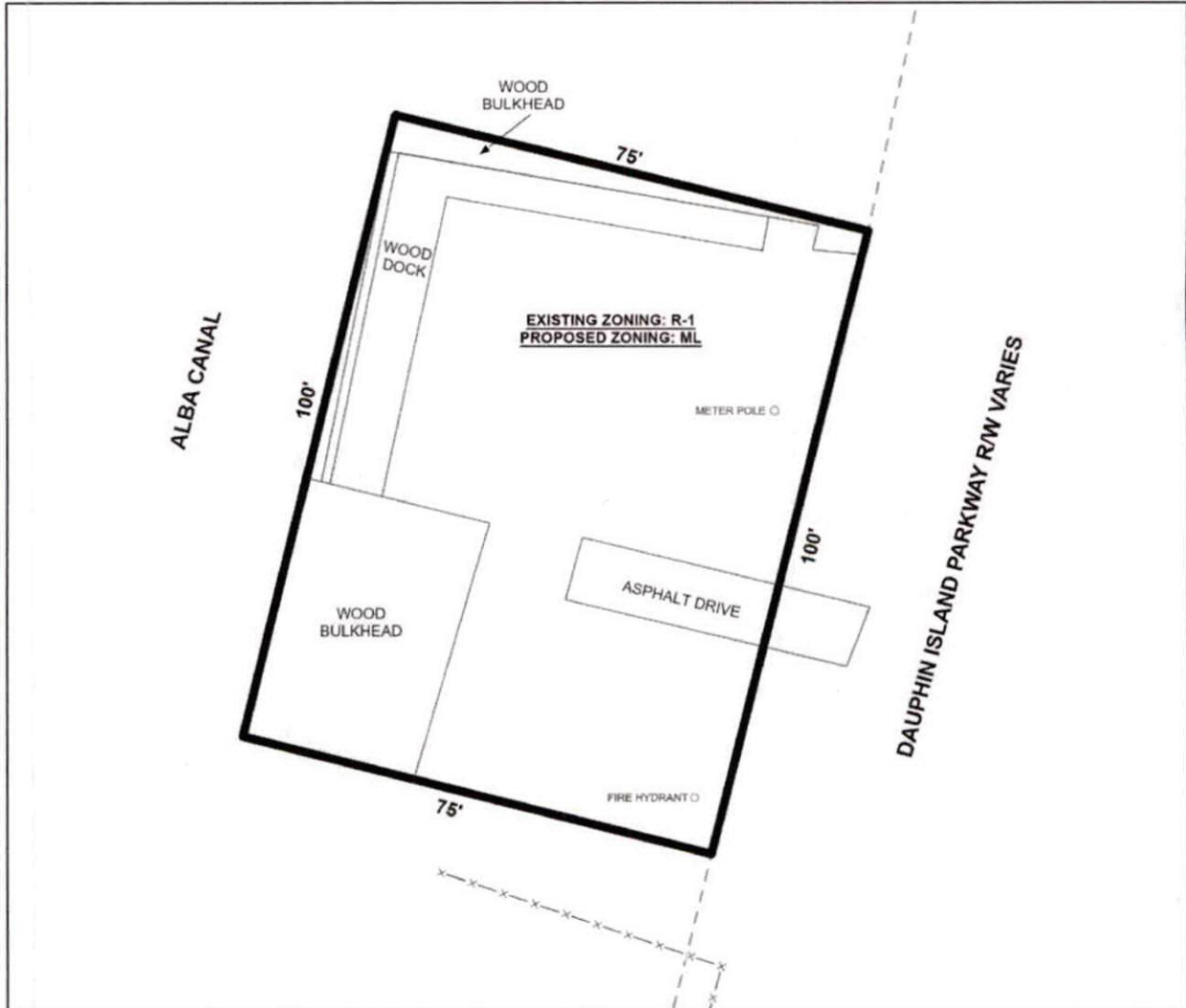
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER <u>17</u> DATE <u>June 18, 2026</u>		
APPLICANT <u>Matthew Noel, Daddy's Boy Seafood</u>		
REQUEST <u>Rezoning from R-1 to ML</u>		
R-A R-3 B-1	B-2 B-5 ML	I-2 OPEN T-3
R-1 R-B T-B	B-3 CW MH	SD T-4 T-5.1
R-2 H-B LB-2	B-4 MM I-1	MUN SD-WH T-5.2

SITE PLAN



The site plan illustrates existing wooden bulkhead, dock and driveway.

APPLICATION NUMBER	17	DATE	June 18, 2026
APPLICANT	Matthew Noel, Daddy's Boy Seafood		
REQUEST	Rezoning from R-1 to ML		



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

[illegible]

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example



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 Rezoning of Property
Located at 4213 and 4221 Spring Valley Drive South

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 4213 and 4221 Spring Valley Drive South from R-1, Single-Family Residential Suburban District, and R-3, Multi-Family Residential Suburban District, to R-1, Single-Family Residential Suburban District.

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

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.

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

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

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. AND LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. (INST.2021010427) LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in an R-1, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved

by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an R-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 City Council of Mobile proposes to consider the adoption of the below synopsisized 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **4213 & 4221 Spring Valley Drive South**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3)**, to **Single-Family Residential Suburban District (R-1)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **R-1** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **R-1** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall 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.

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

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

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. AND LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. (INST.2021010427) LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

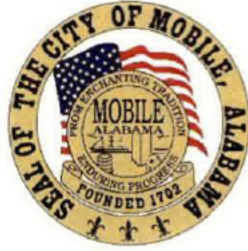
The classification of said property is hereby changed from **Single-Family Residential Suburban District (R-1)** and **Multi-Family Residential Suburban District (R-3)**, to **Single-Family Residential Suburban District (R-1)**, and it shall hereafter be lawful to construct on such property any structures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

**Sawgrass Consulting, LLC
4213 & 4221 Spring Valley Drive South
Council District 4
Ben Reynolds**



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

July 30, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

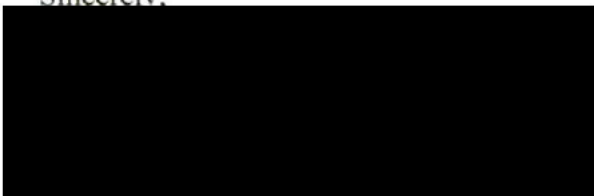
Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Sawgrass Consulting, LLC**, for a change in zoning from **Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3)**, to **Single-Family Residential Suburban District (R-1)**, for the property located at **4213 & 4221 Spring Valley Drive South**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,



Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Sawgrass Consulting, LLC
Heath Larson
30673 SGT E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 4213 & 4221 Spring Valley Drive South
ZON-UDC-003793-2026
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Sawgrass Consulting, LLC
District 4
Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1)

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **Single-Family Residential Suburban District (R-1)**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

ZON-UDC-003793-2026 4213 & 4221 Spring Valley Drive South
July 22, 2026

As such, the Planning Commission voted to recommend approval of Rezoning the property to **Single-Family Residential Suburban District (R-1)**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **\$319.20**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary



Deputy Director of Planning and Zoning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☐ **Planned Development**

Checklist C

☒ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

☐ **Terminating a Previously approved Planned Unit Development**

Checklist E

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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	Agent (If Applicable)
Address:	4213 Spring Valley Dr S	
Email:		
Phone:		
Email:		
Name:		

	Owner	Design Professional
Name:	Carla and Adam Green	Heath Larson
Firm:		Sawgrass Consulting LLC
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

4213 Spring Valley Dr s 4213 Spring Valley Dr s 19,310 SF 19,310sf

Property Address Property Area (acres or square feet)

R023301122000029.000 R023301122000029.000

Parcel Number(s) or Key Number(s)

R1/R3 R-1/R-3

R1 R-1

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☒ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

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.


Applicant or Agent Signature (if applicable)

~~6/17/26~~ 6/17/26

Date

~~6/17/26~~ 6/17/26

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

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.

Applicant or Agent Signature

Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|---|
| ☒ Planning Commission Application | ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission |
| ☐ Neighborhood Meeting documentation | ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
| ☐ Boundary Plan | |

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

Future Land Use Map (FLUM) Designation

R-1

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☒ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
N/A

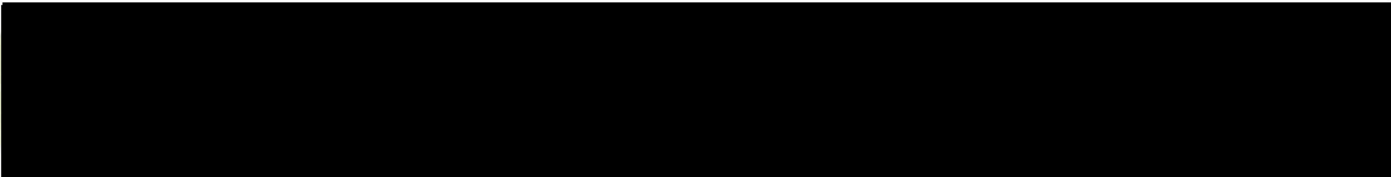
4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
Parcel has split zoning, rezoning to R-1

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

- 1. Describe the current development trends in the area of the property.
Currently zoned R-1 and R-3, rezoning to R-1
- 2. Describe the surrounding land uses.
R-1 and R-3
- 3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
N/A
- 4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
N/A
- 5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.
Property proposed to be zoned to match adjacent parcels

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

N/A





Plan Submission Contact Information

Name of Project Resub of Lot 3 & 5 Spring Valley Subdivision Unit 2 & Lot 7 Addition to Spring Valley Subdivision

Address Spring Valley Dr S

Owner Gloria Stewart & Adam & Carla Green

A _____
P _____

Authorized Agent Sawgrass Consulting LLC

30673 SGT EI BOOTS THOMAS DRIVE SPANISH FORT 36527

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer Sawgrass Consuling LLC

Address 30673 SGT E I BOOTS THOMAS DRIVE Zip Code 36527

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Tori Scheer

Print

6/15/26

Date

Affiliation to project/Organization

RESUB OF LOTS 3, 5, & 7 VALLEY SUBDIVISION & LOT 7, ADDITION VALLEY SUBDIVISION

SITE DATA:

ACREAGE = 0.87 ACRES±
(37,815 S.F.±)

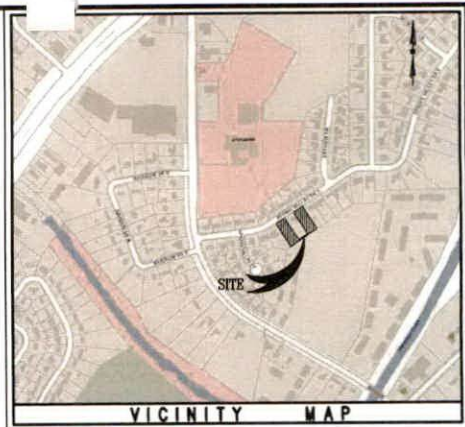
OWNERS:

ANNE HAMNER STEWART
11 SPRING VALLEY DR S
MOBILE, AL 36693

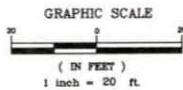
C. & CARLA M. GREEN
11 SPRING VALLEY DR S
MOBILE, AL 36693

AND SURVEYOR:

ERIC E. GODWIN, P.L.S.
GRASS CONSULTING, LLC
GT. E. I. "BOOTS" THOMAS DR.
PANISH FORT, AL 36527
(251)544-7900



VICINITY MAP



LEGEND

- C.T.I.F. CRIMPED TOP IRON FOUND
- I.P.F. IRON PIPE FOUND
- C.R.S. 1/2" CAPPED REBAR SET "CA 1007-LS"
- POWER POLE
- GUY WIRE
- AC AIR CONDITIONER
- SSCO SANITARY SEWER CLEAN OUT
- MH SANITARY SEWER MANHOLE
- TP TELEPHONE PEDESTAL
- D DRAINAGE MANHOLE
- FH FIRE HYDRANT
- WM WATER METER
- SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE

SURVEYOR'S NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING, BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: APRIL, 2026.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 01097C0544L, EFFECTIVE JUNE 5, 2020, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
- SURVEYED PROPERTY IS CURRENTLY ZONED R-1 (PER CITY OF MOBILE PLANNING DISTRICT 4).

NOTES: REQUIRED BY CITY OF MOBILE

A LAND DISTURBANCE PERMIT WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.

THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND, AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

A SIDEWALK IS REQUIRED TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT OR CONSTRUCTION, UNLESS A SIDEWALK WAIVER IS APPROVED.

ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.

ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.

DRIVEWAY NUMBER, SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS.

NO STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT WITHOUT PERMISSION FROM THE EASEMENT HOLDER.

ACCEPTANCE OF OWNER:

BY: GLORIA ANNE HAMNER STEWART

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, SHE EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF OWNER:

BY: ADAM C GREEN

BY: CARLA M GREEN

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, HE AND SHE EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF MORTGAGEE (LOT 2):

BY: HENLEY E J

AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORD DESCRIPTIONS:

(INST 2010067829)

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.

AND

LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.

(INST 2021010427)

LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ERIC E. GODWIN, P.L.S.
ALABAMA LICENSE NUMBER 26621

DATE

NUMBER:	REVISION:	DATE:

AT

S 3, 5, & 7

WART

SCALE: 1" = 20'

DATE: APRIL 10, 2026

DRAWN BY: HL

CHECKED BY:

SHEET: 1 OF 1

Carla & Adam Green (ZON-UDC-003793-2026)



Good morning,

We have completed our review of the above-referenced Rezoning application.

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. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD** file for the conceptual plan to our GIS staff. For your convenience, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon today, June 17, 2026**, the case will be scheduled for the **July 16, 2026, Planning Commission** agenda. If the deadline is not met, the application will be held until all outstanding requirements have been addressed.

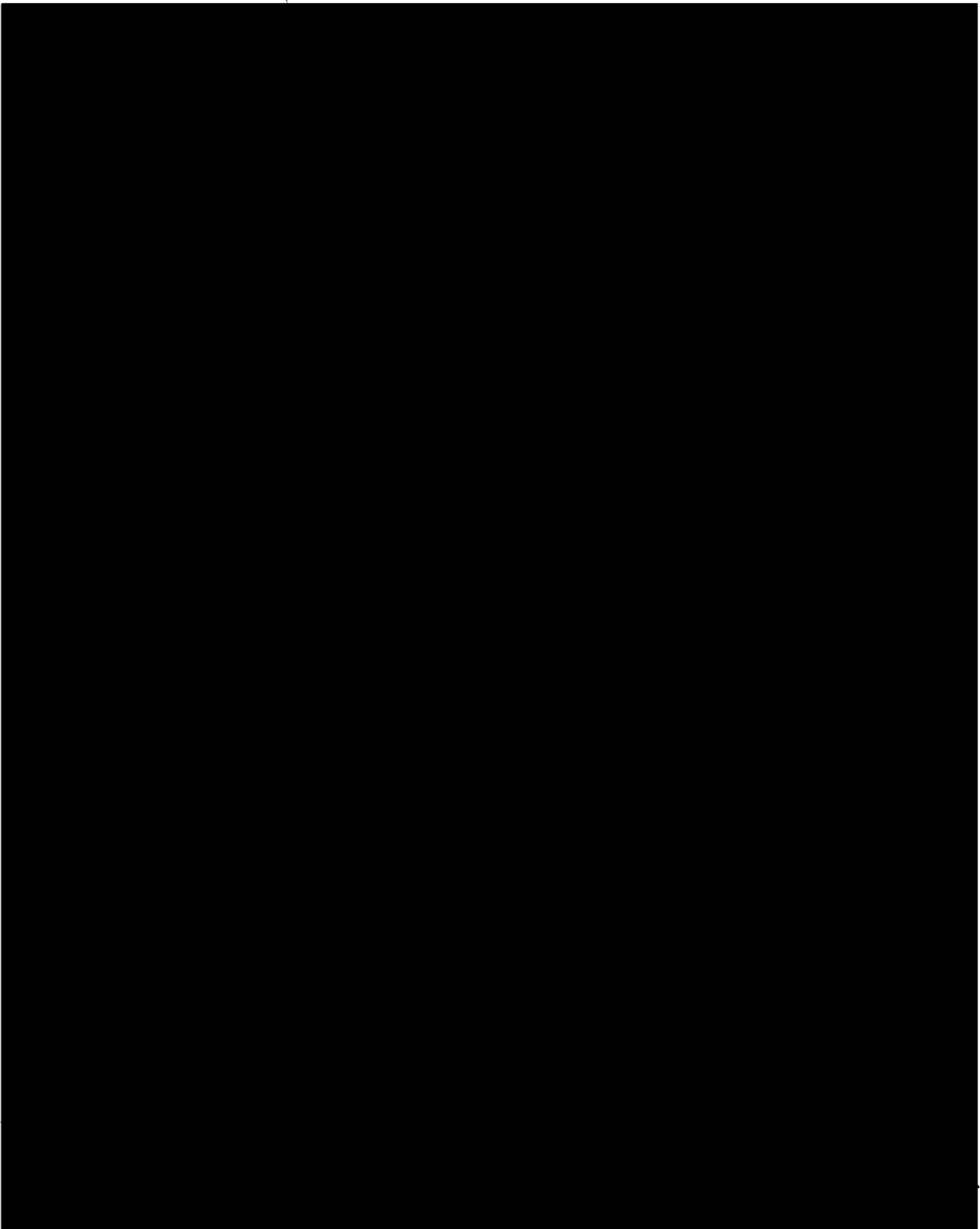
IMPORTANT - PLEASE READ

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.gov.

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

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning







Agenda Item # 31

SUB-003791-2026 & ZON-UDC-003793-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

4213 & 4221 Spring Valley Drive South

Subdivision Name:

Resubdivision of Lots 3 & 5, Spring Valley Subdivision
Unit 2, & Lot 7, Addition to Spring Valley Subdivision

Applicant / Agent:

Sawgrass Consulting, LLC

Property Owner(s):

Adam & Carla Green, and Gloria Stewart

Current Zoning:

R-1, Single-Family Residential Suburban District and
R-3, Multi-Family Residential Suburban District

Future Land Use:

Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was not required due to the proposed rezoning to a lower zoning classification.

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create two (2) legal lots of record.
- Rezoning from R-1 Suburban and R-3 Suburban to R-1 Suburban.
- **Note:**
Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Considerations:

1. Subdivision proposal with ten (10) conditions.
2. Rezoning with three (3) conditions)

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	6
Exhibits	8

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by residential units.

APPLICATION NUMBER	31	DATE	July 16, 2026	 NTS
APPLICANT	Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision			
REQUEST	Subdivision, Rezoning from R-1 and R-3 to R-1			

SITE HISTORY

The northern portion of the site was originally part of the 32-lot *Spring Valley Subdivision, Unit Two*, as Lots 3 and 5, the plat for which was approved by the Planning Commission in April 1969 and subsequently recorded in the Mobile County Probate Court.

Rezoning of the southern portion of the site from R-A, Residential Agricultural, to R-3, Multi-Family Residential, was adopted by the City Council on February 6, 1979. It was later part of the 15-lot *Addition to Spring Valley Subdivision*, as Lot 7, the plat for which was approved by the Planning Commission in June 1979 and subsequently recorded in the Mobile County Probate Court.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a note - As shown on the 1984 aerial photo LOTS 1 AND 2 share the 9,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 8,200 sf, LOT 2 – 8,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain the first five (5) PLAT NOTES REQUIRED BY CITY OF MOBILE.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [REDACTED] prior to obtaining any signatures. No signatures are required on the drawings.

Rezoning

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and

Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Mobile County and Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this subdivision request is to create two (2) legal lots of record from three (3) existing legal lots of record. The site is served by public water and sanitary sewer.

The proposed lots have frontage on Spring Valley Drive South, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way. The preliminary plat depicts sufficient right-of-way, making additional dedication unnecessary.

The proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-7.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information may be provided.

The proposed lots also exceed the minimum lot width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for residential lots within the Suburban sub-district.

A 30-foot front yard setback is depicted along Spring Valley Drive South; however, only a 25-foot front yard setback is required in the R-1, Single-Family Residential Suburban, and R-3, Multi-Family Residential Suburban Districts. Accordingly, the Final Plat must depict a front yard setback of at least 25 feet, in compliance with Section 6.C.8. of the Subdivision Regulations and the dimensional standards of Article 2, Section 64-2-5.E. of the UDC.

The preliminary plat illustrates existing single-family dwellings on each proposed lot. Existing structures are not required to be shown on a subdivision plat unless needed to demonstrate compliance with the setback requirements of the underlying zoning district. As illustrated, the existing structures comply with the applicable setbacks; therefore, their depiction on the Final Plat is unnecessary.

Multiple drainage and utility easements are depicted on the preliminary plat. As such, if approved, a note should be placed on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder.

As submitted, approval of the subdivision would result in the proposed lots being split-zoned between R-1 (Single-Family Residential Suburban District) and R-3 (Multi-Family Residential Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in the proposed lots being split-zoned R-1 and R-3. The applicant is requesting rezoning of the proposed lots to R-1 to resolve the potential split zoning.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was not required due to the request for rezoning to a lower zoning classification. Article 5 of the Unified Development Code (UDC) requires Neighborhood Meetings for requests to rezone property to a higher zoning classification.

The site is surrounded by single-family residentially zoned properties and uses, the exception being multi-family developments within the properties zoned R-3 to the east.

The site plan submitted with the rezoning application depicts the existing single-family dwellings on the proposed lots.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

In this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classification with the longstanding use of the respective properties.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Retention of the existing 50-foot-wide right-of-way along Spring Valley Drive South on the Final Plat;
2. Retention of the lot area in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along Spring Valley Drive South on the Final Plat, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove or omit the depiction of the existing structures, as their illustration is not necessary to demonstrate compliance with the applicable setback requirements
5. Provision of a note on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder;
6. Completion of the Rezoning process prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use with the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would adversely impact neighboring properties; or
 - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

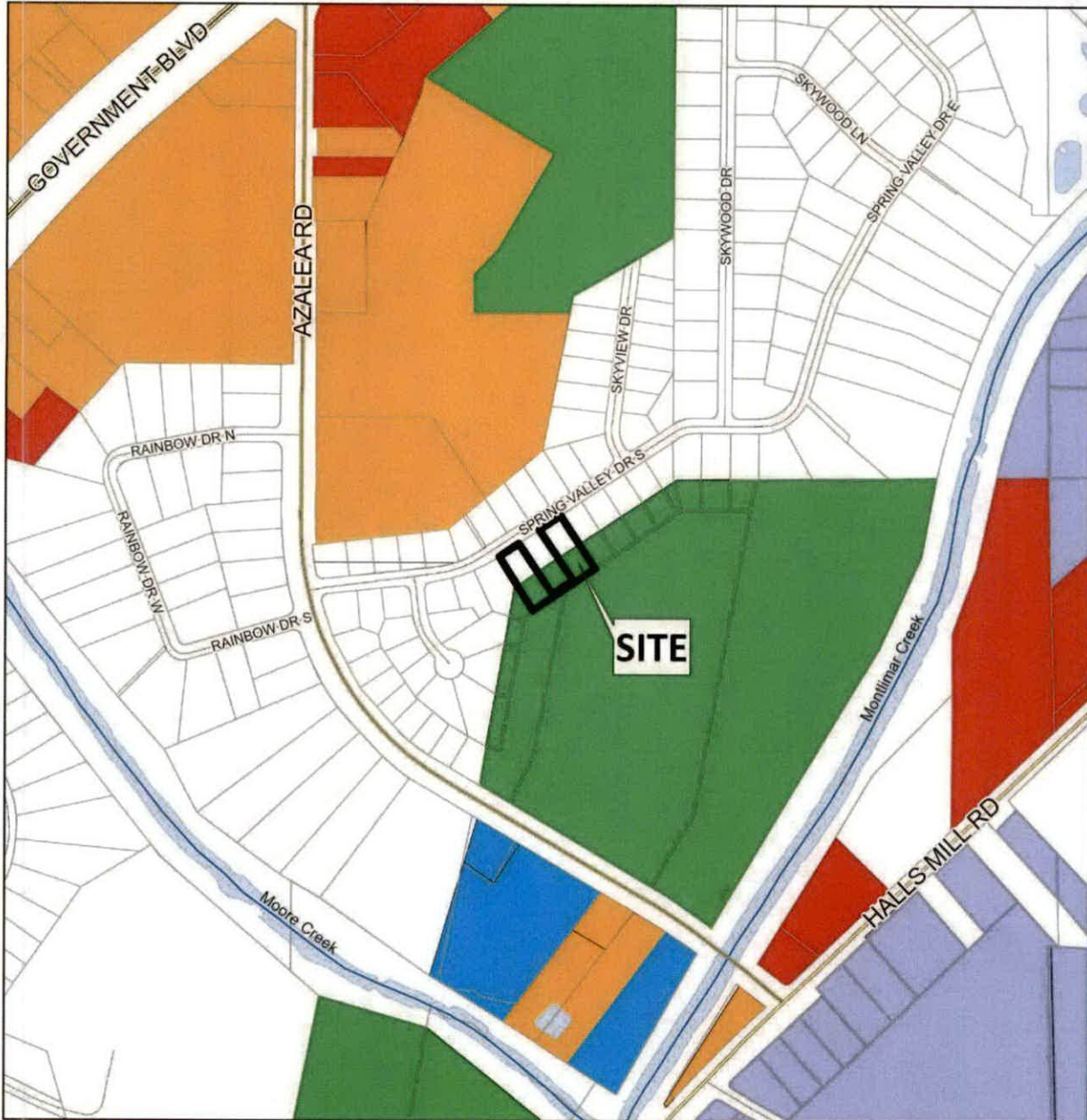
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

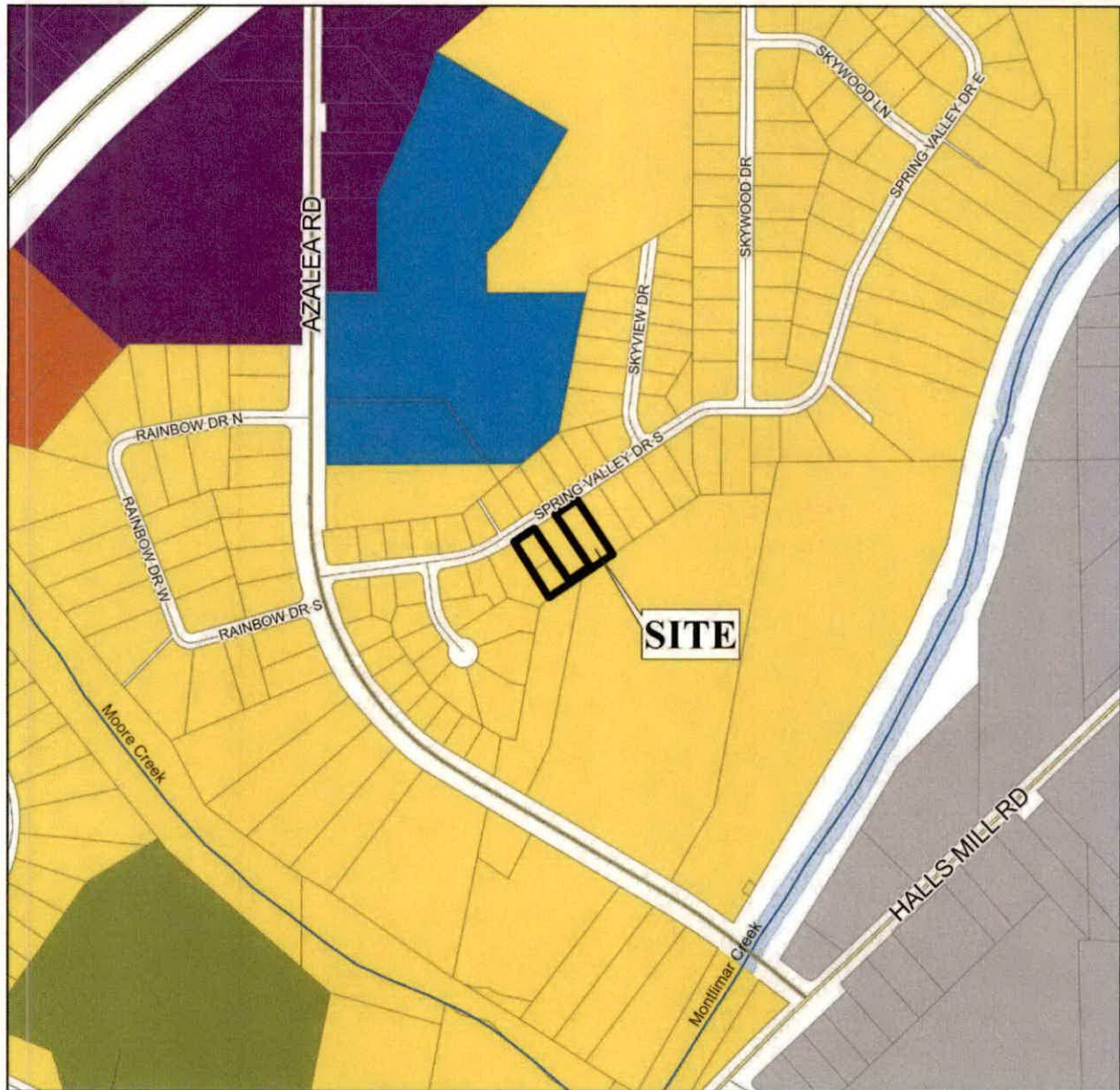
LOCATOR ZONING MAP



APPLICATION NUMBER	31	DATE	July 16, 2026
APPLICANT	Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and R-3 to R-1		



FLUM LOCATOR MAP



APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7
Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7
Addition to Spring Valley Subdivision

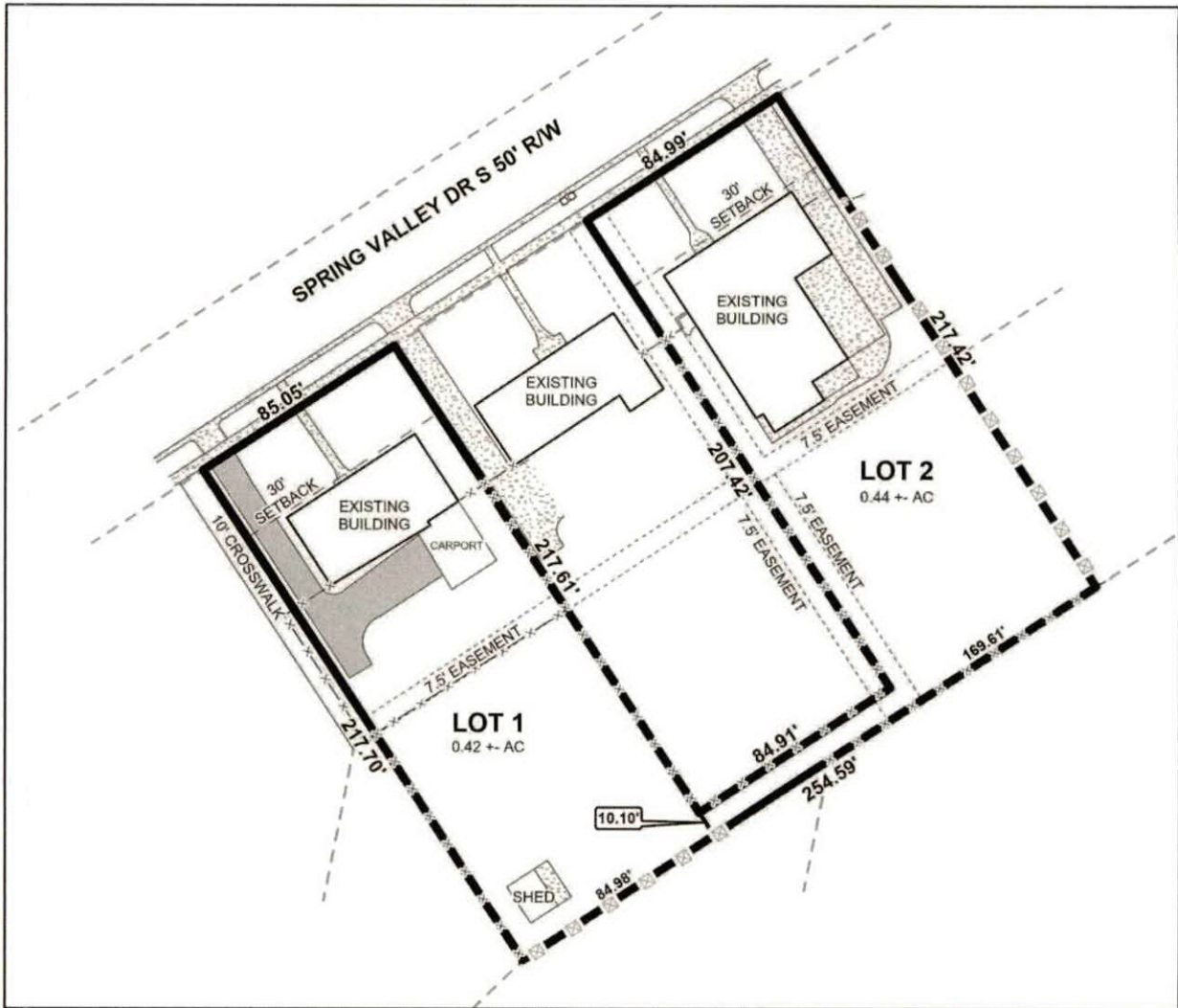
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

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	



NTS

SITE PLAN

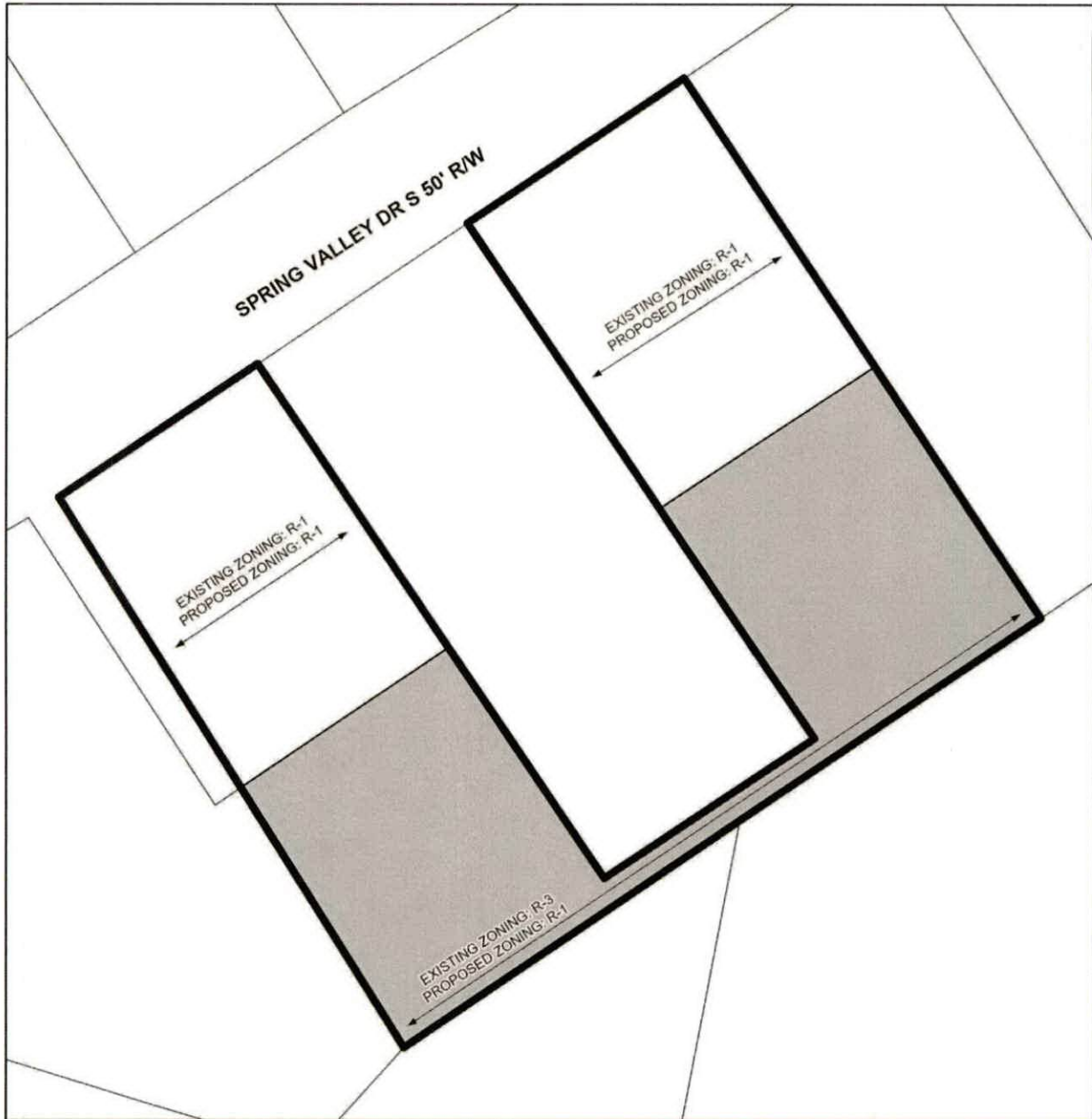


The site plan illustrates existing structures, setbacks, drives, and easements.

APPLICATION NUMBER	31	DATE	July 16, 2026
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7			
APPLICANT	Addition to Spring Valley Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and R-3 to R-1		



DETAIL SITE PLAN



APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7
Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1



LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example



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 Rezoning
of Property Located at the NW Corner of
Bear Fork Road and Moffett Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at the NW corner of Bear Fork Road and Moffett Road from R-1, Single-Family Residential Suburban District, to B-3, Community Business Suburban District.

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

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.

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

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

LOT 2, MOFFETT - BEAR FORK SUBDIVISION AS RECORDED IN MAP BOOK 83 PAGE 41, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a B-3, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a B-3, until all of the conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic

Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 City Council of Mobile proposes to consider the adoption of the below synopsisized 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at the **Northwest corner of Bear Fork Road and Moffett Road.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **B-3** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **B-3** districts until the following conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall 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.

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

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

LOT 2, MOFFETT - BEAR FORK SUBDIVISION AS RECORDED IN MAP BOOK 83 PAGE 41, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from **Single-Family Residential Suburban District (R-1)** to **Community Business Suburban District (B-3)**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a **B-3**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **B-3**, until all of the conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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

**Byrd Surveying, Inc.
Michael D. Andress, Buildings, Trailers & More, LLC
Northwest corner of Bear Fork Road and Moffett Road
Council District 7
Gina Gregory**



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

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.**, for a change in zoning from **Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3)**, for the property located at the **Northwest corner of Bear Fork Road and Moffett Road**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: Northwest corner of Bear Fork Road and Moffett Road
ZON-UDC-003790-2026
Byrd Surveying, Inc.
District 7
Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3)

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **Community Business Suburban District (B-3)**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **\$356.06**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Stephen Guthrie

Deputy Director of Planning and Zoning



City of Mobile • Planning & Zoning

Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of this application by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit.....	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$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.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Planned Development

Checklist C

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

☐ Terminating a Previously approved Planned Unit Development

Checklist E

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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	Agent (If Applicable)
Address:	2609 HALLS MILL ROAD	
Email:		
Phone:		
Email:		
Name:		

	Owner	Design Professional
Name:	MICHAEL D. ANDRESS	
Firm:	BUILDINGS, TRAILERS & MORE, LLC	
Phone:		
Email:		
Address:		

2. PROPERTY

Provide a brief description of the property location, parcel number, and legal description.

MOFFETT ROAD

12.64 ACRES

Property Address

Property Area (acres or square feet)

KEY #02950202

Parcel Number(s) or Key Number(s)

R-1 SUBURBAN

B-3 SUBURBAN

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

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") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

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.

Michael Andress - Owner/Agent dotloop verified
06/15/2026 11:01 AM CDT
JJU7-ND0I-DXK6-POMO

Owner Signature

06/15/2026

Date

Kari P. G...

Applicant or Agent Signature (if applicable)

6/14/26

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
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.

Kari P. G...

Applicant or Agent Signature

6/14/26

Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|--|--|
| ☒ Planning Commission Application

☒ Neighborhood Meeting documentation
☒ Boundary Plan | ☒ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
|--|--|

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
 THIS PROPOSAL WILL BE ADJACENT TO EXISTING B-3 BUSINESS WHICH WILL DEVELOP A "CENTER" AS STATED UNDER SUBURBAN CORRIDOR IN THE MAP FOR MOBILE. FURTHER, THE FLUM ALLOWS FOR MIXED COMMERCIAL ALONG THE CORRIDOR.

MIXED COMMERCIAL CORRIDOR
 Future Land Use Map (FLUM) Designation

B-3 SUBURBAN
 Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☒ No
 If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
 THIS PROPOSAL WILL OFFER THE OPPORTUNITY TO PURCHASE NEW, SAFE HOUSING AND MOVE AWAY FROM OLDER, INADEQUATE HOUSING.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
 THERE HAVE BEEN COMPARABLE DEVELOPMENTS IN THIS AREA IN THE PREVIOUS 10 YEARS.

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

THE OTHER BUSINESSES IN THIS AREA ARE COMPARABLE TO THIS PROPOSAL.

2. Describe the surrounding land uses.

VACANT LAND, RESIDENCE, CHURCH, RESIDENCE, MINI WAREHOUSES, BUILDING MATERIAL SALES, CAMPER SALES.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

THERE SHOULD BE NO ADVERSE IMPACT TO THE NEIGHBORS.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

THERE IS ADEQUATE INFRASTRUCTURE.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THE MOBILE HOME SALES WILL OFFER THE PUBLIC THE OPPORTUNITY TO PURCHASE AFFORDABLE HOUSING.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



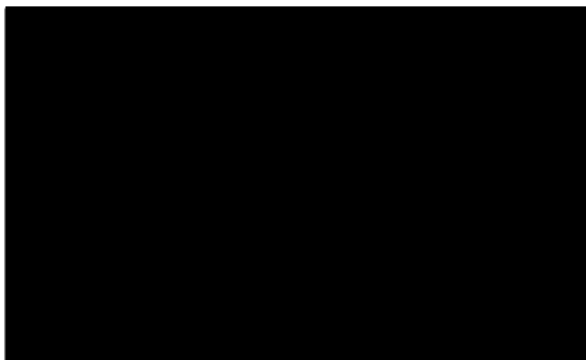
City of Mobile • Planning & Zoning
Corporate Letter of Authorization

I, MICHAEL D. ANDRESS, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of BUILDINGS, TRAILERS & MORE, LLC, a corporation for the property located within the city limits of Mobile, Alabama at MOFFETT ROAD - TAX KEY #02960202.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice 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.

BYRD SURVEYING

Designee (1)



Designee (2)

Email

Phone Number

06/15/2026

Date

Byrd Surveying, Inc. (ZON-UDC-003790-2026)



Good morning,

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

An invoice for the application fees has been issued. Upon receipt of payment, the application will be scheduled for 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 **no later than 4:30 p.m. on Wednesday, July 1, 2026**.

To date, photographs documenting the required meeting signs have been received along with a copy of the letter advertising the Neighborhood Meeting; however, the date stamp shown on the photographs indicates the signs were posted less than ten (10) calendar days prior to the scheduled Neighborhood Meeting. If additional photographs can be provided demonstrating that the signs were posted at least ten (10) calendar days before the meeting, those photographs may satisfy this requirement.

Based on the information currently available, you may wish to consider one of the following options:

1. Proceed with scheduling the application for the **July 16, 2026, Planning Commission meeting**, with the understanding that the application will be held over if compliant Neighborhood Meeting documentation is not received by the required deadline; or
2. Request that the application be processed for a later Planning Commission meeting date to allow sufficient time for a new Neighborhood Meeting to be conducted and documented in accordance with the Unified Development Code requirements.

2. DWG File Submission

If you have not already done so, please submit the **DWG AutoCAD file** for the conceptual plan to our GIS staff. For your convenience, **Tori Aamo** has been copied on this email.

If the application fees are paid **by noon on June 17, 2026**, the application will be scheduled for the **July 16, 2026, Planning Commission agenda**. Please note, however, that the application will be held over if the required Neighborhood Meeting documentation is not received by the deadline stated above.

IMPORTANT

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

Important: If compliant Neighborhood Meeting documentation is not received by **July 1, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not satisfy the applicable notice and timing requirements.

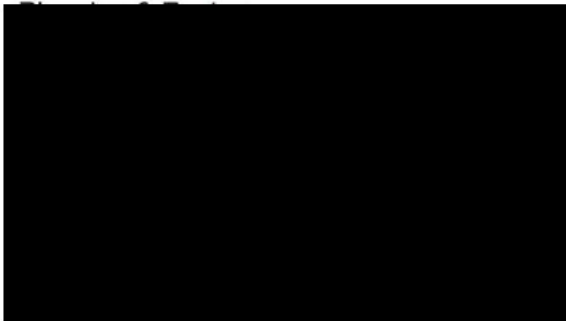
If you elect to delay processing of the rezoning application, please let us know. The concurrent subdivision application may continue to move forward, as approval of that application is not contingent upon approval of the rezoning request.

If you have any questions or need additional clarification, please do not hesitate to contact us.

Thank You,

Logan Anderson

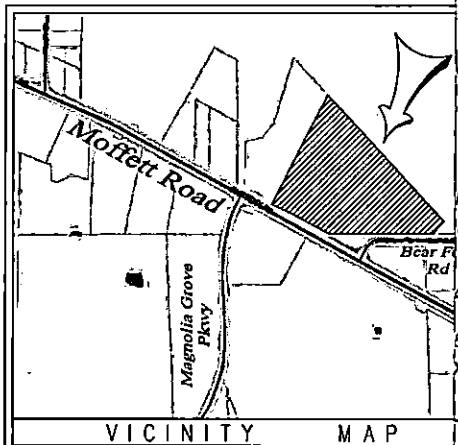
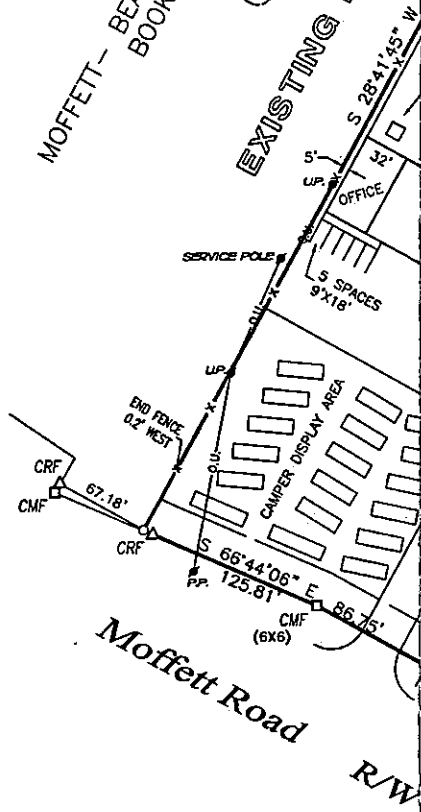
Principal Planner II



MOFFETT- BEAR FORK SUBDIVISION MAP
BOOK 83 PAGE 41

(1)

EXISTING B-3 ZONE



(OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY ANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF MOBILE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VII).

SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY (E.g., EROSION CONTROL, DRAINAGE, ETC.) AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PLAN, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE

WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR EROSION CONTROL PLAN (1984); AND THE RULES FOR EROSION CONTROL.

ALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. IF ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A DETENTION FACILITY (E.g., EROSION CONTROL, DRAINAGE, ETC.) FOR THE DETENTION FACILITY. THIS MUST BE APPROVED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING CERTIFICATE OF OCCUPANCY.

AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, EROSION CONTROL, DRAINAGE, ETC.) REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PLAN OR ACQUIRING ALL OF THE NECESSARY PERMITS AND

ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY

STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND 58) WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

ALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE (MOBILE CITY CODE).

THE CONSTRUCTION PLANS.

TA : LOT A
= 223,373 S.F.
RED (15%) = 33,506 S.F.
DED = 159,202 S.F.
G REQUIRED (60% OF 15%) = 20,104 S.F.
G PROVIDED = 29,421 S.F.

TA : LOT B
= 223,227 S.F.
RED (15%) = 33,484 S.F.
DED = 189,793 S.F.
G REQUIRED (60% OF 15%) = 20,090 S.F.
G PROVIDED = 34,070 S.F.

TA : LOT C
PLANNED AT THIS TIME.

CHANGING R-1 TO B-3
DIVISION OF LOT 2,
BEAR FORK SUBDIVISION

BYRD & ASSOCIATES OF MOBILE, D.B.A.
LAND SURVEYING

ROAD MOBILE, ALABAMA
BYRD@BYRDSURVEYING.BIZ
JUNE 15, 2026



City of Mobile · Planning & Zoning
Neighborhood Meeting Cover Sheet

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

Date of Submittal: 6/23/2020

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):

REZONING

Neighborhood Meeting Date: JUNE 22, 2020

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: REFUGE CHURCH
6159 MOFFETT ROAD

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

- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ 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 at the meeting
- ☐ Additional documents (Describe: _____)

Applicant's Name: MICHAEL ANDRESS / GERALD D BYRD
(First Name & Last Name)

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

X

Date: 6/23/2020

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.

Neighborhood Meeting Checklist:

- ☒ Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date.
- ☒ Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting.
- ☒ Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting.
- ☒ Neighborhood Meeting held.
- ☒ All required Neighborhood Meeting documentation gathered and signed by the applicant/agent:
 - ☒ Dated photograph(s) of the posted sign(s)
 - ☒ The verified address list of surrounding property owners to whom notification was provided
 - ☒ 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 at the meeting
- ☒ Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting.
- ☐ All required meeting documentation submitted to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date.

Neighborhood Meeting

Date: 6/22/2020

Time: 5⁰⁰ PM

Location of Neighborhood Meeting: REFUGE Church

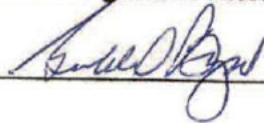
Project Location: NORTHEAST CORNICE MOFFETT RD & BEAR FORK ROAD

Project/Application (e.g. Rezoning from R-1 to B-1): _____

R-1 TO B-3

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

X



Date: 6/23/2020

Please Sign In:

Neighborhood Meeting Summary

Meeting Date: 6/22/2020

Meeting Time: 5⁰⁰ PM

Meeting Location: REFUGE Church
6159 MOFFETT ROAD

Below is a summary of the proposed project presented at the Neighborhood Meeting:

I PRESENTED TO THE SITE PLAN WITH THE PROPOSED
USE OF EACH LOT. RV SALES AND MAINTENANCE
ON LOT A AND MOBILE HOME SALES ON LOT B. NO
PLANS TO DEVELOP LOT C AT THIS TIME

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

SITE PLAN

Please attach copies of the distributed information to this summary.

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):

CYNTHIA BYRD IS THE REALTOR FOR THE OWNER OF PROPERTY
PROPOSED TO BE REZONED.

TISA STEINER IS THE ONLY NEIGHBOR THAT ATTENDED
THE MEETING.

WE DISCUSSED THE PROPOSED USES OF THE PROPERTIES
AND MRS STEINER VOICED HER OPPOSITION TO THE
MOBILE HOME SALES ACROSS MOFFETT ROAD FROM HER
HOUSE. SHE ALSO RECOGNIZES THAT IF SHE SOLD

Neighborhood Meeting Summary

Date: 6/22/2026

Applicant: GERALD D BYRD

Meeting Location: REFUGE Church

Application: _____

(Meeting summary, continued)

HER HOUSE AND PROPERTY, A COMMERCIAL ZONING
WOULD BRING A HIGHER SALES PRICE.

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6:02 PM

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

X

Gerald D Byrd

Date: 6/23/2026







Byrd Surveying



Dear Neighbor,

The owner of the property at the corner of Moffett Road and Bear Fork Road is submitting a rezoning application to the City of Mobile to allow mobile home sales and recreation vehicle sales, maintenance, and repair.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: Refuge Church at 6159 Moffett Road

Date: June 22, 2026

Time: 5:00 p.m.

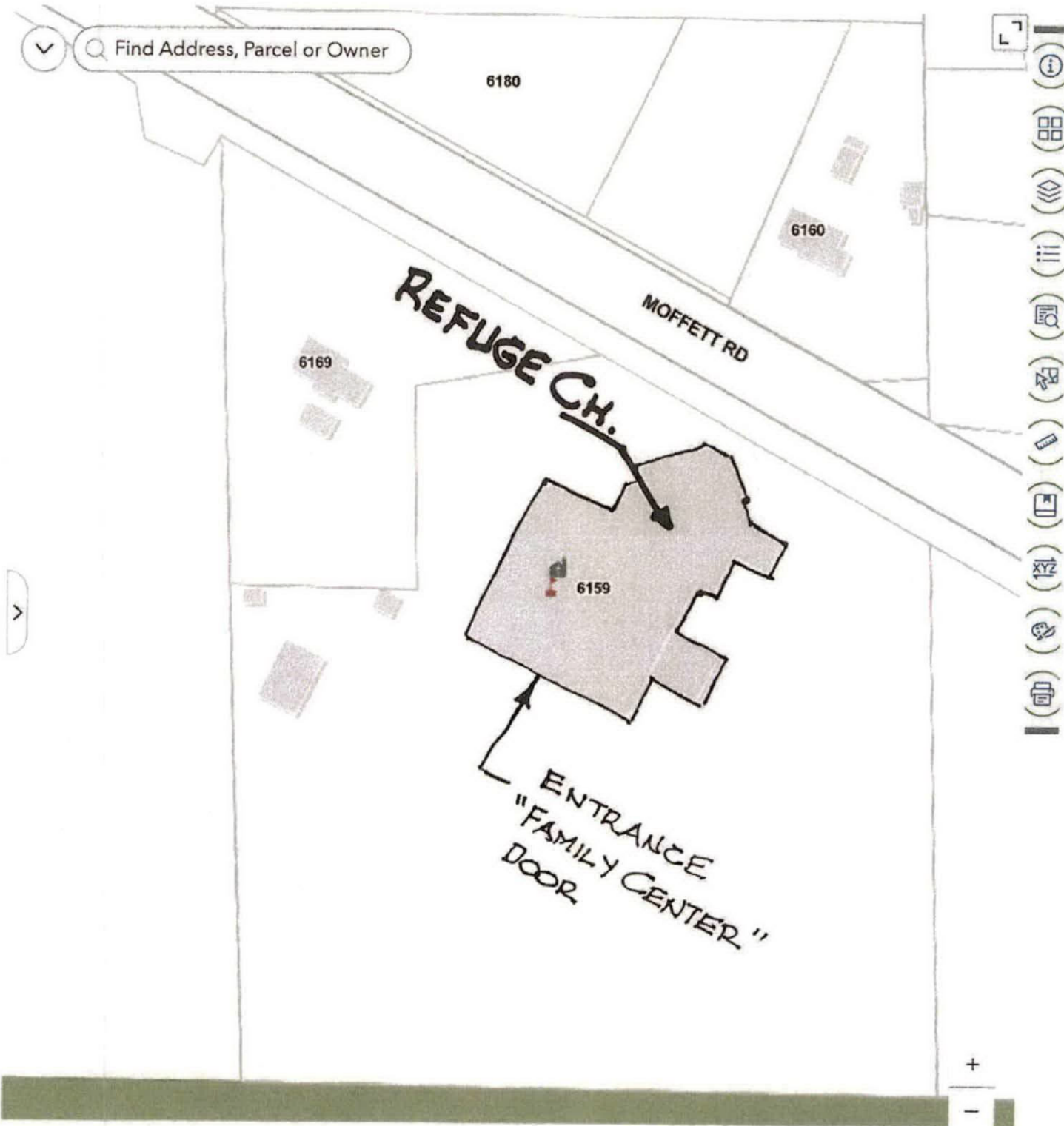
If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email 

Sincerely,



Gerald D. Byrd

GDB/kpg

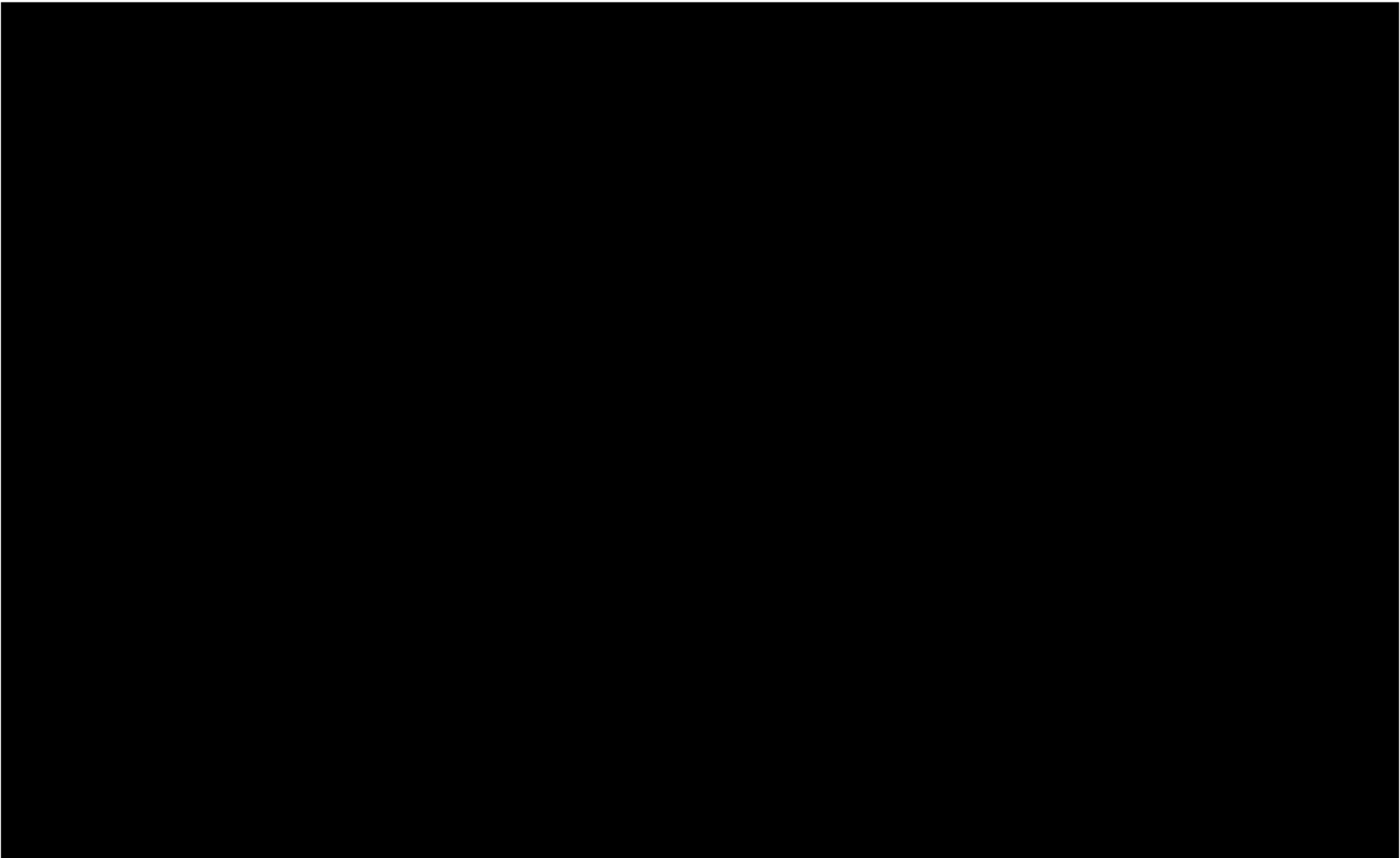


100 ft

City of Mobile GIS Department | Mobile County Reve... Powered by Esri

Produced by the City of Mobile GIS Department • Updated May

City of Mobile Home





Agenda Item # 33

SUB-003789-2026 & ZON-UDC-003790-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

Northwest corner of Bear Fork Road and Moffett Road

Subdivision Name:

Moffett-Bear Fork Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owner:

Michael D. Andress (Buildings, Trailers & More, LLC)

Current Zoning:

R-1, Single-Family Residential Suburban District

Proposed Zoning:

B-3, Community Business Suburban District

Future Land Use:

Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 22, 2026, at 5:00 p.m. at 6159 Moffett Road.

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban to B-3 Suburban.

Note:

Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	6
Exhibits	9

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial and residential units.

APPLICATION NUMBER	33	DATE	July 16, 2026
APPLICANT	Moffett-Bear Fork Subdivision, Resubdivision of Lot 2		
REQUEST	Subdivision, Rezoning from R-1 to B-3		



NTS

SITE HISTORY

The subject site was made a legal lot of record via Moffett – Bear Fork Subdivision, a two (2)-lot subdivision, approved by the Planning Commission and recorded in July 1999, when the site was within the Planning Jurisdiction.

The site was annexed into the City of Mobile in July 2023 and assigned its current R-1, Single-Family Residential Suburban zoning classification.

There are no previous Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a note - As shown on the 1984 aerial photo LOTS A, B, and C will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit provided to the original SF residential lot as follows: LOT A – NONE, LOT B – 4,000 sf, and LOT C – NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain NOTES 1 - 5.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [REDACTED] or to obtaining any signatures. No signatures are required on [REDACTED]

Rezoning

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land

and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record. The site is served by public water and on-site septic system.

Proposed Lot A fronts Moffett Road, a Principle Arterial Street requiring a 100-foot-wide right-of-way at this location. The preliminary plat indicates a current right-of-way width along proposed Lot A varying from 104.93 feet to approximately 88 feet. As the current 100-foot right-of-way width requirement is the same as was required at the time of the approval of Moffett – Bear Fork Subdivision, and no dedication was required with that approval to provide 100 feet, no dedication should be required in this case.

Proposed Lot B fronts both Moffett Road and Bear Fork Road. As the portion fronting Moffett Road is indicated to have a right-of-way width of just over 104 feet, no dedication would be required along Moffett Road. Bear Fork Road is a Minor Arterial Street with a planned and current right-of-way width of 80 feet. Therefore, no dedication would be required along Bear Fork Road. As proposed Lot C also fronts Bear Fork Road, no dedication would be required along Bear Fork Road. As on the preliminary plat, the right-of-way widths of Moffett Road and Bear Fork Road should be retained on the Final Plat, if approved.

The preliminary plat illustrates a 25-foot minimum building setback line along both street frontages, and this should be retained on the Final Plat, if approved.

All lots meet the minimum lot sizes of Section 6.C.2.(a)(1)a of the Subdivision Regulations for sites served by public water and individual septic services, and the lot size labels in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

Proposed Lot C exceeds the maximum depth standards of Section 6.C.3. of the Subdivision Regulations and would require a waiver of that section, if approved.

Rezoning

The subject site is vacant and does not appear to have ever been developed. The applicant is requesting rezoning of all three (3) of the proposed lots from R-1, Single-Family Residential Suburban District, to B-3, Community Business Suburban District. Proposed Lot A would be used for camper sales and service, and proposed Lot B would be used for mobile home sales. Both uses are permitted within the B-3 zoning district. No development plan is yet proposed for Lot C.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

In support of the application, the applicant states that the proposed development will be adjacent to existing B-3 uses which will develop a Neighborhood Center as described under Suburban Corridor land use designation in the Map for Mobile. It is further stated that the Future Land Use Map (FLUM) allows for mixed commercial uses along the corridor. However, the applicant mistook the subject site's current Low Density Residential FLUM designation for the Mixed Commercial Corridor designation of the developed adjacent site, which is also owned by the subject site's owner.

The applicant also states there have been comparable developments in the area over the past ten (10) years as justification for the rezoning.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 22, 2026, at 5:00 p.m. at 6159 Moffett Road. According to the sign-in sheet provided by the applicant, two (2) members of the public attended. The meeting remained open until 6:02 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. The property to the East and North is vacant R-1; adjacent to the West is B-3, used by the applicant for sales of campers. Properties to the South across Moffett Road are zoned R-1 and used for single-family dwellings, and vacant land associated with the City of Mobile's Millers Park. To the South across Bear Fork Road is vacant B-2 Neighborhood Business Suburban District zoning.

The site plan submitted with the rezoning application depicts the proposed camper sales on Lot A, and the proposed mobile home sales on Lot B. Parking areas are indicated on each lot, but no parking calculations are provided. A dumpster is indicated for each lot, but the dumpster for Lot B is indicated to be in the front yard of the site. Section 64-3-13 A.2. of the UDC specifically states that dumpsters are not to be placed in a front yard. Therefore, the site plan should be revised to relocate the dumpster to a compliant location on the site.

The site plan does not indicate a public sidewalk along the street frontages or pedestrian connections for the main building entrances. The site plan should be revised to provide a public sidewalk and pedestrian connections, or a Sidewalk Waiver must be granted by the Planning Commission. Compliant landscaping calculations are provided, but no tree planting calculations are provided. If the Rezoning is approved, it should be subject to the provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

The applicant has not identified which of these criteria would support approval of the request.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities

and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, a waiver of Section 6.C.3. of the Subdivision Regulations will be required (for width-to-depth ratio), and , the following conditions could apply:

1. Retention of the right-of-way widths of Moffett Road and Bear Fork Road on the Final Plat;
2. Retention of the 25-foot minimum building setback line along both street frontages on the Final Plat;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Completion of the Rezoning process prior to signing the Final Plat;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would adversely impact neighboring properties; or
 - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.

- **Benefits Consideration.** In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

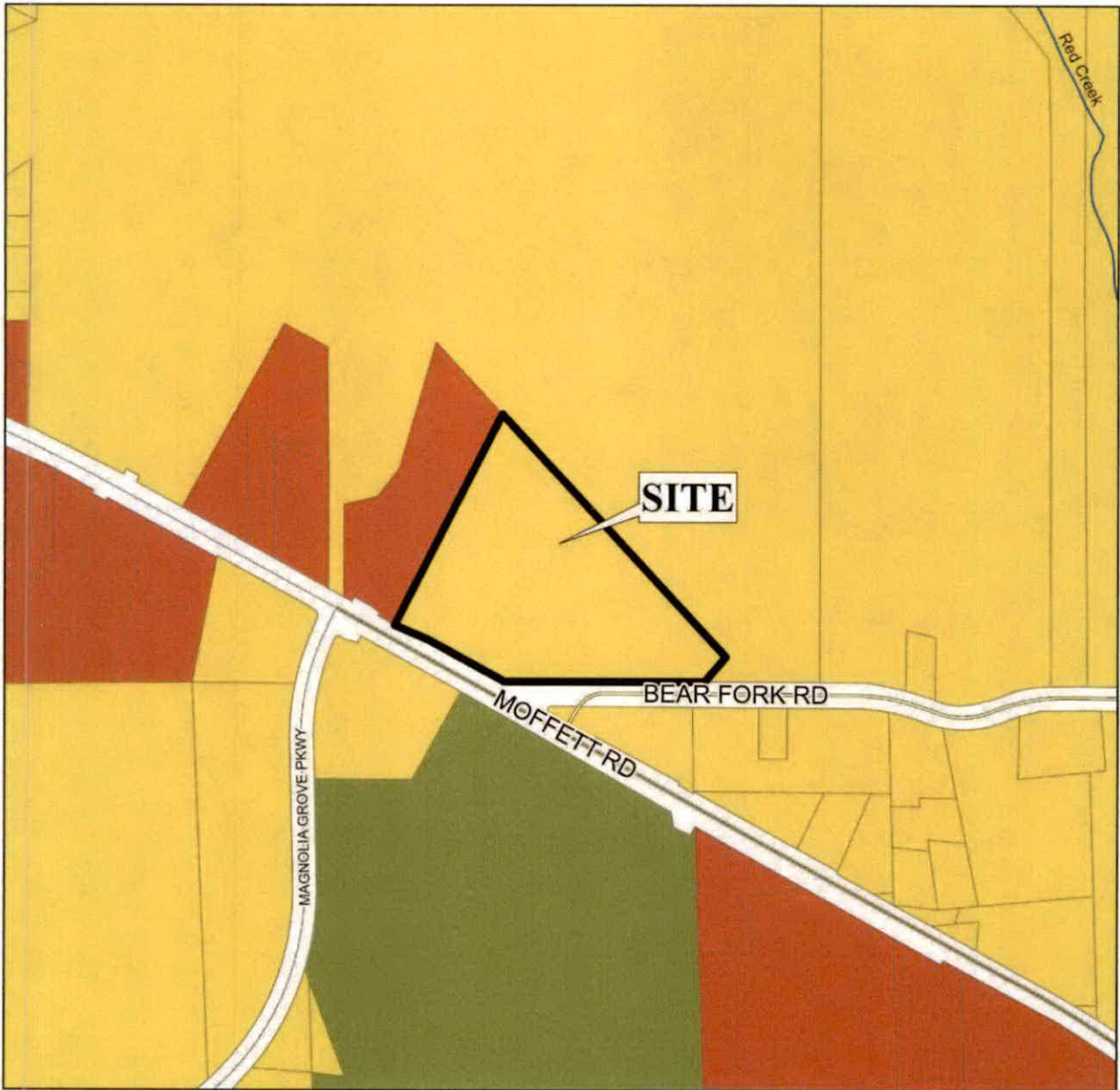
LOCATOR ZONING MAP



APPLICATION NUMBER 33 DATE July 16, 2026
APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2
REQUEST Subdivision, Rezoning from R-1 to B-3



FLUM LOCATOR MAP

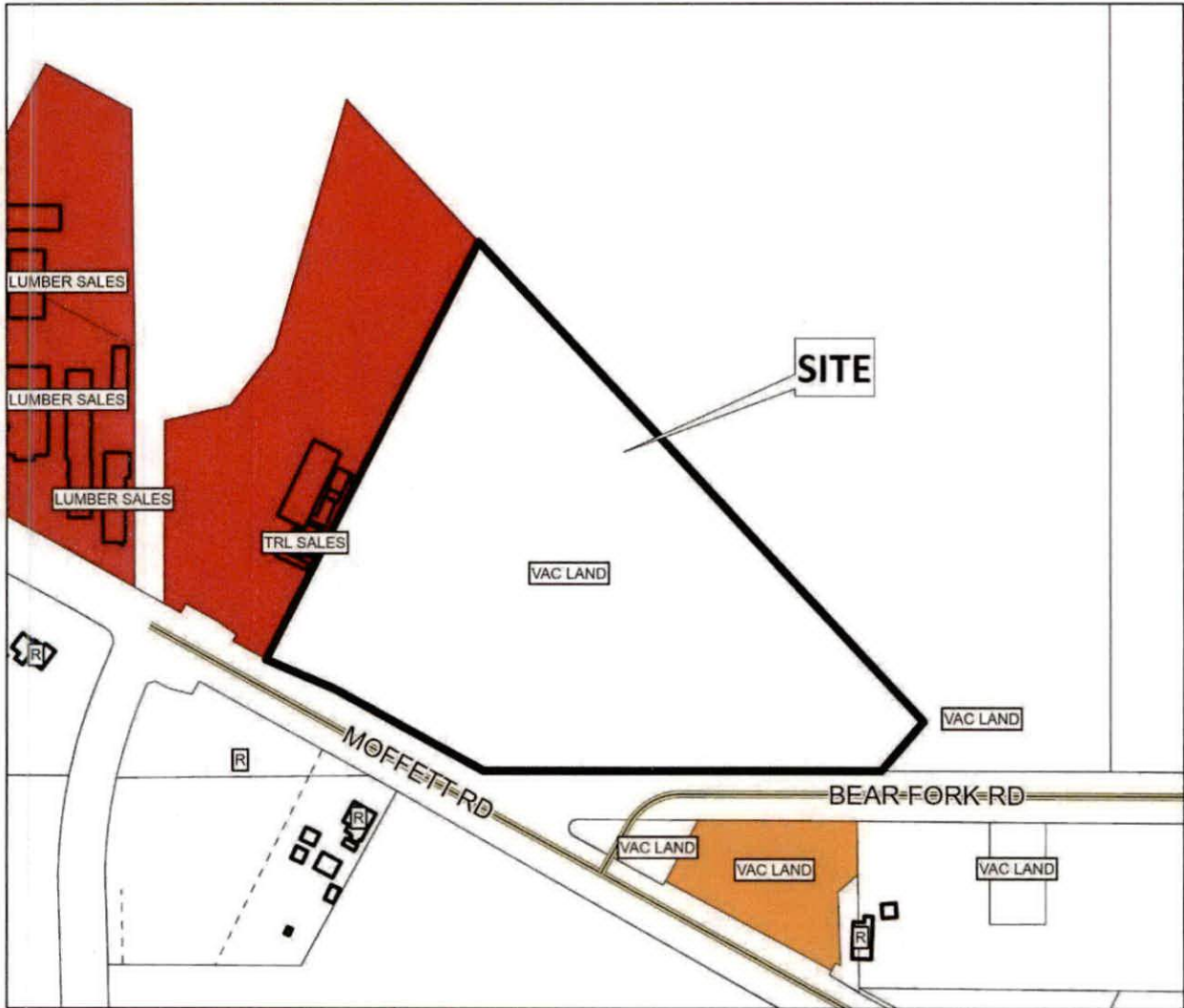


APPLICATION NUMBER 33 DATE July 16, 2026
 APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2
 REQUEST Subdivision, Rezoning from R-1 to B-3

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	



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u>33</u> DATE <u>July 16, 2026</u>									
APPLICANT _____									
REQUEST <u>Subdivision, Rezoning from R-1 to B-3</u>									
R-A R-1 R-2	R-3 R-B H-B	B-1 T-B LB-2	B-2 B-3 B-4	B-5 CW MM	ML MH I-1	I-2 PD MUN	OPEN SD SD-WH	T-3 T-4 T-5.1	T-5.2 T-6

SITE PLAN



The site plan illustrates proposed zoning, lots, proposed buildings, and setbacks.

APPLICATION NUMBER	33	DATE	July 16, 2026
APPLICANT	Moffett-Bear Fork Subdivision, Resubdivision of Lot 2		
REQUEST	Subdivision, Rezoning from R-1 to B-3		



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.																														
US 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)	■	■	■	■			○								○														○	
MIXED DENSITY RESIDENTIAL (MDR)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
DOWNTOWN (DT)						■						■										■	■	■	■	■	■	○	○	
DISTRICT CENTER (DC)											■	○	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	■	■	○	■	○	○	○	○									■	■	■								
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)		■	■	■	■	■	■	■	■	■	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	
TRADITIONAL CORRIDOR (TC)		■	■		■	■	■	■	■	○																		○		
MIXED COMMERCIAL CORRIDOR (MCC)		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
LIGHT INDUSTRIAL (LI)												■	■	■	■	■	■	■	■								○	○		
HEAVY INDUSTRY (HI)		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○	
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○											
PARKS & OPEN SPACE (POS)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
WATER DEPENDENT USES (WDWU)	■					○									■	■	■		○											

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example





CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

To approve issuance of purchase order to MCCI, Inc. for annual renewal of Laserfiche Managed Cloud V300 document management software for MIT.

Amount of Contract:

\$44,151.98

Funding Source

General fund.

ATTACHMENTS:

1. 20260826 MCCI Agenda Package POs

REVIEWERS:

Lana Pafenbach

Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 1 September 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 MCCI, Inc.

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to MCCI, Inc. for annual renewal of Laserfiche Managed
Cloud V300 document management software for MIT.
General fund.

RESOLUTION ☐

ORDINANCE ☒

OTHER ☐

AMOUNT OF CONTRACT: \$44,151.98

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 software.

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:

RESOLUTION

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
<u>17218</u>	2026	(5000) INFORMATION TECHNOLOGY	ANNUAL RENEWAL OF LASERFICHE MANAGED CLOUD V300 DOCUMENT MANAGEMENT SOFTWARE FOR MIT (BID EXEMPT AS SOFTWARE)	\$44,151.98	<u>(299712) MCCI, LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017218-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 1
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Vendor MCCI, LLC PO BOX 790379 SAINT LOUIS, MO 63179 Tel#8507010725	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference SCOTT KEARNEY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
---	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/20/26	299712				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
General Notes				

001	AS PER YOUR OMNIA NCPA 01-162 CONTRACT AND INVOICE #RN30877. Managed Cloud Protected Storage, 1, 024 GB	1.00 EACH	3462.90000	3462.90
-----	---	--------------	------------	---------

1	1000.10.23.5000.5000.5000.0000.0000.42115.			3462.90
---	--	--	--	---------

Ship To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602
 Delivery Reference
 SCOTT KEARNEY

Deliver To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602

002	Laserfiche Managed Cloud, v300	1.00 EACH	40689.08000	40689.08
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1	1000.10.23.5000.5000.5000.0000.0000.42115.			40689.08
---	--	--	--	----------

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017218-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 2
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Vendor MCCI, LLC PO BOX 790379 SAINT LOUIS, MO 63179 Tel#8507010725	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference SCOTT KEARNEY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/20/26	299712				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference SCOTT KEARNEY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602			

Requisition Link

Requisition Total 44151.98

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.10.23.5000.5000.5000.0000.0000.42115.	44151.98	1583188.99
INFORMATION TECHNOLOGY EXP SOFTWARE COSTS		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	08/21/26	GREG HOLLIDAY	Auto approved by: 91057606
Approved	08/21/26	SCOTT KEARNEY	
Approved	08/21/26	UDARA JAYASENA	Auto approved by: 91057606
Approved	08/25/26	DONALD ROSE	Auto approved by: 9105fola
Approved	08/25/26	SANDRA LEWIS	Auto approved by: 9105fola
Approved	08/25/26	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	08/25/26	MARYLYN BUSCHELL	Auto approved by: 9105fola

=====	=====
Bill To	Requisition 00017218-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.10.23.5000.5000.5000.0000.0000.42115.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved
	Page 3
=====	=====

Vendor
MCCI, LLC
PO BOX 790379

Ship To
MIT
651 CHURCH STREET

SAINT LOUIS, MO 63179

MOBILE, AL 36602
SAMANTHA.COOLEY@CITYOFMOBILE.GOV

Tel#8507010725

Delivery Reference
SCOTT KEARNEY

Deliver To
MIT
651 CHURCH STREET

MOBILE, AL 36602

-----	-----	-----	-----	-----	-----
Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
08/20/26	|299712 |		|		INFORMATION TECHNOLOGY
-----	-----	-----	-----	-----	-----

LN	Description / Account	Qty	Unit Price	Net Price
Approved	08/25/26 JAMES NEESE	Auto	approved by: 9105fola	
Approved	08/25/26 PATRICIA KENNEDY-JONES	Auto	approved by: 9105fola	
Approved	08/25/26 REBECCA CRUMPLER	Auto	approved by: 9105fola	
Approved	08/25/26 ANNE FOLEY			
Approved	08/25/26 JOHN PAINE	Auto	approved by: 9105fola	

Authorized By: _____ Date: _____
Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

Shonnda Smith, Exec Director

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

To string Tennis racquets for the Public and tournaments

Amount of Contract:

80,000 for 3 years

Funding Source

Contractor will be paid as customers pay for their racquets

ATTACHMENTS:

1. STRING CONTRACT 9.26
2. WESLEY FONTAINE Stringer Services Resolution

REVIEWERS:

Tiereney Leverette

Lana Pafenbach



STATE OF ALABAMA)

COUNTY OF MOBILE)

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 **Wesley Fontaine**, an Alabama Tennis Professional, (hereinafter "Contractor"), as follows:

WHEREAS, the parties wish to enter into a professional services contract for the purpose of tennis services to string rackets; and

WHEREAS, the contractor is engaged in the business of stringing rackets; and

WHEREAS, the City desires to engage this Contractor 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:

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 attached hereto as 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 both the Director of the Mobile Tennis Center or his or her designee shall provide specific tasking to the Contractor with respect to these services.

I. 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 three (3) years or thirty-six (36) months, subject to the renewal and/or availability of funding.

II. COMPENSATION

- A. The City agrees to pay the Contractor for the work performed according to the fee schedule and payment terms attached in Exhibit A. The total amount of this contract should not exceed \$80,000 per fiscal year.

III. METHOD OF PAYMENT

- A. Payments shall be made via direct deposit to a banking institution designated by the Contractor.

IV. 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.

V. 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.

VI. 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 is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor.

VII. 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 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.

VIII. 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. The City's Designated representative will do all things necessary to properly administer the terms and conditions of this Agreement.

- C. The City shall not provide any services to the Contractor in connection with any claim brought on behalf of or against the Contractor.

IX. 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.

X. 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.

XI. NOTICES

- A. The City of Mobile Authorized Agent, authorized to act on the City's behalf with respect to the Project, is The Director of the Office of Public Safety, 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 Clerk
City of Mobile
Post Office Box 1827
Mobile, AL 36633-1827

CONTRACTOR:

Wesley Fontaine
3508 S River Ridge Dr.
D'iberville, Ms. 39540

Copy to:

City Attorney
City of Mobile Legal Department
P.O. Box 1827
Mobile, AL 36633-1827

- C. Any change in the City's Department Head or the Contractor's Representative will be promptly communicated by the party making the change.

XII. 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.

XIII. 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.

XIV. 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.

XV. 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.

XVI. 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.

XVII. 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.

XVIII. 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.

XIX. 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. The provisions of this Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. 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.

- T. The City shall provide the Contractor with appropriate office space and equipment as necessary to perform assigned duties.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

XX. 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

By: *Wesley Fontaine*
Wesley Fontaine

Date: 9-2-26

State of Mississippi }
County of Harrison }

I, the undersigned Notary Public, in and for said county and state, hereby certify that Wesley Fontaine 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 2nd day of September, 2026

Angie Galle
Notary Public
Print Angie Galle

My commission expires: 7/30/30

(Seal)



CITY OF MOBILE

By: _____
Spiro N. Cheriogotis, Mayor

Date: _____

ATTEST:

It's City Clerk

Exhibit A

Statement of Work

1. Contractor will possess and maintain proficiency in the stringing of tennis racquets, and apply the methods and practices recommended by the United States Racket Stringers Association stringers manual. Performance of work below this standard or failure to maintain the required proficiency will be cause for termination of the contract.
2. Contractor will perform all stringing work for City at the City's Tennis Center Pro Shop, using City provided equipment and supplies, unless otherwise specifically agreed to.
3. Contractor will maintain a professional appearance and demeanor at all times while engaged in performance of the contract. Contractor will reflect the Tennis Center's customer friendly, helpful, professional, and knowledgeable image.
4. Contractor will work on a schedule as mutually agreed upon with the City. City will task Contractor in an agreed-upon manner most efficient for the timely completion of work in compliance with customer expectations. Contractor is not guaranteed a minimum amount of work.
5. Contractor is expected to perform the services requested in a timely manner, with the objective that racquets received before 2:00 pm will be completed before the end of the shop's regular business hours that day.
6. Contractor will notify the City promptly of any Customer complaints regarding contract services provided.
7. City will pay Contractor \$15 per racket Contractor strings. Contractor will not solicit or otherwise encourage the payment of tips or other gratuities from customers.
8. Contractor will invoice City, and City will pay Contractor, weekly for the number of rackets strung the previous week

RESOLUTION

Sponsored by: Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, an Agreement with Wesley Fontaine to provide racquet stringer services for Parks and Recreation Department, compensation for work provided by the contractor will be as provided in the statement of work but in no event shall exceed \$80,000 per year as outlined in the agreement attached hereto and made a part hereof as though set forth in full. A copy of said agreement is on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Council finds that this resolution is necessary to perform essential minimum functions of the Council.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

Robert Shreve

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Authorize agreement with Board of School Commissioners of Mobile County for the services of 4 Community Safety Team Members funded by MCPSS

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Resolution MCPSS OPM Comm Safety Team
2. MCPSS OPM Community Safety Team Agmt

REVIEWERS:

Tiereney Leverette
Lana Pafenbach

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are authorized to execute and attest, respectively, for and on behalf of the City of Mobile, the Agreement for Community Safety Team Services between the Board of School Commissioners of Mobile County and City of Mobile for the services of the four (4) Community Safety Team prevention positions with the City of Mobile's Office of Prevention and Mitigation to be funded by the Board of School Commissioners of Mobile County. Such Agreement is attached hereto or one worded substantially similar thereto, and made apart hereof, as though set forth in full, and to take such further action necessary to effectuate the Agreement, accept and receive funding. A copy of said Agreement is on file in the office of the City Clerk.

ADOPTED: _____

City Clerk

AGREEMENT FOR COMMUNITY SAFETY TEAM SERVICES

This Agreement ("Agreement") is entered into by and between the Board of School Commissioners of Mobile County ("the Board") and the City of Mobile, Alabama ("City"), acting through its Office of Prevention and Mitigation ("OPM") within the Department of Public Safety. The Board and the City are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the City, through OPM, operates Community Safety Teams that serve school-age youth and their families by providing daily mentorship, whole-family engagement, conflict identification and de-escalation, and sustained connection to social, economic, health, and educational resources;

WHEREAS, the Board desires to fund four (4) full-time prevention positions to expand Community Safety Team capacity at designated Board schools;

WHEREAS, the positions funded by the Board will be staffed, supervised, and operationally managed by OPM as integrated members of the Community Safety Teams at their assigned schools; and

WHEREAS, the Parties desire to establish their respective rights and responsibilities regarding the funding and operation of those positions.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Purpose

The purpose of this Agreement is for the Board to fund four (4) full-time prevention positions to expand Community Safety Team capacity at designated Board schools. The positions shall be recruited, hired, trained, supervised, and operationally managed by OPM as integrated members of the Community Safety Teams at their assigned schools.

2. Scope of Services

The four (4) positions funded under this Agreement shall consist of:

- a. One (1) Community Intervention Specialist assigned to Pathways Middle and High School;
- b. One (1) Family Intervention Specialist assigned to Pathways Middle and High School;
- c. One (1) Family Intervention Specialist assigned to Williamson Middle and High School, Hall Elementary, and Craighead Elementary; and

d. One (1) Family Intervention Specialist assigned to LeFlore High School and Booker T. Washington Middle School.

The Community Intervention Specialist shall serve as a peer mentor for parents, a mentor for youth, and a bridge between the school, the neighborhood, and the families served.

The Family Intervention Specialists shall provide intensive, non-clinical psychosocial support, daily mentorship, individualized support planning, conflict mediation, and whole-family engagement for students and their families.

Community Safety Team personnel shall provide services before, during, and after school, including sustained connection to social, economic, health, and educational resources for students and families.

The City may modify personnel assignments among participating schools.

3. Term

This Agreement shall become effective upon execution by both Parties and shall remain in effect for an initial term of three (3) years, unless sooner terminated in accordance with this Agreement.

At the conclusion of the initial three-year period, the Board and the City may elect to continue this Agreement on an ongoing basis, subject to mutual agreement, annual appropriation, and continued alignment with the Board's priorities and demonstrated student outcomes.

Continuation of this Agreement is subject to the Board's annual appropriation of funds.

4. Compensation

The Board shall provide annual funding to the City in the amount of Two Hundred Twenty-Four Thousand One Hundred Dollars (\$224,100.00) for the base salaries and fringe benefits of the four (4) positions funded under this Agreement.

Upon execution of this Agreement, the City shall submit an invoice for the first contract year, and the Board shall remit payment within thirty (30) days after receipt of the invoice. For each subsequent contract year, the City shall submit an invoice not less than thirty (30) days before the beginning of the next contract year, and the Board shall remit payment within thirty (30) days after receipt of the invoice, subject to the annual appropriation of funds.

5. Responsibilities of the City

The City shall:

1. Recruit, hire, and train the personnel funded under this Agreement in accordance with OPM's established prevention workforce standards.
2. Supervise and manage the personnel as integrated members of the Community Safety Teams serving the participating schools identified in Section 2.

3. Provide supervision, specialized training, equipment, and operational support for City-employed prevention staff.
4. Deploy the personnel under the daily guidance of school leadership.
5. Maintain daily documentation, provide monthly progress reports to school leadership, and provide quarterly outcome data to the Board's Superintendent's Office.

6. Responsibilities of the Board

The Board shall:

1. Provide funding as required by this Agreement.
2. Permit City personnel access to participating schools in accordance with applicable school security procedures.
3. Provide for the principal, assistant principal, and school social worker at each site to direct the team's school-based priorities and activities.

7. Employment Status

Personnel funded under this Agreement shall be employees solely of the City. Nothing contained herein shall be construed as creating an employment relationship between the Board and any City employee.

The City retains exclusive authority over hiring, compensation, supervision, discipline, performance evaluations, leave, benefits, reassignment, and termination of City personnel.

Consistent with the Scope of Services, school administrators may provide daily guidance concerning school-based priorities and activities but shall not supervise City personnel for employment purposes.

The Board may request that the City remove an assigned employee from a particular school for legitimate operational, safety, or performance-related concerns. Any reassignment, discipline, or other employment action shall remain within the sole discretion of the City.

8. Student Information and Confidentiality

Each Party shall comply with all applicable federal and state laws governing confidential information and student records, including the Family Educational Rights and Privacy Act (FERPA), to the extent applicable.

Neither Party shall disclose confidential information obtained in connection with this Agreement except as authorized or required by law.

9. Compliance with Laws

Each Party shall comply with all applicable federal, state, and local laws in performing its obligations under this Agreement.

10. Termination

Either Party may terminate this Agreement upon sixty (60) days' written notice to the other Party.

11. Sovereign Immunity

Nothing contained in this Agreement shall be construed as a waiver of any immunity, defense, limitation of liability, or protection afforded to either Party under the Constitution or laws of the State of Alabama.

12. Amendments

This Agreement may be amended only by a written instrument executed by authorized representatives of both Parties.

13. Governing Law

This Agreement shall be governed by the laws of the State of Alabama.

14. Entire Agreement

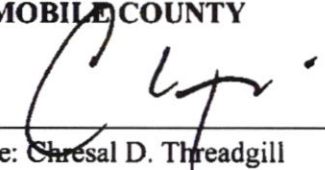
This Agreement constitutes the entire agreement between the Parties regarding the subject matter of this Agreement and supersedes all prior discussions, negotiations, proposals, and understandings relating thereto.

15. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together constitute one instrument. Electronic signatures shall be deemed original signatures.

SIGNATURES

**BOARD OF SCHOOL COMMISSIONERS
OF MOBILE COUNTY**

By: 
Name: Chresal D. Threadgill
Title: Superintendent
Date: _____

CITY OF MOBILE, ALABAMA

By: _____
Spiro N. Cheriogotis, Mayor
Date: _____

ATTEST:

Lisa Lambert, City Clerk

[4]



APPROVED

G. 4. Agreement with MCPSS and City of Mobile Community Safety Team Services

Recommendation

The Superintendent recommends that the BOARD approves the contract between the Board of School Commissioners and The City of Mobile's Office of Prevention and Mitigation (OPM).

Details

The purpose of this agreement is that the parties guide a working relationship in supporting students and families across MCPSS's schools. MCPSS will fund four(4) full-time prevention positions to expand Community Safety Team(CST) capacity at three (3) MCPSS schools. These positions will be recruited, hired, trained, supervised, and operationally managed by OPM as integrated members of the Community Safety Teams at their assigned schools. Which are The Pathways Middle and High School, Williamson Middle and High School(including George Hall Elementary and Craighead Elementary), Leflore High School and Booker T. Washington Middle School. Each school will have a Community Invention Specialist and Family Intervention Specialist.

This Agreement shall remain in effect for an initial term of three(3) years, unless sooner terminated in accordance with this Agreement. Continuation of this Agreement is subject to the Board's annual appropriation of funds.

Supporting Documents



[8.6.26 Apprvl Ltrs and City of Mobile Agreement](#)

Financial Impact

Amount: The Board shall provide payment to the City in the amount of (\$224,100.00) two-hundred twenty-four thousand one hundred dollars for the base salaries and fringe benefits of the four (4) positions funded under this Agreement.

Contacts

Mr. Chresal Threadgill

Mr. Andy Gratewood

Mr. Terrence Mixon, Sr.



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to Graybar Electric Co Inc for two traffic signal and four pedestrian signal light poles for Traffic Engineering.

Amount of Contract:

\$123,213.00

Funding Source

Capital - North McGregor Reconstruction Roundabout to Springhill Ave

ATTACHMENTS:

1. 20260903 Graybar Agenda Package POs

REVIEWERS:

Tiereney Leverette

Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 8 September 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 Graybar Electric Co Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Graybar Electric Co Inc for two traffic signal and four pedestrian signal light poles for Traffic Engineering.
Capital - North McGregor Reconstruction Roundabout to Springhill Ave

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$123,213.00

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 6064

How many bidders received bid packages (if applicable): 11 + web

How many bidders submitted bids (if applicable): 2

If this is not the lowest bid, explain why not:

RESOLUTION

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
<u>15717</u>	2026	(2060) TRAFFIC ENGINEERING	TWO TRAFFIC-SIGNAL AND FOUR PEDESTRIAN-SIGNAL LIGHT POLES FOR TRAFFIC ENGINEERING (SEALED BID 6064)	\$123,213.00	(<u>75199</u>) <u>GRAYBAR</u> <u>ELECTRIC CO INC</u>

Adopted:

City Clerk

=====	=====
Bill To	Requisition 00015717-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Released
	Page 1
=====	=====

Vendor
GRAYBAR ELECTRIC CO INC
4359 HALLS MILL RD

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36691

MOBILE, AL 36604
JOANNA.ARNETT@CITYOFMOBILE.GOV

Tel#251-706-5605
Fax 251-666-6293

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36604

-----	-----	-----	-----	-----	-----
Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
07/29/26	|075199 |		|		|TRAFFIC ENGINEERING
-----	-----	-----	-----	-----	-----

LN Description / Account	Qty	Unit Price	Net Price
--------------------------	-----	------------	-----------

General Notes

001	AS PER MY BID 6064 AND YOUR BID RESPONSE POLE, TRAFFIC, MILLERBERND, STEEL DUAL MAST ARMS 37' FLUTED VP FOR DMA 65' CRVD MA AND FUTURE 50' MA W/DUAL 12' LUM-GALV POWDER COAT PAINT INCLUDES DECO BASE, DECO FINIAL AND ANCHOR BOLTS. AS PER MY BID #6064 AND YOUR BID RESPONSE. Vendor Item Inventory Item/Loc 25122	1.00 EACH	51833.00000	51833.00
1	2000.80.00.0000.0000.0000.0000.47010. E C1028 .CAPEQUIPMT.			51833.00

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

=====	=====
Bill To	Requisition 00015717-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Released
	Page 2
=====	=====

Vendor
GRAYBAR ELECTRIC CO INC
4359 HALLS MILL RD

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36691

MOBILE, AL 36604
JOANNA.ARNETT@CITYOFMOBILE.GOV

Tel#251-706-5605
Fax 251-666-6293

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36604

-----	-----	-----	-----	-----	-----
Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
07/29/26	|075199 |	|	|		|TRAFFIC ENGINEERING
-----	-----	-----	-----	-----	-----

LN	Description / Account	Qty	Unit Price	Net Price
002	POLE, TRAFFIC, MILLERBERND, STEEL DUAL MAST ARMS 20' FLUTED VP FOR DMA 45'/50' CRVD DMA-GALV POWDER COAT PAINT INCLUDES DECO BASE, DECO FINIAL AND ANCHOR BOLTS. AS PER MY BID #6064 AND YOUR BID RESPONSE. Vendor Item Inventory Item/Loc 25121	1.00 EACH	47080.00000	47080.00

1	2000.80.00.0000.0000.0000.0000.47010.	
	E C1028 .CAPEQUIPMT.	47080.00

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

003	POLE, TRAFFIC, MILLERBERND, 10' PED POLE-GALV POWDER COAT PAINT INCLUDES DECO BASE, AND ANCHOR BOLTS. AS PER MY BID #6064 AND YOUR BID RESPONSE. Vendor Item Inventory Item/Loc 25120	4.00 EACH	6075.00000	24300.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015717-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Released	Page 3
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Vendor
 GRAYBAR ELECTRIC CO INC
 4359 HALLS MILL RD

Ship To
 TRAFFIC ENGINEERING
 852 GAYLE STREET

MOBILE, AL 36691

MOBILE, AL 36604
 JOANNA.ARNETT@CITYOFMOBILE.GOV

Tel#251-706-5605
 Fax 251-666-6293

Deliver To
 TRAFFIC ENGINEERING
 852 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/29/26	075199				TRAFFIC ENGINEERING

LN Description / Account	Qty	Unit Price	Net Price
1 2000.80.00.0000.0000.0000.0000.47010. E C1028 .CAPEQUIPMT.			24300.00

Ship To
 TRAFFIC ENGINEERING
 852 GAYLE STREET
 MOBILE, AL 36604

Deliver To
 TRAFFIC ENGINEERING
 852 GAYLE STREET
 MOBILE, AL 36604

Requisition Link

Requisition Total 123213.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E C1028 .CAPEQUIPMT.	123213.00	1271924.04

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.47010.	123213.00	
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER \$5000)		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	09/02/26	SANDRA LEWIS	GL Allocation, GL Allocation,
Approved	07/28/26	JOHN FORRESTER	

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015717-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Released
--	---

Page 4

Vendor
 GRAYBAR ELECTRIC CO INC
 4359 HALLS MILL RD

Ship To
 TRAFFIC ENGINEERING
 852 GAYLE STREET

MOBILE, AL 36691

MOBILE, AL 36604
 JOANNA.ARNETT@CITYOFMOBILE.GOV

Tel#251-706-5605
 Fax 251-666-6293

Deliver To
 TRAFFIC ENGINEERING
 852 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/29/26	075199				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
Approved	07/28/26 NICHOLAS AMBERGER	Auto	approved by: 910513653	
Approved	07/30/26 JOHN FORRESTER			
Approved	07/30/26 NICHOLAS AMBERGER	Auto	approved by: 910513653	
Approved	07/29/26 BRENDA RHODES			
Approved	07/29/26 TIFFANY HOLLINS	Auto	approved by: 910511034	
Approved	07/30/26 BRENDA RHODES			
Approved	07/30/26 TIFFANY HOLLINS	Auto	approved by: 910511034	
Unknown	07/29/26 SANDRA LEWIS			
Rejected	07/29/26 SANDRA LEWIS	see	randy for quantity of whic	
Forward	08/27/26 PATRICIA KENNEDY-JONES	Automatic	Forward to 9105paij	
Queued	09/02/26 JOHN FORRESTER	Automatic	Forward to 9105paij	
Queued	09/02/26 NICHOLAS AMBERGER	Automatic	Forward to 9105paij	
Pending	BRENDA RHODES	Automatic	Forward to 9105paij	
Pending	TIFFANY HOLLINS	Automatic	Forward to 9105paij	
Pending	DONALD ROSE	Automatic	Forward to 9105paij	
Pending	SANDRA LEWIS	Automatic	Forward to 9105paij	
Pending	STEVEN KRONINGER	Automatic	Forward to 9105paij	
Pending	MARYLYN BUSCHELL	Automatic	Forward to 9105paij	
Pending	JAMES NEESE	Automatic	Forward to 9105paij	
Pending	REBECCA CRUMPLER	Automatic	Forward to 9105paij	
Pending	ANNE FOLEY	Automatic	Forward to 9105paij	
Pending	JOHN PAINE	Automatic	Forward to 9105paij	

Authorized By: _____ Date: _____
 Signature

BID TABULATION FOR BID #6064
STREET LIGHTING POLES/ARMS/PED POLES

LINES	DESCRIPTIONS	GRAYBAR ELECTRIC	CONSOLIDATED ELECTRICAL DISTRIBUTORS
1	37' TRAFFIC POLE STEEL DUAL MAST ARMS 65' & 50' WITH 12' LUMINAIRE EXTENSION	\$ 51,833.00	\$ 56,134.0000
2	20' TRAFFIC POLE STEEL MAST ARMS 45 & 50 WITH 12' LUMINAIRE EXTENSION	\$ 47,080.00	\$ 51,381.0000
3	TRAFFIC SIGNAL PEDESTRIAN POLES 10' STEEL FOR PP1, 2, 3 AND 4	\$ 6,075.00	\$ 7,150.0000

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:
8/13/2026	6064	TRAFFIC ENGINEERING	TO BE SPECIFIED

This bid must be received and stamped by the Purchasing office not later than:

11:30 A.M., TUESDAY, SEPTEMBER 1, 2026

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	STREET LIGHTING POLES/ARMS/PED POLES					
Appx 1-5	Pole, Traffic Signal 37' steel dual mast arms (65' & 50') with 12' Luminaire Extension and MUST MEET ATTACHED SPECIFICATIONS Make_____Model_____					
Appx 1-5	Pole, Traffic Signal 20' steel, mast arms (45 & 50') with 12' luminaire extension,MUST MEET ATTACHED SPECIFICATIONS Make_____Model_____					
Appx 1-5	Pole, Traffic Signal Pedestrian poles 10' steel for PP-1, 2, 3 & 4 MUST MEET ATTACHED SPECIFICATIONS Make_____Model_____					
TO BE AWARDED ON AN ALL OR NONE BASIS.						
ALL POLES MUST MEET THE ATTACHED SPECIFICATIONS AND MATCH WHAT IS CURRENTLY IN PLACE. PLEASE SEE THE PICTURES THAT ARE ATTACHED WITH THIS BID.						
BIDDER WILL BE REQUIRED TO SUBMIT SPEC SHEETS WITH THE RETURN BID.						
QUOTE DELIVERED PRICING FOB MOBILE.						
PRICING SHALL BE FIRM FOR A ONE (1) YEAR PERIOD FOLLOWING THE AWARD OF THIS BID.						
Page 1 of 3			TOTAL			

RETURN ONE SIGNED COPY OF THIS BID
IN ENCLOSED ENVELOPE

Phone Number _____

Email Address _____

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 Alabama, 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	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 2 of 3 SYSTEM / PRODUCTS BID ARE TO BE COMPATIBLE WITH EXISTING EQUIPMENT IN USE BY THE CITY OF MOBILE. CITY WILL ASSIST WITH THE UNLOADING. VENDOR/TRUCK LINE MUST CALL AT LEAST 24 HOURS PRIOR TO DELIVERY ATTEMPT. TRUCK CAN BE MET/ UNLOADED BETWEEN 7:30 A.M. AND 1:00 P.M. ONLY. NOTIFICATION REQUIRED TO ENSURE EQUIPMENT IN PLACE FOR UNLOADING. 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. If you have not received a Purchase Order from the City of Mobile within the past 6 months, please include your W9 and the completed Vendor form with your bid . These forms are included with your bid package. The contact information should be for your Sales Department. Please include: telephone number, fax number and a valid e-mail address.					
			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	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 2 of 3 SYSTEM / PRODUCTS BID ARE TO BE COMPATIBLE WITH EXISTING EQUIPMENT IN USE BY THE CITY OF MOBILE. CITY WILL ASSIST WITH THE UNLOADING. VENDOR/TRUCK LINE MUST CALL AT LEAST 24 HOURS PRIOR TO DELIVERY ATTEMPT. TRUCK CAN BE MET/ UNLOADED BETWEEN 7:30 A.M. AND 1:00 P.M. ONLY. NOTIFICATION REQUIRED TO ENSURE EQUIPMENT IN PLACE FOR UNLOADING. 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. If you have not received a Purchase Order from the City of Mobile within the past 6 months, please include your W9 and the completed Vendor form with your bid . These forms are included with your bid package. The contact information should be for your Sales Department. Please include: telephone number, fax number and a valid e-mail address.					
			TOTAL			

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READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

CITY OF MOBILE

SPECIFICATIONS FOR STEEL TRAFFIC SIGNAL POLES

i. General

- a. The following are the requirements for steel traffic signal poles and pedestrian poles as shown in **Appendix A**. These requirements may be supplemented by the requirements given on the details attached hereto as a part of this specification. The poles will be for City of Mobile Project 2025-3005-20 to widen and construct a traffic signal at the intersection of McGregor Ave. and Springhill Ave.

A traffic signal pole shall consist of a tapered, fluted pole, tapered traffic signal mast arm(s), luminaire arm(s), if required, anchor bolts, base plate, and any other features as described in this specification and attached plans. All visible features of the mast arms, poles, luminaire arm(s), etc. must be coated in **BLACK**.

A pedestrian pole shall consist of a tapered, fluted pole, if required, anchor bolts, base plate, and any other features as described in this specification and attached plans. All visible features of the mast arms, poles, luminaire arm(s), etc. must be coated in **BLACK**.

Please reference Appendix B for an example pole design and drawings this proposal shall match.

ii. Design/Fabrication

- a. All materials used in the fabrication of traffic signal structural supports shall meet the requirements of the AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals, 2022 edition as per the latest ALDOT Standard Specifications. Calculations and detailed drawings shall be submitted demonstrating compliance with the specifications. They shall include stress analysis on the mast arm, luminaire arm, pole, base plate, and anchor bolts. Maximum loads and stresses shall be determined for the most critical wind direction. The tube's drag coefficients shall be increased to include the effects of fluted shapes.

All grades of steel listed in the AASHTO Standard Specifications for Highway Bridges are applicable for welded structural supports for traffic signals and shall have a specified yield strength not less than 35 ksi.

- b. Steel Poles

The shafts shall be fabricated from basic oxygen or open hearth sheet steel, of a single ply, and having only one longitudinal seam weld. Steel poles shall be anchored with a one piece cast steel anchor base or a welded steel plate anchor base that is of sufficient strength to develop the yield strength of the pole. When the anchor base is attached to the shaft it shall develop the full strength of the shaft section to resist bending action. The base shall be provided with four slotted holes for attachment to the foundation with four anchor bolts. Each pole will have an internal grounding lug inside each pole near the hand hole.

c. Mast Arms

Mast arms shall be curved, smooth upswept round shafts fabricated from steel tubes to the lengths specified on the bid and attached plan set. Mast arms shafts shall be of one continuous piece without intermediate splices or couplings, provided with rain-tight connections to the shaft of the pole and designed to bolt in place as designed. A two piece section, slip joint shaft mast arm will be permitted if this bid requires mast arms longer than the manufacturer's length capability.

d. Luminaire Arms

Luminaire arms shall be curved, smooth upswept round shafts. The luminaire arms shall be manufactured from 2 inch Schedule 40 pipe (2-3/8 inch O.D.) with a scroll brace attachment. The arm shall be design to attach to the shaft of the signal pole with option to rotate three hundred and sixty degrees in the horizontal plane. The luminaire is not a part of this bid. The design of the luminaire arm included in the bid shall be submitted with the bid, in addition to any alternative design that can be substituted at no additional cost.

e. Anchor Bolt Assemblies

Anchor bolt assemblies (anchor bolts, nuts, and washers) shall be in accordance with AASHTO M 314, Grade 36 or Grade 55, except maximum tensile strength on all grades is waived, and capable of transferring the load safely from the structure base plate to the foundation. The exposed end of the anchor bolts shall be threaded (rolled or cut type) and provided with appropriate nuts, including lock nuts and flat washers. The anchor bolts, nuts, and washers shall be hot-dipped galvanized in accordance with AASHTO M 232, however, galvanization of the bolt below 6 inches from the top of the embedment line will not be required. The nuts shall be lubricated with a lubricant containing a visible dye so that a visual check can be made for proper

lubrication prior to installation. Special care shall be taken when storing galvanized bolts with a water soluble lubricant.

f. Finish

All poles, mast arms and attachments shall be hot dipped galvanized per ASTM-A123. Powdered coating or wet coat painting urethane primer/polyurea finish. The finished color shall be gloss black. Material shall be wrapped and protected to prevent damage during shipping, storage and construction.

g. Metal Traffic Signal Pole with Mast Arm Assembly

The Metal Traffic Signal Pole with Mast Arm Assembly shall include furnishing the metal traffic signal pole, mast arm assembly, luminaire arm, and all features and hardware necessary as described in this specification and illustrated in the attached plans within **Appendix A**.

Payment will be made under the following Line Items:

(1) Traffic Signal Pole, 37' Steel, Dual Mast Arms (65' & 50') with 12' Luminaire Extension

- a. Note: FMA-2 (Future Mast Arm 2 = 50 mast arm) needs to be considered for the Pole #1's design but will not be purchased through this bid.

(2) Traffic Signal Pole, 20' Steel, Mast Arms (45' & 50') with 12' Luminaire Extension.

- a. Plans call for the luminaire but it will not be installed. Do not incorporate into the pole's design.

(3) Traffic Signal Pedestrian Poles, 10' Steel for PP-1, 2, 3, & 4 (4 total pedestrian poles). See Appendix A and B for details.

Appendix A

McGregor and Springhill Signal Plan Set

TRAFFIC SIGNAL AND ITS LEGEND

ELECTRICAL BOXES			MISCELLANEOUS EQUIPMENT			ABBREVIATIONS		
REQUIRED	EXISTING		TRAFFIC SIGNAL HEAD	EXISTING	REQUIRED	AMERICAN WIRE GAUGE		
[PB]	[PB]		TRAFFIC SIGNAL HEAD WITH BACKPLATE	[PB]	■ → ⊙	CLOSED CIRCUIT TELEVISION	.....	AWG
[F1]	[F1]		PEDESTRIAN SIGNAL HEAD	[PB]	■ → ⊙	CONDUIT.....	.....	CCTV
[F2]	[F2]		8 FOOT PEDESTAL POLE AND PEDESTRIAN SIGNAL HEAD	→	→	CURB AND GUTTER	.....	C
[S1]	[S1]		PEDESTAL MOUNTED FLASHING WARNING SIGNAL WITH SIGN	→	→	DYNAMIC MESSAGE SIGN	.....	DMS
[S2]	[S2]		PEDESTAL MOUNTED ILLUMINATED SCHOOL ZONE SIGN	→	→	EASTBOUND ROADWAY	.....	EBR
[S3]	[S3]		PUSH BUTTON ASSEMBLY	→	→	EMERGENCY VEHICLE PREEMPTION	.....	EVP
			SPAN/MASTER MOUNTED SIGN	→	→	END ANCHOR	.....	E/A
			ONE DIRECTIONAL ANTENNA	→	→	FLASHING BEACON	.....	FB
			DIRECTIONAL ANTENNA	→	→	GALVANIZED RIGID CONDUIT.....	.....	GRC
			EMERGENCY VEHICLE PREEMPTION SENSOR	→	→	GUARDRAIL	.....	GR
			BLANK MESSAGE SIGN	→	→	HIGH DENSITY POLYETHYLENE	.....	HOPE
			TRAFFIC CONTROL CENTER	→	→	HIGHWAY ADVISORY RADIO	.....	HAR
			HIGHWAY ADVISORY RADIO	→	→	INDIVIDUAL LOWERING DEVICE	.....	ILD
			HUB BUILDING	→	→	INTELLIGENT TRANSPORTATION SYSTEMS	.....	ITS
			DYNAMIC MESSAGE SIGN (OVERHEAD)	→	→	JUNCTION BOX	.....	JB
			DYNAMIC MESSAGE SIGN (ROADSIDE)	→	→	LEFT	.....	LT
			DYNAMIC MESSAGE SIGN (CANTILEVER)	→	→	LIGHT EMITTING DIODE	.....	LED
			DIGITAL RADIO	→	→	LIGHT POLE	.....	LP
			REPEATER	→	→	LUMINAIRE	.....	LUM
				→	→	MILEPOST.....	.....	MP
				→	→	NORTHBOUND ROADWAY	.....	NBR
				→	→	NON-METALLIC CONDUIT	.....	NMC
				→	→	PAN TILT ZOOM.....	.....	PTZ
				→	→	PRIMARY FIBER DISTRIBUTION UNIT.....	.....	PFDU
				→	→	PROPERTY LINE	.....	PL
				→	→	PUBLIC ACCESS CAMERA.....	.....	PAC
				→	→	PULL BOX.....	.....	PB
				→	→	RADIUS	.....	R
				→	→	RAILROAD	.....	RR
				→	→	RIGHT	.....	RT
				→	→	RIGHT OF WAY.....	.....	ROW
				→	→	ROADWAY	.....	RDWY
				→	→	SECONDARY FIBER DISTRIBUTION UNIT	.....	SFDU
				→	→	SCHOOL.....	.....	SCH
				→	→	SOUTHBOUND ROADWAY	.....	SBR
				→	→	STANDARD DRAWING	.....	STD-DWG
				→	→	STATION	.....	STA
				→	→	TRAFFIC CONTROL CENTER	.....	TCC
				→	→	TRAFFIC SIGNAL OPERATING PLAN	.....	TSP
				→	→	TRANSPORTATION MANAGEMENT CENTER	.....	TMC
				→	→	TURNOUT	.....	TO
				→	→	VEHICLE DETECTION CAMERA	.....	VDC
				→	→	WESTBOUND ROADWAY	.....	WBR

LEGEND	
A	T5 D-730.1
B	T5 D-730.2B
C	T5 D-730.4
D	T5 D-730.9
E	T5 D-730.9A
F	T5 D-730.10
G	T5 D-730.12
H	T5 D-730.13
I	T5 D-730.14
J	T5 D-730.18

GreshamSmith.com
2222 Arlington Ave South
Suite 202
Birmingham, AL 35205



City of Mobile
852 Gayle Street
Mobile, Alabama 36604



NOT TO SCALE

TRAFFIC SIGNAL SUMMARY OF QUANTITIES

SHEET NO.	TOTAL SHEETS
48	64

100% PLAN SUBMITTAL

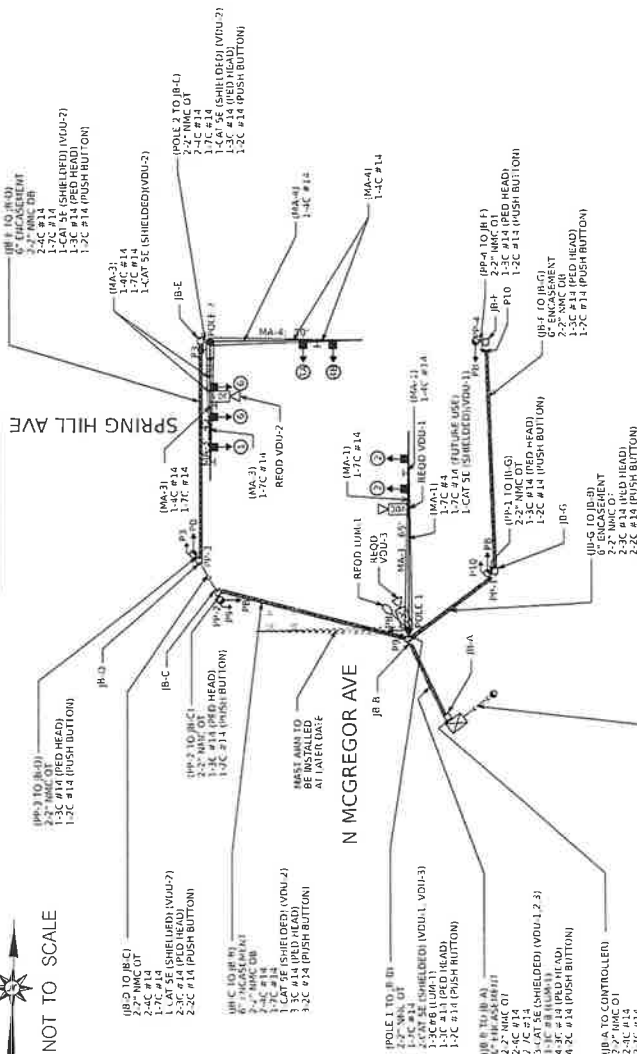
100% PLAN SUBMITTAL

LOCATION	1" METALLIC (CONDUIT)		2" NON METALLIC (CONDUIT)		6" FIBERGLASS (CONDUIT)		STANDARD DWG. NO.	REMARKS
	UN FT	730 L2	UN FT	730 L2	UN FT	750 A		
N. MCGREGOR AVE. AT SPRING HILL AVE.	15		750		300		1-1	
TOTALS	15		750		300			

[illegible][illegible]

NOTE THE CITY OF MOBILE IS PURCHASING THE POLES AND MAST ARMS FOR THIS PROJECT

SCHEMATIC WIRING DIAGRAM

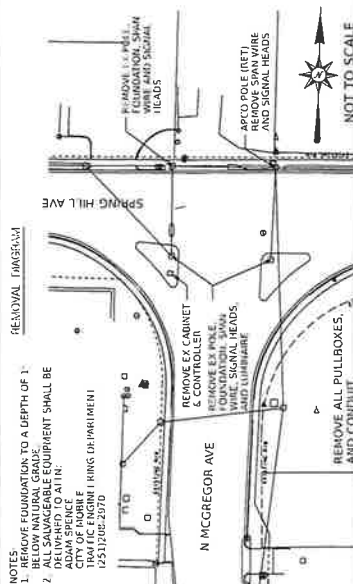


NOTE: 2'-2" CONDUITS ARE REQUIRED IN THE 6" ENCASUREMENT FOR ALL CONDUITS THAT ARE TO BE DIRECTIONAL BORE

- | | |
|----------------------|--|
| TRAFFIC SIGNAL NOTES | |
| 1. | ALL TRAFFIC SIGNAL WORK WILL COMPLY WITH THE 2016 SPECIFICATIONS AND ALL TRAFFIC SIGNAL MANUALS OF THE ALABAMA DEPARTMENT OF TRANSPORTATION (ADOT), THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (11TH EDITION/UNICOD), AND AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS (2018 GREEN BOOK/AASTHO). |
| 2. | ALL STREET AND SITE CONSTRUCTION WILL COMPLY WITH STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF MOBILE, ALABAMA. |
| 3. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN COST TO REPAIR ANY AND ALL DAMAGES TO THE UTILITIES CAUSED BY THE CONTRACTOR. |
| 4. | THE UTILITY LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE AND BASED ON FIELD EVIDENCE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION ACTIVITIES. |
| 5. | BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL MEET WITH THE CITY TRAFFIC ENGINEER TO COORDINATE THE CONSTRUCTION OF THE SIGNAL AND SCHEDULE THE CITY OF MOBILE RESOURCES TO BE AVAILABLE FOR THE PROJECT. |
| 6. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, THE CONTRACTOR'S LIABILITY AND RESPONSIBILITY RELATED TO MAINTAINING THE TRAFFIC SIGNAL SYSTEM REMAINS IN EFFECT. |
| 7. | THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT PLANS TO THE CITY OF MOBILE. THIS SHALL INCLUDE CATALOG CUTS OF INSTALLED EQUIPMENT. THE CONTRACTOR SHALL ALSO PROVIDE SIGNAL DIAGRAM SHOWING THE SIGNAL PHASING, AND VEHICULAR DETECTION LOCATIONS. THIS SHALL BE LOCATED IN THE SIGNAL CONTROLLER CHASSET. |
| 8. | TRAFFIC CONTROL DEVICES AS REQUIRED BY THE MUTCD. MAINTAINING ALL NECESSARY |
| 9. | CONTRACTOR IS RESPONSIBLE FOR DESIGNING TRAFFIC SIGNAL POLE FOUNDATIONS. FOUNDATIONS TO BE APPROVED BY ENGINEER BEFORE CONSTRUCTION BEGINS. |
| 10. | THE CITY OF MOBILE HAS RECENTLY RETIRED THIS TRAFFIC SIGNAL AND WILL PROVIDE THE CONTRACTOR WITH THE TRAFFIC SIGNAL TO INPUT INTO THE CONTRACTOR. THE CITY OF MOBILE WILL BE RESPONSIBLE FOR FINE-TUNING THE TRAFFIC SIGNAL TIMINGS OF THIS INTERSECTION. |
| 11. | ALL DISTURBED SOIL SHALL BE RESTORED TO UNIFORM APPEARANCE AND SODDED, AS PER PLANS. |
| 12. | THE FINAL MAST ARM POLE LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CITY OF MOBILE. UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO THIS. THE CONTRACTOR SHALL VERIFY THAT NO UNDERGROUND UTILITY LINES SHALL BE DISTURBED DURING THE CONSTRUCTION OF THE SIGNAL POLE FOUNDATIONS. |
| 13. | THE CONTRACTOR SHALL PROVIDE TWO (2) FEET FROM THE EDGE OF PAVEMENT STRIPE (SHOULDER SECTION). |
| 14. | THE INSTALLED TRAFFIC SIGNAL POLE SHALL PROVIDE HEIGHTS SUFFICIENT TO ASSURE THAT THE LOWEST SIGNAL ON A MAST ARM IS TO BE 17'-0" ABOVE THE PAVEMENT WITH A MAXIMUM HEIGHT OF 20'-0". |
| 15. | ALL CONDUIT CONNECTIONS SHALL BE SEALED WITH A WEATHERPROOF SEALING COMPOUND. |
| 16. | EACH MAST ARM MAY VARY IN LENGTH. THE CONTRACTOR SHALL ASCERTAIN THAT ALL CONNECTIONS ARE SUFFICIENT TO THAT EACH VEHICULAR SIGNAL HEAD POSITION CONFORMS TO THE MUTCD. |
| 17. | THE CONTRACTOR SHALL LOCATE EACH REQUIRED VEHICULAR TRAFFIC SIGNAL HEAD ON THE SPAN WIRE OR MAST ARM SO THAT EACH HEAD IS LOCATED IN THE APPROACH LANE FOR WHICH IT APPLIES. LOCATION OF SIGNAL HEADS SHALL CONFORM TO THE MUTCD. DETERMINE THE EXACT LOCATION OF THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL SERVICE THE SIGNAL HEADS. |
| 18. | THE CONTRACTOR SHALL FURNISH ALL MISCELLANEOUS HANDWARE AND EQUIPMENT FOR INSTALLING THE TRAFFIC SIGNAL CONTROL SYSTEM, SUCH AS BOLTS, NUTS, WASHERS, STEEL BARS, ETC. |

NOTES

1. REMOVE FOUNDATION TO A DEPTH OF 1'
2. ALLOW NATURAL GRADE
2. ALL SALVAGEABLE EQUIPMENT SHALL BE DELIVERED TO AITN:
ADAM SPENCE
CITY OF MOBILE
TRAFFIC ENGINEERING DEPARTMENT
1251205.2970



REMOVE ALL PULLBOXES.
AND CONDUIT

LEGEND	
A	TSD-730-1
B	TSD-730-2B
C	TSD-730-4
D	TSD-730-9
E	TSD-730-9A
F	TSD-730-10
G	TSD-730-12
H	TSD-730-13
I	TSD-730-14
J	TSD-730-18

1,635,000

② SERIAL HEAD
 PHASE NUMBER
 # PEIERMAN SIGNAL
 PHASE HEAD
 ③ # PEIERMAN PUL
 TURNS
 ④ # WIND CATCHER
 ZONE NUMBER
 ⑤ # WIND DETECTION
 UNIT
 ⑥ ASSESSMENT

CONCLUSIONS

[illegible]

NOT TO SCALE

TRAFFIC SIGNAL
LAYOUT SHEET

SHEET NO.	TOTAL SHEETS
50	64

100% PLAN SUBMITTED

GreshamSmith.com

2222 Arlington Ave South
Suite 202
Birmingham, AL 35205

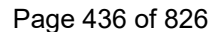
TRAFFIC
SIGNAL
DESIGN AT
MCGREGOR
AVE AND
SPRING HILL
AVE



City of Mobile
852 Gayle Street
Mobile, Alabama 36604



REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
2025-3005-20	2026	50A

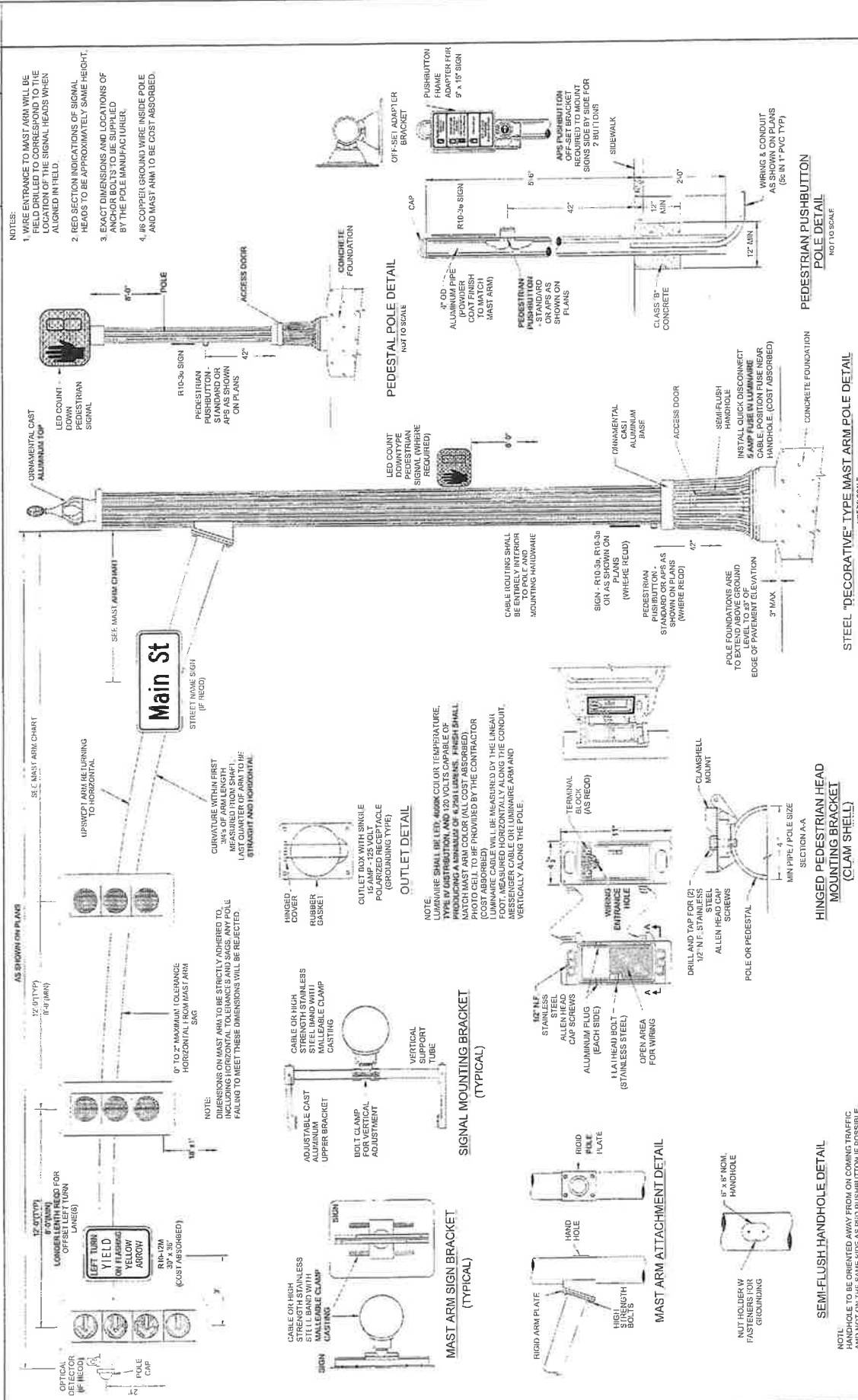


Appendix B

Example Pole and Mast Arm Drawings

SPECIAL PROJECT DETAIL - DECORATIVE MAST ARM AND PEDESTAL POLE

REFERENCE PROJECT NO.	ISCAL YEAR	SHEET NO.
STPAID-7506 (6/00)	2023	179



FLAN SUBMITTAL	FLAN TITLE	ROUTE
ALABAMA DEPARTMENT OF TRANSPORTATION AIRPORT BOULEVARD TO DUNDON STREET	STEEL "DECORATIVE" TYPE MAST ARM POLE DETAIL	NTS

730F000(B)

REVISIONS	
REV	DESCRIPTION
1	DATE: 02-21-2023

ITEM NO.	PART NUMBER	DESCRIPTION	QTY PER	ASSY	FINISH
1	1066551	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
2	1066555	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
3	1066557	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
4	1066558	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
5	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
6	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
7	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
8	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
9	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
10	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
11	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
12	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
13	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
14	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
15	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
16	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
17	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
18	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
19	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
20	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
21	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
22	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
23	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
24	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
25	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		
26	1066579	WELDING POLE SIG TAG FLU 5/16X20U/160	1		

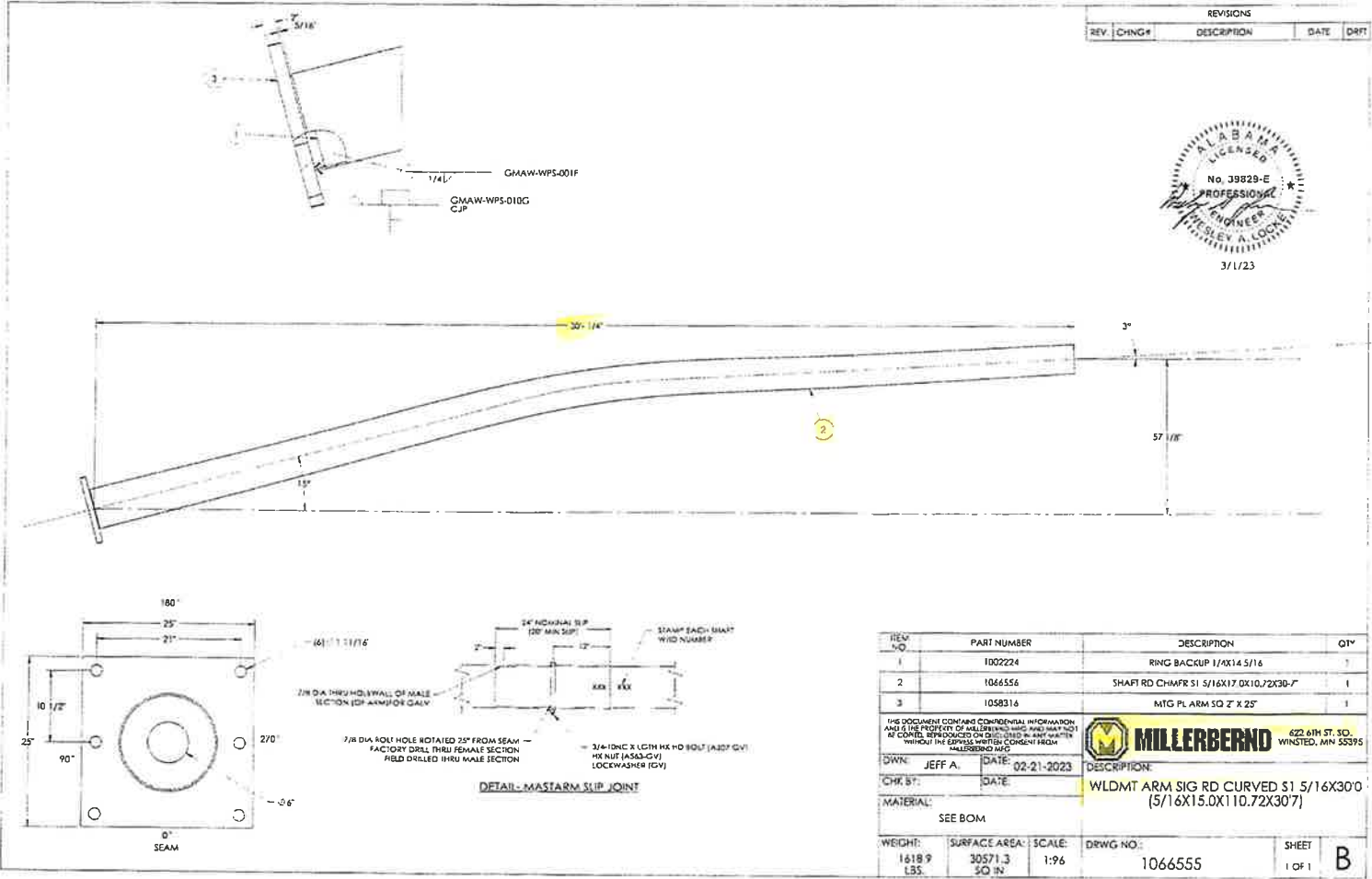
7/1/23

PO 32-155761/ADOT M0400 Co. McCrory Roundabout
SLTS 6-2172

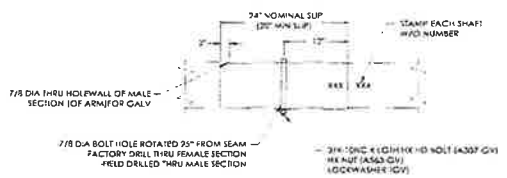
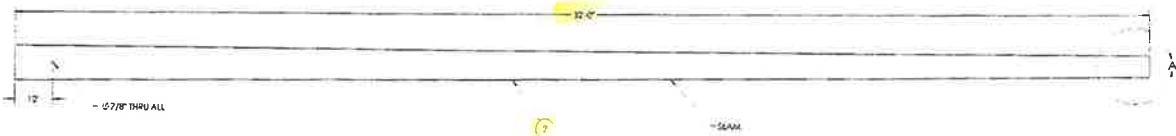
PROJECT LOCATION

DATE: 02-21-2023

DATE



REVISIONS			
REV	DESCRIPTION	DATE	BY



DETAIL A
SCALE 1" = 8"

DETAIL - MAST ARM SUP JOINT

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1046389	BAR CABLE SUPPORT 3/8 X 6.625	1
2	1046632	SHAFT RD S2 3/16X11.63X7.15X32'-0	1

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DWN: JEFF A. DATE: 02-21-2023

CHK BY: DATE:

MATERIAL: SEE BOM

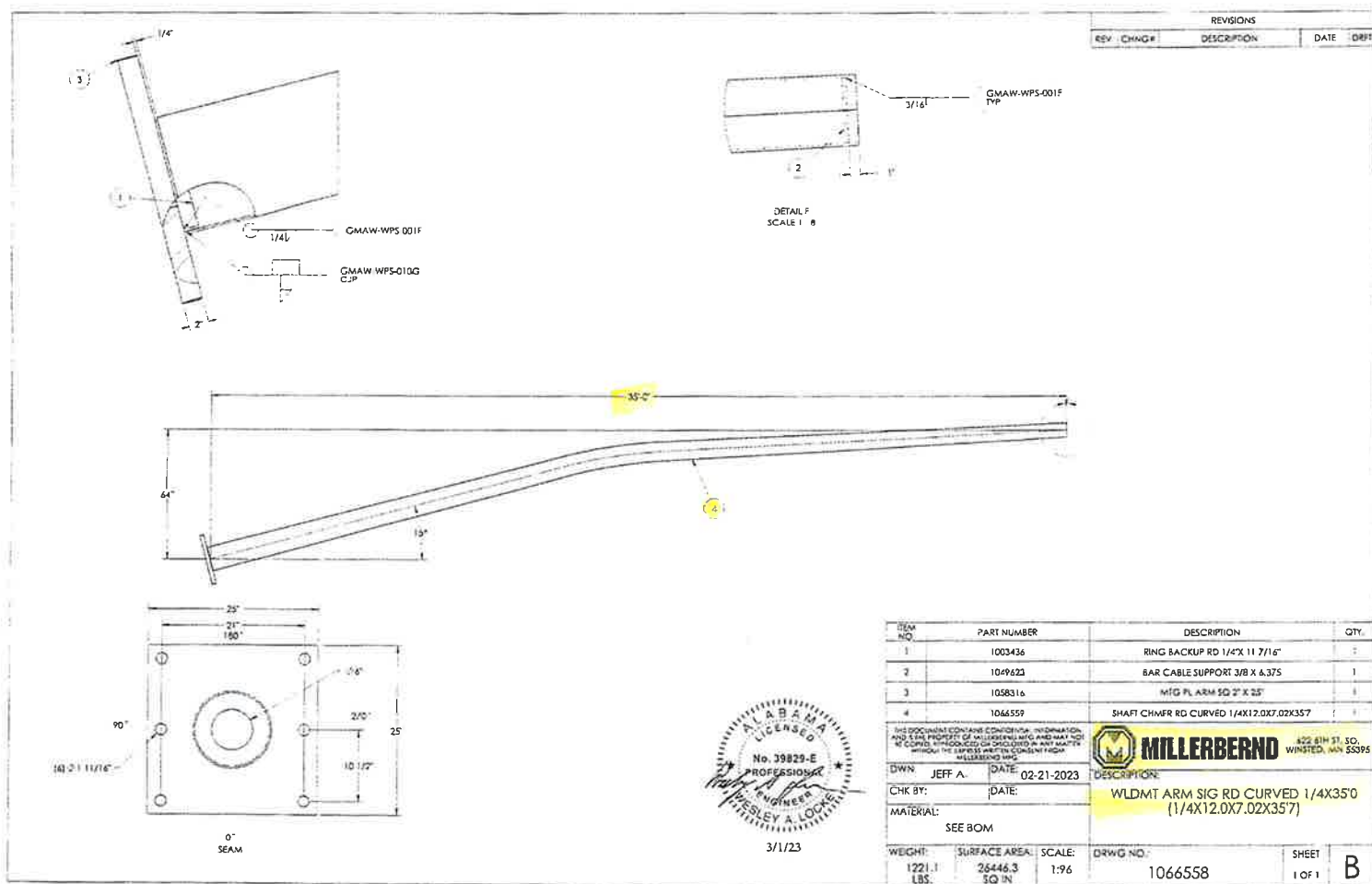
WEIGHT: 22323.83 LBS. SURFACE AREA: 50 SQ IN SCALE: 1:30

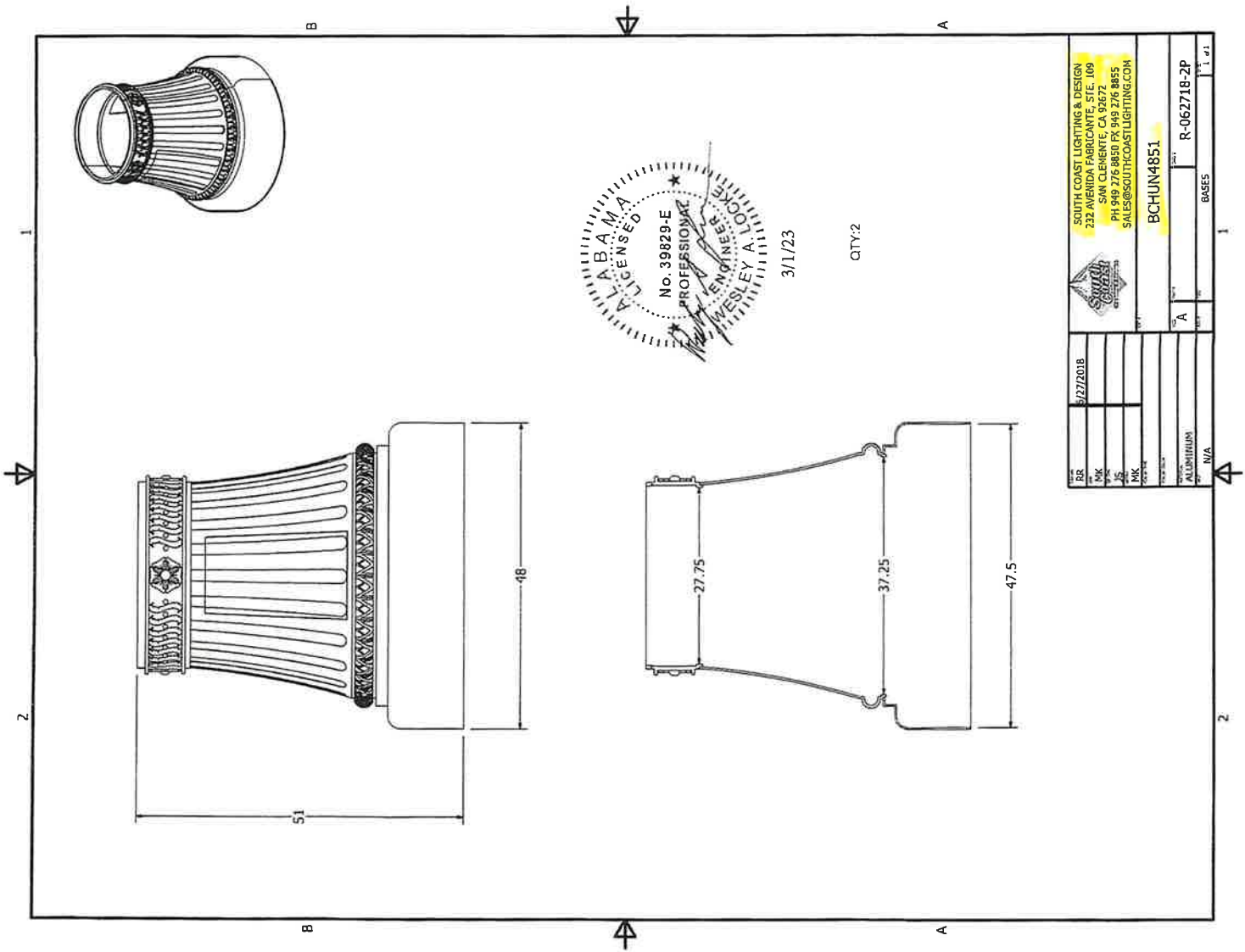
DRWG NO: 1066557

SHEET 3 OF 3 B

MILLERBERND 622 6TH ST. SO. WINSTED, MN 55395

WLDMT ARM SIG RD S2 3/16X32'0 (3/16X11.63X7.15X32'-0)

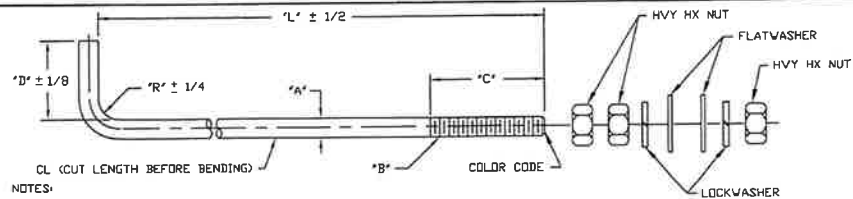




		SOUTH COAST LIGHTING & DESIGN 232 AVENIDA FABRICANTE, STE. 109 SAN CLEMENTE, CA 92672 PH 949 276 8850 FX 949 276 8855 SALES@SOUTHCOSTLIGHTING.COM	
5/27/2018 MK 15 MK		BCHUN4851	
ALUMINUM A		R-062718-2P	
N/A		BASES	



3/1/23



NOTES:

1. ANCHOR BOLT PER ASTM F1554 GRADE 55 S1 & OR AASHTO M314-90 GRADE 55. YIELD STRENGTH = 55,000 PSI MIN YIELD TENSILE STRENGTH = 75,000-95,000 PSI
2. FULLY HOT DIP GALVANIZE PER ASTM A153.
3. THREAD TO BE CLASS 2A PER AMERICAN STD. B 1.1 .030 OVER SIZE AFTER GALVANIZING
4. ALL BOLTS ROLLED THREAD
5. GALVANIZED HEAVY HEX NUTS (A563GV) PER ASTM A563 OR 1H .030 OVER SIZE) OR GA194 2H EQUIVALENT
6. NO WELDING IS ALLOWED ON ANCHOR BOLTS
7. GALVANIZED FLAT WASHERS PER ASTM F436.
8. GALVANIZED LOCKWASHERS
9. THE END OF ANCHOR BOLT TO PROJECT FROM THE CONCRETE PAINTED PER COLOR CODE

PART NO BOLT QWL7	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	"A"	CL	"B" THD SIZE	"C" QT HX TH LG	"L"	"D"	"R"	COLOR CODE	QTY BOLTS	QTY NUTS	QTY LOCK WASHERS	QTY FLAT WASHERS
460A579-1	460A579-1THV	460A579-1THV	460A579-1THV	460A579-1THV	460A579-1THV	460A579-1THV	460A579-1THV	.375	48"	1-8	6"	36"	4"	2 1/2"	YELLOW				
460A579-2	460A579-2THV	460A579-2THV	460A579-2THV	460A579-2THV	460A579-2THV	460A579-2THV	460A579-2THV	11/16"	48"	1 1/4-7	8"	42"	6"	2 1/2"	YELLOW				
460A579-3	460A579-3THV	460A579-3THV	460A579-3THV	460A579-3THV	460A579-3THV	460A579-3THV	460A579-3THV	1.381	60"	1 1/2-6	10"	54"	8"	3 3/8"	YELLOW				
460A579-4	460A579-4THV	460A579-4THV	460A579-4THV	460A579-4THV	460A579-4THV	460A579-4THV	460A579-4THV	1.613	90"	1 3/4-5	12"	84"	8"	3 1/2"	YELLOW	41	82	41	82
460A579-5	460A579-5THV	460A579-5THV	460A579-5THV	460A579-5THV	460A579-5THV	460A579-5THV	460A579-5THV	1.843	90"	2-4 1/2	10"	84"	6"	4"	YELLOW				
460A579-6	460A579-6THV	460A579-6THV	460A579-6THV	460A579-6THV	460A579-6THV	460A579-6THV	460A579-6THV	2.148	90"	2 1/4-4 1/2	12"	84"	7"	4 1/2"	YELLOW				
460A579-7	460A579-7THV	460A579-7THV	460A579-7THV	460A579-7THV	460A579-7THV	460A579-7THV	460A579-7THV	1.843	90"	2-4 1/2	10"	90"	6"	4"	YELLOW				
460A579-8	460A579-8THV	460A579-8THV	460A579-8THV	460A579-8THV	460A579-8THV	460A579-8THV	460A579-8THV	1.148	48"	1 1/4-7	6"	36"	4"	2 1/2"	YELLOW				
460A579-9	460A579-9THV	460A579-9THV	460A579-9THV	460A579-9THV	460A579-9THV	460A579-9THV	460A579-9THV	1.148	54"	1 1/4-7	6"	42"	6"	2 1/2"	YELLOW				
460A579-10	460A579-10THV	460A579-10THV	460A579-10THV	460A579-10THV	460A579-10THV	460A579-10THV	460A579-10THV	1.381	60"	1 1/2-6	10"	60"	6"	3 3/8"	YELLOW				
460A579-11	460A579-11THV	460A579-11THV	460A579-11THV	460A579-11THV	460A579-11THV	460A579-11THV	460A579-11THV	1.148	48"	1 1/4-7	10"	42"	6"	2 1/2"	YELLOW				
460A579-12	460A579-12THV	460A579-12THV	460A579-12THV	460A579-12THV	460A579-12THV	460A579-12THV	460A579-12THV	1.381	60"	1 1/2-6	10"	54"	6"	3 3/8"	YELLOW				
460A579-13	460A579-13THV	460A579-13THV	460A579-13THV	460A579-13THV	460A579-13THV	460A579-13THV	460A579-13THV	.75	42"	1-8	6"	36"	4"	2 1/2"	YELLOW				
460A579-14	460A579-14THV	460A579-14THV	460A579-14THV	460A579-14THV	460A579-14THV	460A579-14THV	460A579-14THV	1.843	60"	2-4 1/2	10"	60"	6"	4"	YELLOW				
460A579-15	460A579-15THV	460A579-15THV	460A579-15THV	460A579-15THV	460A579-15THV	460A579-15THV	460A579-15THV	1.148	54"	1 1/4-7	9"	48"	6"	2 1/2"	YELLOW				
460A579-16	460A579-16THV	460A579-16THV	460A579-16THV	460A579-16THV	460A579-16THV	460A579-16THV	460A579-16THV	.75	36"	1-8	6"	30"	4"	2 1/2"	YELLOW				
460A579-17	460A579-17THV	460A579-17THV	460A579-17THV	460A579-17THV	460A579-17THV	460A579-17THV	460A579-17THV	1.381	90"	1 1/2-6	10"	84"	6"	3 3/8"	YELLOW				
460A579-18	460A579-18THV	460A579-18THV	460A579-18THV	460A579-18THV	460A579-18THV	460A579-18THV	460A579-18THV	.75	42"	1-8	6"	42"	4"	2 1/2"	YELLOW				
460A579-19	460A579-19THV	460A579-19THV	460A579-19THV	460A579-19THV	460A579-19THV	460A579-19THV	460A579-19THV	1.381	90"	1 1/2-6	10"	72"	6"	3 3/8"	YELLOW				
460A579-20	460A579-20THV	460A579-20THV	460A579-20THV	460A579-20THV	460A579-20THV	460A579-20THV	460A579-20THV	1.148	90"	1 1/4-7	10"	84"	6"	2 1/2"	YELLOW				
460A579-21	460A579-21THV	460A579-21THV	460A579-21THV	460A579-21THV	460A579-21THV	460A579-21THV	460A579-21THV	1.613	90"	1 3/4-5	10"	72"	6"	3 1/2"	YELLOW				
460A579-22	460A579-22THV	460A579-22THV	460A579-22THV	460A579-22THV	460A579-22THV	460A579-22THV	460A579-22THV	1.148	90"	1 1/4-7	12"	90"	6"	2 1/2"	YELLOW				
460A579-23	460A579-23THV	460A579-23THV	460A579-23THV	460A579-23THV	460A579-23THV	460A579-23THV	460A579-23THV	1.381	90"	1 1/2-6	12"	90"	6"	3 3/8"	YELLOW				
460A579-24	460A579-24THV	460A579-24THV	460A579-24THV	460A579-24THV	460A579-24THV	460A579-24THV	460A579-24THV	1.613	90"	1 3/4-5	12"	90"	6"	3 1/2"	YELLOW				

REV 12/12/22 ADDED -34 & -35 TO CHART OHS
REV 02/26/19 CHANGED ALL A.S. TO FULLY GALVANIZED TX
REV 2-16-18 ADDED SHEET -29 TO CHART - JD
REV 1-9-17 ADDED SHEET -2 AND -25 AND -26 TO CHART
REV 12-16-16 ADDED -22, -23 AND -24 TO CHART
REV 12-8-16 ADDED 460A579-2
REV 2-25-15 -15 "L" WAS 54"
REV 6-13-15 ADDED 460A579-13
REV 9-6-13 -9 CL WAS 48"
REV 11-20-11 CHANGE "C" ON "1 FROM 8" TO 6";
"C" ON "3, 4 & "5 FROM 12" TO 10" AND "L" ON
-6 FROM 90" TO 84" AND "R" FROM 6" TO 7"

DWN: JAMIE D.

DATE: 08-16-11

CHK: FLOYD F.

SCALE: NTS

ANCHOR BOLTS

F1554 GRADE 55 FULLY GALV

Millerbernd

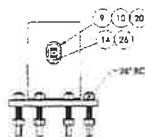
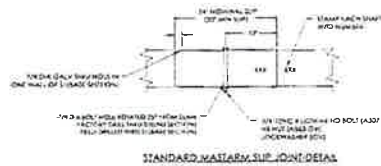
MANUFACTURING CO.

WINSTED, MN

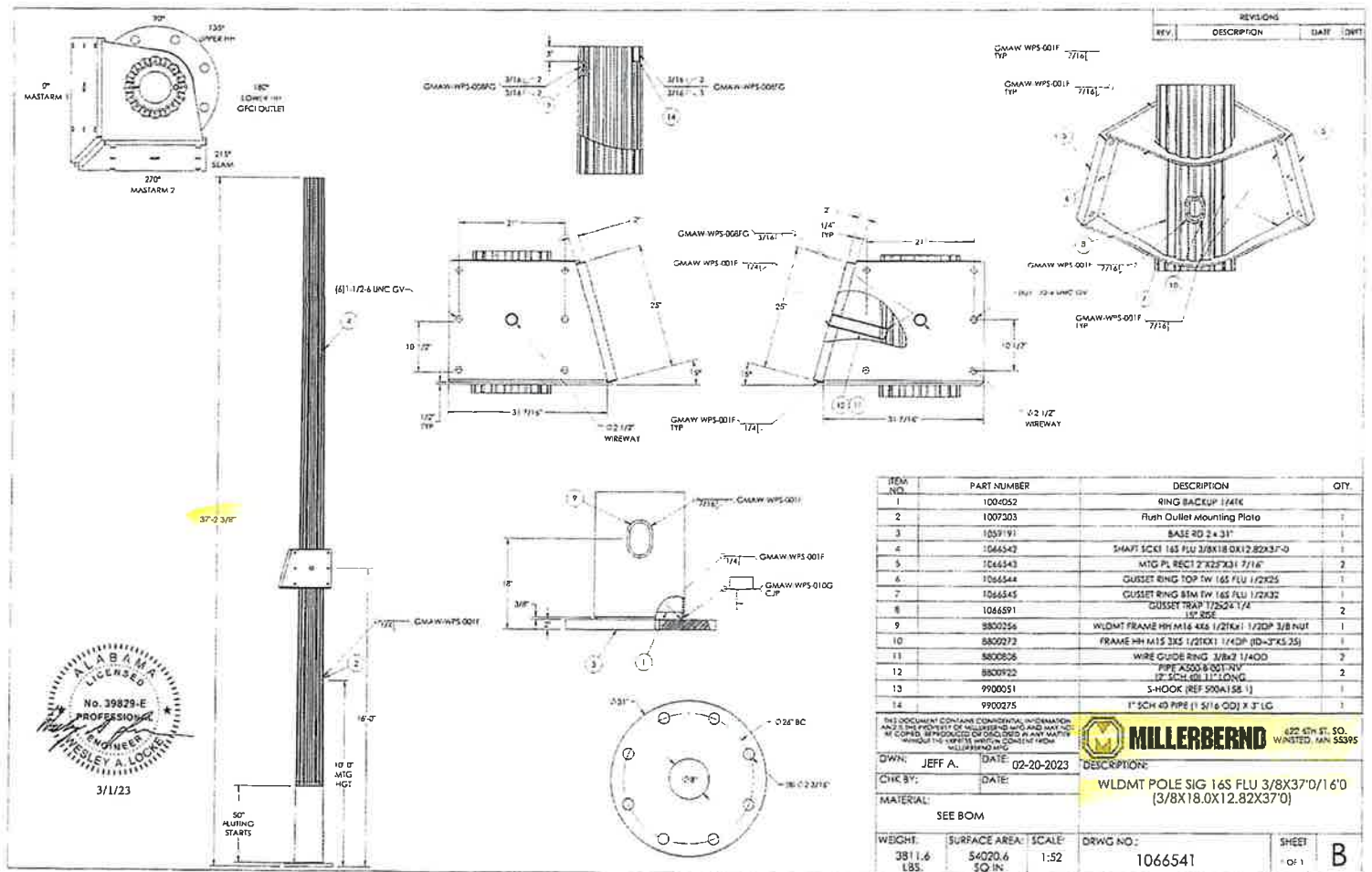
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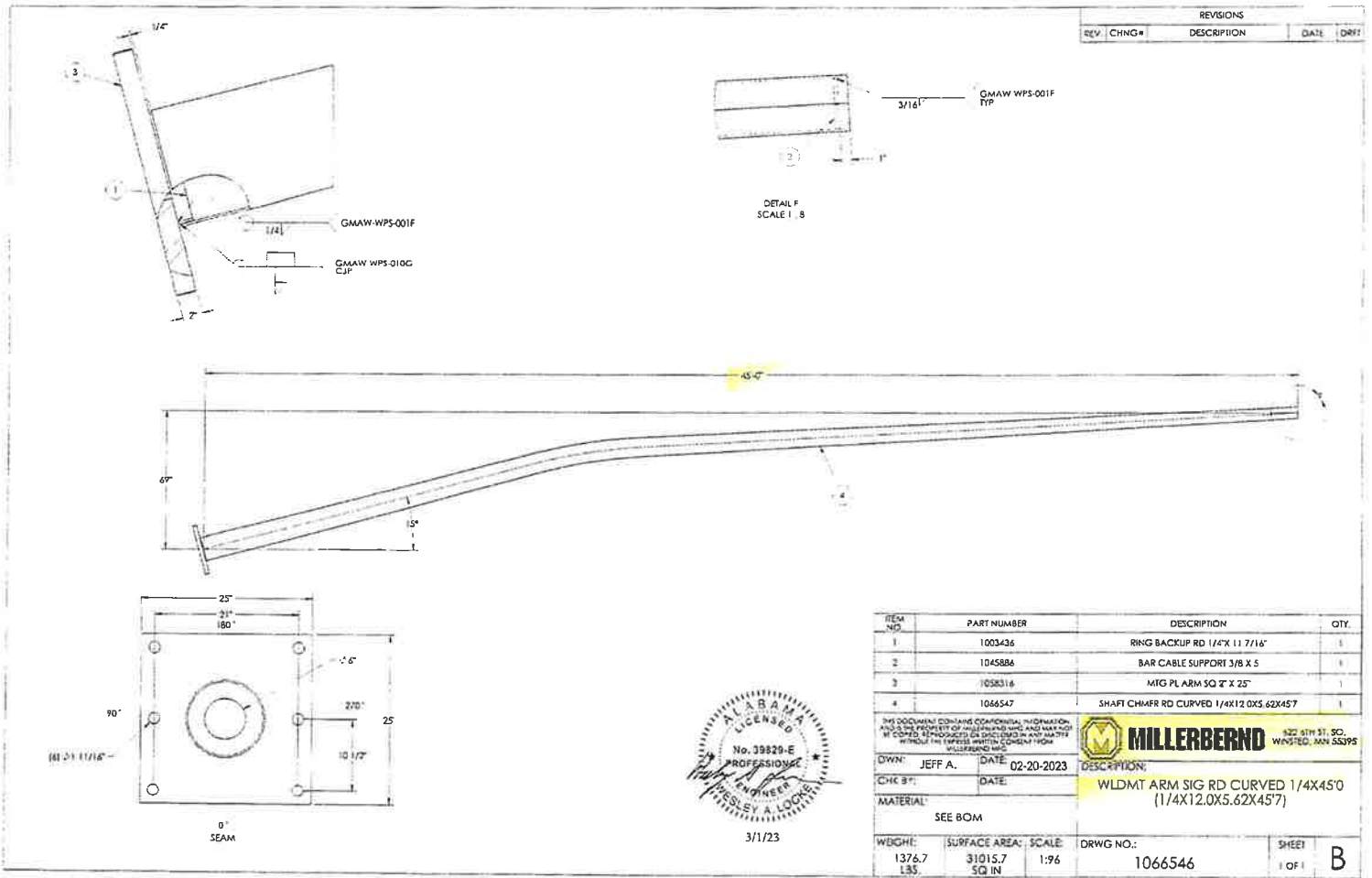
460A579

ITEM NO.	PART NUMBER	DESCRIPTION	QTY PER	ASSY	FINISH
1	1066541	WELDT POLE SEC 16S 1/2 X 20K37 016 G 20K37 016 X 20K37 016	1		K
2	1066564	WELDT ARM 3/8 X 16S CURVED 31 5470350 114K16 016 X 20K37 016	1		K
3	1066548	WELDT ARM 3/8 X 16S CURVED 31 5470350 114K16 016 X 10K37 016	1		K
4	1066550	WELDT ARM 3/8 X 16S 31 5470350 114K16 016 X 20K37 016	1		K
5	460A379-50HFW	AST-901155AGRESS W/2CIVN12H	8	REF	
6	8000193-6	CAP CAP FMS 525 5 FS PD-2 DIA	1		K
7	8000193-75	CAP CAP FMS 6 FS 775 PD-2 DIA	1		K
8	8000287	COVER HH M16 3X5 FORMED	1		K
9	9900297-GV	COVER HH M16 4X6	1		K
10	9900300	LATCH HH M16 4X6	1		K
11	9900327	LATCH HH M16 3X5	1		K
12	9900209	STAMPED POLE CAP WELDMENT 11 75-13 35	1		K
13	801A314-181K1375	BOLT HK-HD 3/8-16NC X 13" A307GV	1		K
14	801A314-8-16K374A	BOLT HK-HD 3/8-16NC X 3/4 A307GV	1	K	
15	801781-17-42K4-17	BOLT HYV-HD 11-24 X 4-1/2 A325SCV	13		K
16	EL-20-2	GFCI 20AMP 76320FS-FEWEH	1		K
17	EL-50-1	GFCI RECEPTACLE COVER (MG35) PN CSKSV	1		K
18	801H324-10G3GV	NUT HK-3/8-16NC GS-GV	1		K
19	3ICRWAS16-18K375	3ICRWAS HK SC FL HD 5-6-16NC X 255	1		K
20	3ICRWAS16-18K2-172S5	3ICRWAS HK SC FL HD 5-6-16NC X 2-1/2 S5	1		K
21	3ICRWAS16-20K3-143S5	3ICRWAS SI SD HD 1/4-20NC X 1-1/4 S5	1		K
22	3ICRWAS16-20K3735	3ICRWAS 16-20K3735 1-1/4-20NC X 3/4 S5	1		K
23	30UTH COAST-BCHUN48S1	WASHER FLAT 1-1/2 S4 312D CAST ALUMINUM	15		K
24	WASH-PLAT1-1/2GV	WASHER FLAT 1-1/2 S4 ASTM A688 GV	1		K
25	WASH-PLAT1/4SS	WASHER FLAT 1/4 S5 5/8 GD ASME B16.21 S5	2		K
26	WASH-FLAT3/8BRASS-001	WASHERS-BRASS-001	2	#	
27	WASH-LOC3/4GV	WASHERS-LOC 3/4 AND B16.21-1 GV	1		K

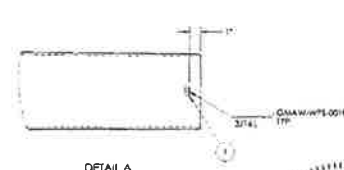
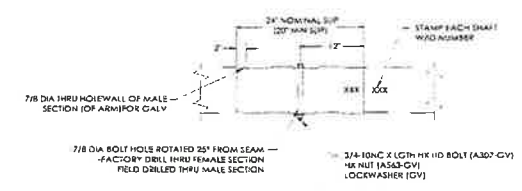
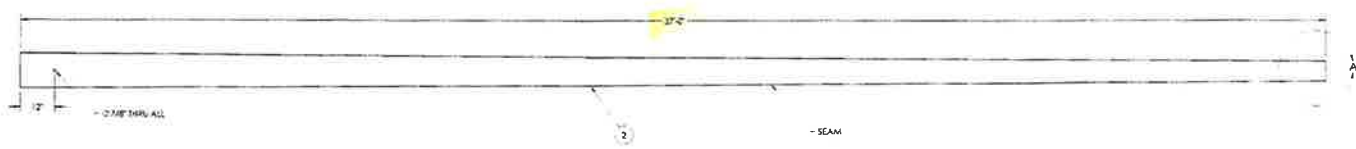


REVISIONS			
REV.	DESCRIPTION	DATE	DRAWN
MATERIAL SPECIFICATIONS POST: ASTM A572 GR50 BASE PLATE: ASTM A572 GR50 WELD METAL: ASTM A572 GR50 INSULATING PLATE: ASTM A266 GR54 HARDWARE FINISH: ASTM A153 ANCHOR BOLTS: ASTM F 1554 OR SAE J429-7 DESIGN CRITERIA JOINTS WELDED TO STRENGTH OF BASE METAL OR STRENGTH OF WEAKEST JOINT. JOINTS WELDED TO STRENGTH OF WEAKEST JOINT. JOINTS WELDED TO STRENGTH OF WEAKEST JOINT. JOINTS WELDED TO STRENGTH OF WEAKEST JOINT. WELD SPECIFICATION THE POST AND BASE METAL TO BE FURNISHED FOR FABRICATION OF JOINTS SUBMERGED ARC LONGITUDINAL BEAM WELD WITH 100% PENETRATION OF 1/8" FROM BASE PLATE AND 1/8" FOR WELDMAN. GAS METAL ARC WELDING PROCESS WITH 50% PENETRATION MUST BE USED FOR REMAINDER OF WELDED FABRICATION. WELD TESTING: 100% OF ALL WELDS VISUAL TESTED (VT), 100% OF ALL COMPLETE JOINT PENETRATION (PT) WELDS, ULTRASONIC TESTED (UT) BASED ON THE THINNESS WELDING MATERIAL. PER AASHTO 2013 3.1.5.3 WELD WFT (TENSILE) 6 KIPS 10.23 IN. LT 2 KIPS 10.23 IN. LT A RANDOM JOINT ON ALL FULL WELDS AND PARTIAL JOINT PENETRATION (PT) LONGITUDINAL BEAM WELDS MAGNETIC PARTICLE TESTED (MT) FINISH SPECIFICATION GALV. COAT PER FM 558-1000 ZINC COAT: 1.00000000 COLOR: VERY DULL MINERAL OIL RAL SPEC: 7001 WEIGHT WETGALV: 1.00000000 WEIGHT WETGALV: 1.00000000 SURFACE AREA: 1.00000000 GAL. OF PAINT: 1.00000000 MILLERBERG - WEISS 31.30 WEISS 31.30 THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION AND IS THE PROPERTY OF MILLERBERG AND MAY NOT BE COPIED, REPRODUCED, OR DISCLOSED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT FROM MILLERBERG INC. SALES ORDER NO.: 205809 QTY: 1 STATE: AL TIER: 1 OF 1 DESCRIPTION: POST POLE SIG 165PU 1/4 3/8X37/160 W/270 & 45C CURVED MASTARMS EST WEIGHT: 8645.1 DRAWING NO: 205809-5 PROJECT NAME: 30 25-155141101 MODERN CO. INC. COLUMBIA TOWNSHIPS PROJECT LOCATION: SLS 6-2172 PROJECT LOCATION: AL DRAWN BY: JEFF A. DATE: 02-20-2023 CHECKED: DATE:			





APPROVED



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1047437	BAR CABLE SUPPORT 3/8 X 6.25	1
2	1044392	SHUTT RD S2 3/16X11.93X6.75X37-0	1

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DATE: 02-20-2023

DRW: JEFF A.

CHK BY: DATE:

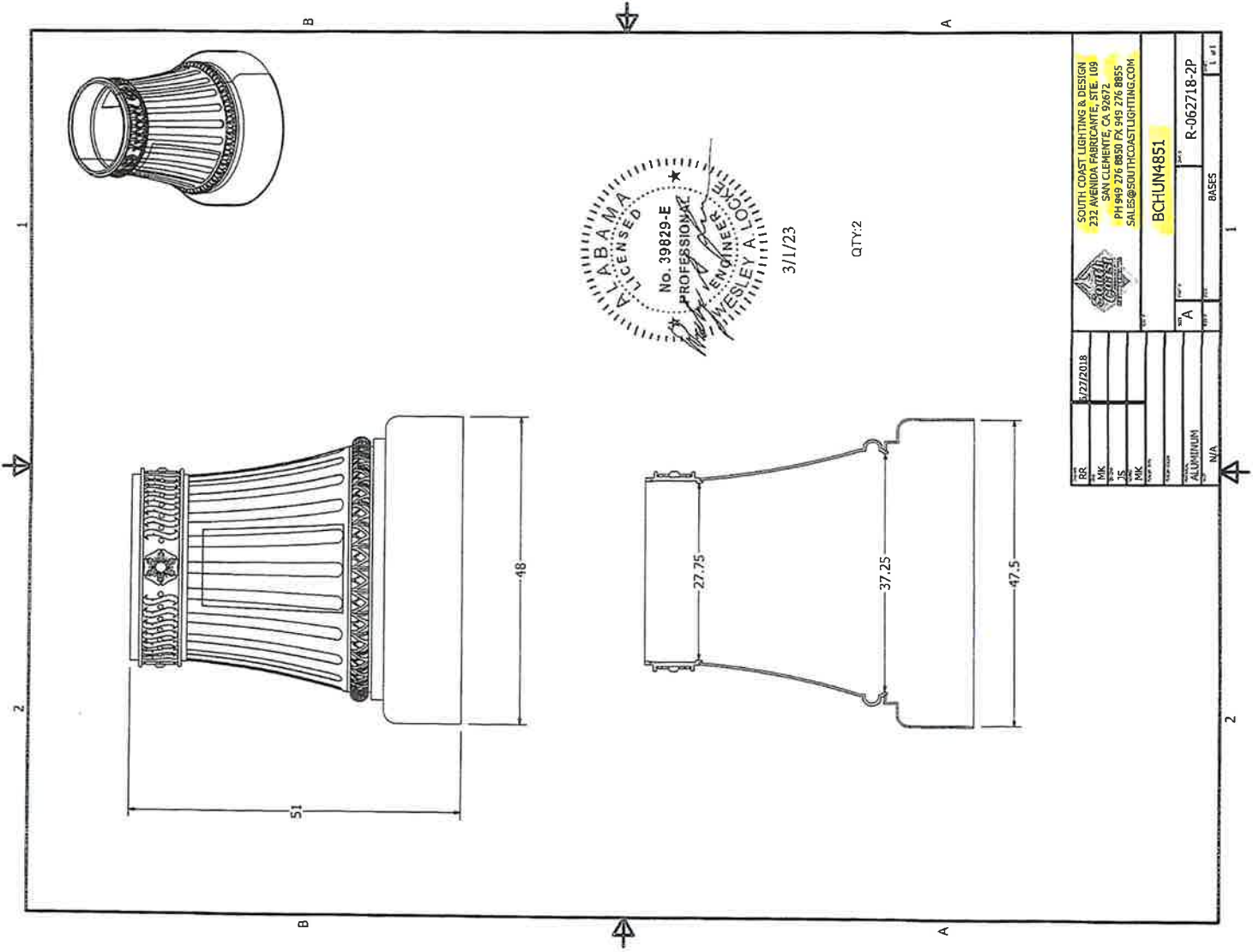
MATERIAL: SEE BOM

WEIGHT: SURFACE AREA: SCALE: DRWG NO.: SHEET

LBS. 25667.64 SQ IN 1:30 1066550 QP 1 B

DESCRIPTION: WLDMT ARM SIG RD S2 3/16X37-0 (3/16X11.93X6.75X37-0)

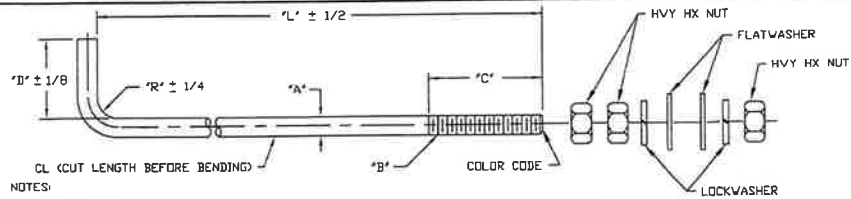
MILLERBERND 4320 18TH ST. SO. WINSTED, ALA 35395



		SOUTH COAST LIGHTING & DESIGN 232 AVENIDA FABRICANTE, STE. 109 SAN CLEMENTE, CA 92672 PH: 949 276 8850 FAX: 949 276 8855 SALES@SOUTHCOSTLIGHTING.COM	
DATE: 3/27/2018 BY: MK CHECKED: JS APPROVED: MK	PROJECT: BCHUN4851 DESCRIPTION: ALUMINUM MATERIAL: ALUMINUM FINISH: N/A	SPEC: A QTY: 2 BASES: R-062718-2P	1 of 1



3/1/23



NOTES:

1. ANCHOR BOLT PER ASTM F1554 GRADE 55 S1 &/OR AASHTO M314-90 GRADE 55. YIELD STRENGTH = 55,000 PSI MIN YIELD TENSILE STRENGTH = 75,000-95,000 PSI
2. FULLY HOT DIP GALVANIZE PER ASTM A153.
3. THREAD TO BE CLASS 2A PER AMERICAN STD. B 1.1 .030 OVER SIZE AFTER GALVANIZING
4. ALL BOLTS ROLLED THREAD

5. GALVANIZED HEAVY HEX NUTS (A563GV) PER ASTM A563 GR DH (O30 OVER SIZE) OR (A194 2H EQUIVALENT)
6. NO WELDING IS ALLOWED ON ANCHOR BOLTS
7. GALVANIZED FLAT WASHERS PER ASTM F436
8. GALVANIZED LOCKWASHERS
9. THE END OF ANCHOR BOLT TO PROJECT FROM THE CONCRETE PAINTED PER COLOR CODE

PART NO BOLT CODE	PART NO BOLT V/3 NUTS & 2 FLAT WASHERS	PART NO BOLT V/3 NUTS & 2 FLAT WASHERS	PART NO BOLT V/2 NUTS & 2 FLAT WASHERS	PART NO BOLT V/2 NUTS & 2 FLAT WASHERS	PART NO BOLT V/2 NUTS & 2 FLAT WASHERS	PART NO BOLT V/2 NUTS	PART NO BOLT V/1 NUT	'A'	CL	'B' THD SIZE	'C' DT HX THD LG	'L'	'D'	'R'	COLOR CODE	QTY BOLTS	QTY NUTS	QTY LOCK WASHER	QTY FLAT WASHERS
460A579-1	460A579-1THV	460A579-1THV	460A579-1DNV	460A579-1DNV	460A579-1DNV	460A579-1DNV	460A579-1N	.96	48"	1-8	6"	36"	4"	2 1/2	YELLOW				
460A579-2	460A579-2THV	460A579-2THV	460A579-2DNV	460A579-2DNV	460A579-2DNV	460A579-2DNV	460A579-2N	1.148	48"	1 1/4-7	8"	42"	6"	2 1/2	YELLOW				
460A579-3	460A579-3THV	460A579-3THV	460A579-3DNV	460A579-3DNV	460A579-3DNV	460A579-3DNV	460A579-3N	1.381	60"	1 1/2-6	10"	54"	6"	3 3/8	YELLOW				
460A579-4	460A579-4THV	460A579-4THV	460A579-4DNV	460A579-4DNV	460A579-4DNV	460A579-4DNV	460A579-4N	1.613	90"	1 3/4-5	12"	84"	6"	3 1/2	YELLOW				
460A579-5	460A579-5THV	460A579-5THV	460A579-5DNV	460A579-5DNV	460A579-5DNV	460A579-5DNV	460A579-5N	1.845	90"	2-4 1/2	10"	84"	6"	4"	YELLOW	41	82	41	82
460A579-6	460A579-6THV	460A579-6THV	460A579-6DNV	460A579-6DNV	460A579-6DNV	460A579-6DNV	460A579-6N	2.148	96"	2 1/4-4 1/2	12"	89"	7"	4 1/2	YELLOW				
460A579-7	460A579-7THV	460A579-7THV	460A579-7DNV	460A579-7DNV	460A579-7DNV	460A579-7DNV	460A579-7N	1.845	96"	2-4 1/2	10"	90"	6"	4"	YELLOW				
460A579-8	460A579-8THV	460A579-8THV	460A579-8DNV	460A579-8DNV	460A579-8DNV	460A579-8DNV	460A579-8N	1.148	48"	1 1/4-7	6"	36"	4"	2 1/2	YELLOW				
460A579-9	460A579-9THV	460A579-9THV	460A579-9DNV	460A579-9DNV	460A579-9DNV	460A579-9DNV	460A579-9N	1.148	31"	1 1/4-7	6"	43"	6"	2 1/2	YELLOW				
460A579-10	460A579-10THV	460A579-10THV	460A579-10DNV	460A579-10DNV	460A579-10DNV	460A579-10DNV	460A579-10N	1.381	60"	1 1/2-6	10"	60"	6"	3 3/8	YELLOW				
460A579-11	460A579-11THV	460A579-11THV	460A579-11DNV	460A579-11DNV	460A579-11DNV	460A579-11DNV	460A579-11N	1.148	48"	1 1/4-7	10"	42"	6"	2 1/2	YELLOW				
460A579-12	460A579-12THV	460A579-12THV	460A579-12DNV	460A579-12DNV	460A579-12DNV	460A579-12DNV	460A579-12N	1.381	60"	1 1/2-6	10"	54"	6"	3 3/8	YELLOW				
460A579-13	460A579-13THV	460A579-13THV	460A579-13DNV	460A579-13DNV	460A579-13DNV	460A579-13DNV	460A579-13N	.96	42"	1-8	6"	36"	4"	2 1/2	YELLOW				
460A579-14	460A579-14THV	460A579-14THV	460A579-14DNV	460A579-14DNV	460A579-14DNV	460A579-14DNV	460A579-14N	1.845	60"	2-4 1/2	10"	60"	6"	4"	YELLOW				
460A579-15	460A579-15THV	460A579-15THV	460A579-15DNV	460A579-15DNV	460A579-15DNV	460A579-15DNV	460A579-15N	1.148	34"	1 1/4-7	9"	48"	6"	2 1/2	YELLOW				
460A579-16	460A579-16THV	460A579-16THV	460A579-16DNV	460A579-16DNV	460A579-16DNV	460A579-16DNV	460A579-16N	.91	96"	1-8	6"	90"	4"	2 1/2	YELLOW				
460A579-17	460A579-17THV	460A579-17THV	460A579-17DNV	460A579-17DNV	460A579-17DNV	460A579-17DNV	460A579-17N	1.381	90"	1 1/2-6	10"	84"	6"	3 3/8	YELLOW				
460A579-18	460A579-18THV	460A579-18THV	460A579-18DNV	460A579-18DNV	460A579-18DNV	460A579-18DNV	460A579-18N	.91	46"	1-8	6"	42"	4"	2 1/2	YELLOW				
460A579-19	460A579-19THV	460A579-19THV	460A579-19DNV	460A579-19DNV	460A579-19DNV	460A579-19DNV	460A579-19N	1.381	80"	1 1/2-6	10"	72"	6"	3 3/8	YELLOW				
460A579-20	460A579-20THV	460A579-20THV	460A579-20DNV	460A579-20DNV	460A579-20DNV	460A579-20DNV	460A579-20N	1.148	90"	1 1/4-7	10"	84"	6"	2 1/2	YELLOW				
460A579-21	460A579-21THV	460A579-21THV	460A579-21DNV	460A579-21DNV	460A579-21DNV	460A579-21DNV	460A579-21N	1.613	80"	1 3/4-5	10"	72"	6"	3 1/2	YELLOW				
460A579-22	460A579-22THV	460A579-22THV	460A579-22DNV	460A579-22DNV	460A579-22DNV	460A579-22DNV	460A579-22N	1.148	96"	1 1/4-7	12"	90"	6"	2 1/2	YELLOW				
460A579-23	460A579-23THV	460A579-23THV	460A579-23DNV	460A579-23DNV	460A579-23DNV	460A579-23DNV	460A579-23N	1.381	96"	1 1/2-6	12"	90"	6"	3 3/8	YELLOW				
460A579-24	460A579-24THV	460A579-24THV	460A579-24DNV	460A579-24DNV	460A579-24DNV	460A579-24DNV	460A579-24N	1.613	96"	1 3/4-5	12"	90"	6"	3 1/2	YELLOW				

REV 12/12/22 ADDED -34 & -35 TO CHART QSD
REV 2/13/23 CHANGED ALL A.S. TO FULLY GALVANIZED TK
REV 2-16-18 ADDED SHEET -34 TO CHART -30
REV 1-9-17 ADDED SHEET 3 AND -25 AND -26 TO CHART
REV 12-16-16 ADDED -22, -23 AND -24 TO CHART
REV 12-8-16 ADDED 460A579-21
REV 9-29-15 -18 "L" WAS 54"
REV 6-30-15 ADDED 460A579-13
REV 9-4-13 -9 CL WAS 48"
REV 11-20-11 CHANGE "C" ON -1 FROM 8" TO 6",
"C" ON -3, -4 & -5 FROM 12" TO 10" AND "L" ON
-4 FROM 56" TO 84" AND 10" FROM 6" TO 7"

DWN: JAMIE D.

DATE: 08-16-11

CHK: FLOYD F.

SCALE: NTS

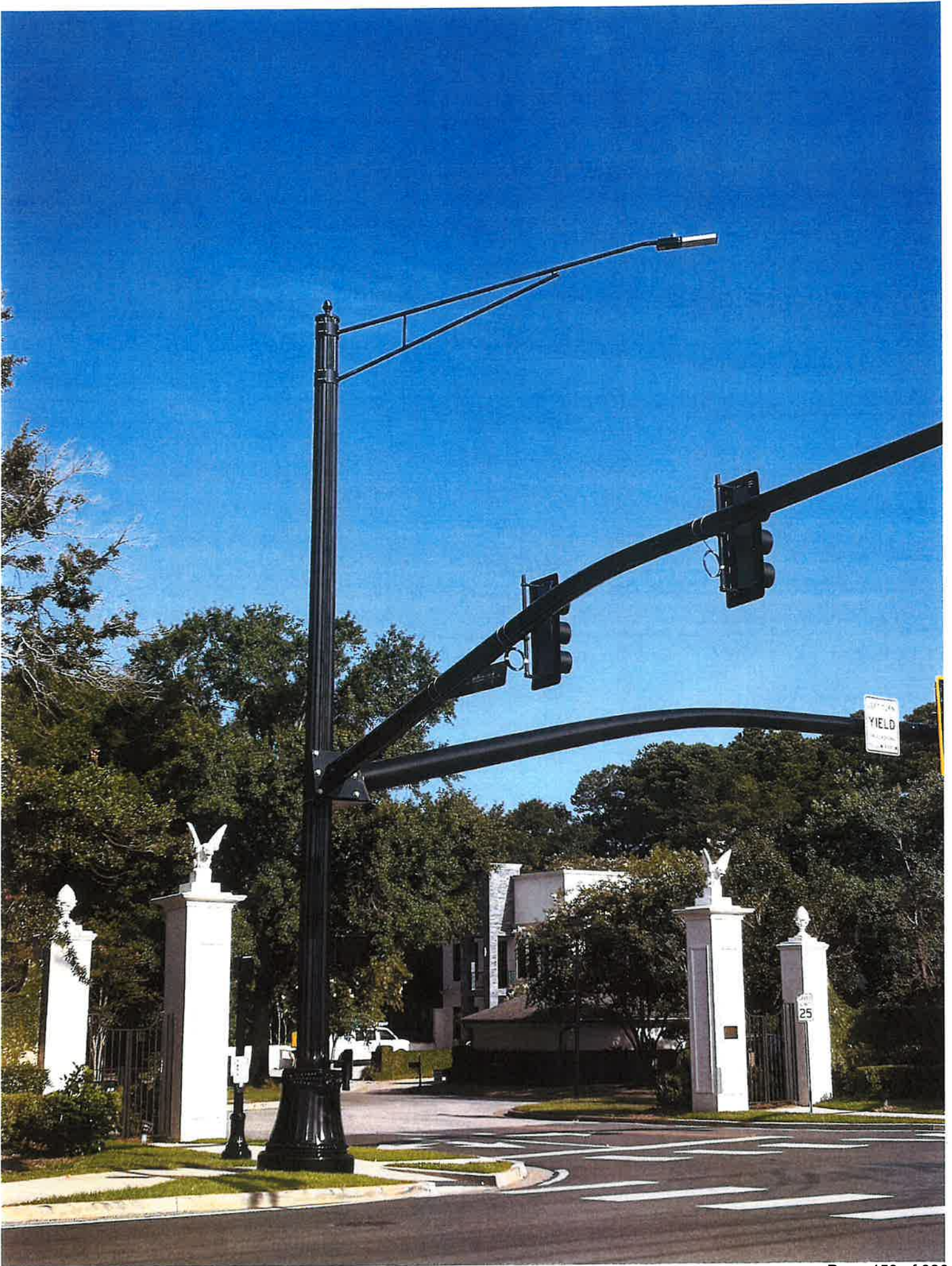
ANCHOR BOLTS

F1554 GRADE 55 FULLY GALV

Millerbernd

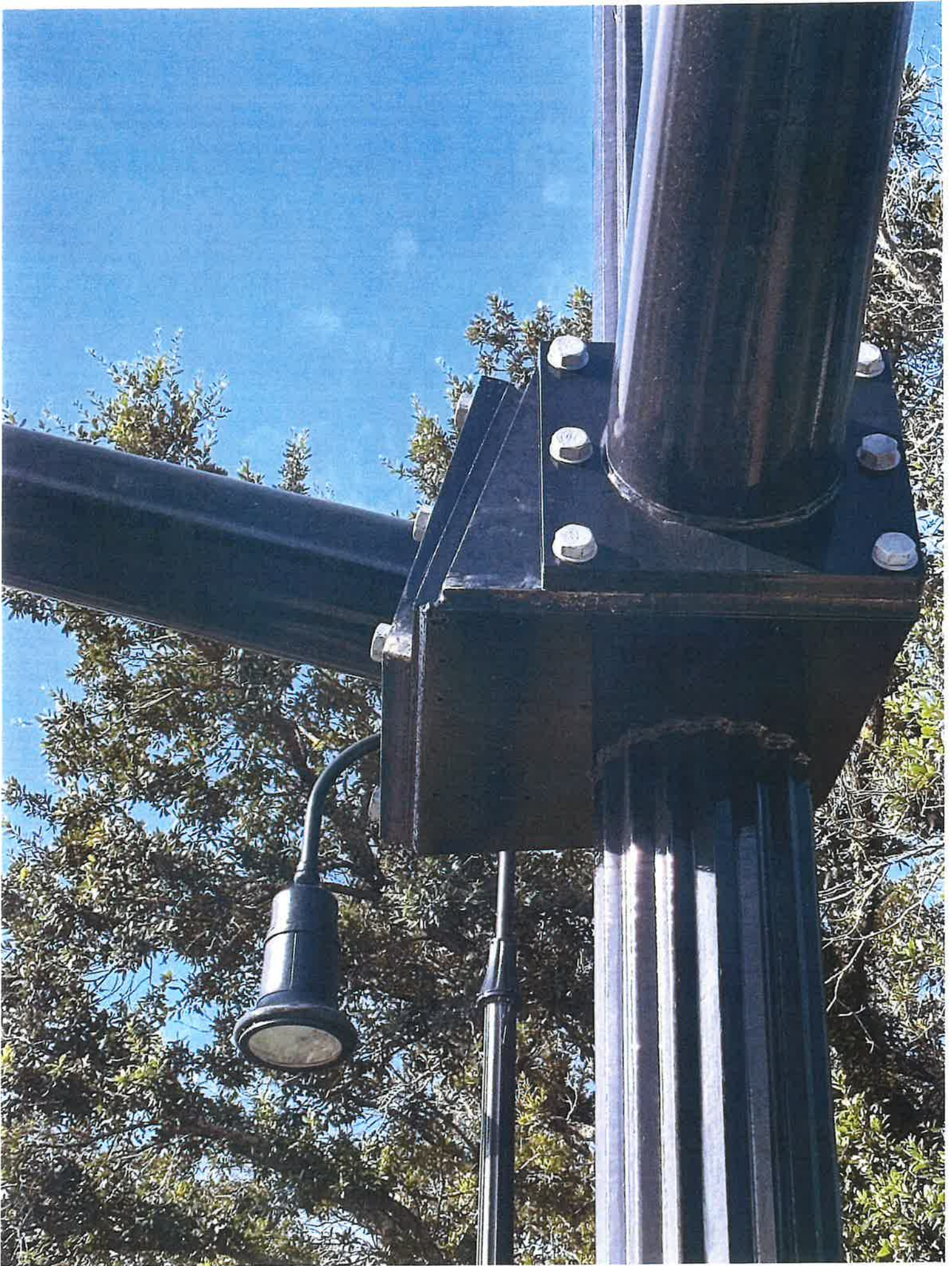
MANUFACTURING CO.
WINSTED, MN

SHEET 1 OF 2
460A579

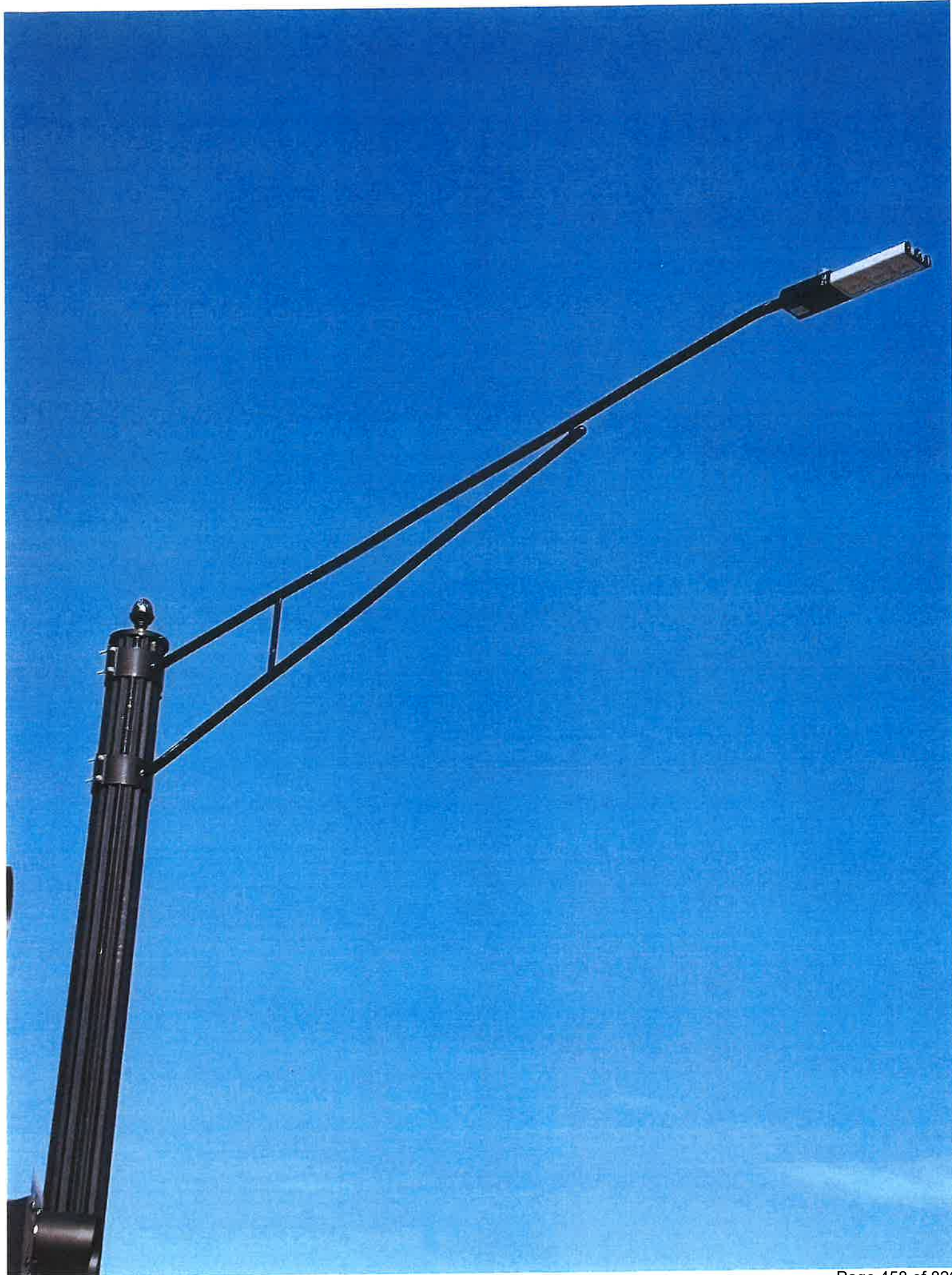


















PROCUREMENT DEPARTMENT

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: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to Burwell Material Handling LLC Inc for two 2026 Bobcat G25E-7 5,000 lb forklifts for Regions Mobile Arena.

Amount of Contract:

\$72,519.54

Funding Source

Capital - Mobile Arena Furniture Fixtures and Equipment

ATTACHMENTS:

1. 20260903 Burwell Agenda Package POs

REVIEWERS:

Tiereney Leverette

Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 8 September 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 Burwell Material Handling LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Burwell Material Handling LLC Inc for two 2026 Bobcat
G25E-7 5,000 lb forklifts for Regions Mobile Arena.
Capital - Mobile Arena Furniture Fixtures and Equipment

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$72,519.54

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: Sourcewell cooperative purchasing agreement at price below 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:

RESOLUTION

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
<u>12260</u>	2026	(3030) REAL ESTATE-ASSET MANAGEMENT	TWO 2026 BOBCAT G25E-7 5,000 LB FORKLIFTS FOR REGIONS MOBILE ARENA (SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, AT PRICE BELOW STATE CONTRACT)	\$72,519.54	<u>(299723)</u> <u>BURWELL</u> <u>MATERIAL</u> <u>HANDLING LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00012260-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 9105paij Status: Released
--	--

Page 1

Vendor BURWELL MATERIAL HANDLING LLC 150 E 4TH PLACE SUITE 900 SIOUX FALLS, SD 57104	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602
---	---

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/08/26	299723				REAL ESTATE ASSET MANAGEMEN

LN Description / Account	Qty	Unit Price	Net Price
001 FORKLIFT 5000LB CAPACITY 4 FULL PNEUMATIC TIRES, WITH SIDE SHIFT, PROPANE POWERED. VENDOR TO PROVIDE BOBCAT MH GOVERNMENT G25E-7 FORKLIFT. AS PER YOUR QUOTE #DC=00362 DATED 8-4-2026 AND SOURCEWELL CONTRACT 053024-DIV	2.00 EACH	36259.77000	72519.54
1 2000.80.00.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT.			72519.54

Ship To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE
 MOBILE, AL 36602

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

Requisition Link

Requisition Total 72519.54

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E F201-001 .CAPEQUIPMT.	72519.54	8701547.43

***** General Ledger Summary Section *****

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00012260-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 9105paij Status: Released
---	---

Page 2

Vendor BURWELL MATERIAL HANDLING LLC 150 E 4TH PLACE SUITE 900 SIOUX FALLS, SD 57104	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602
--	--

Deliver To
 REAL ESTATE ASSET MANAGEMENT
 205 GOVERNMENT STREET
 5TH FLR S TOWER ROOM 547
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/08/26	299723				REAL ESTATE ASSET MANAGEMEN

Account Account 2000.80.00.0000.0000.0000.0000.47010. CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER \$5000)	Amount Amount 72519.54	Remaining Budget Remaining Budget 199759.09
---	------------------------------	---

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Canceled	09/03/26	JOHN PAINE	GL Allocation changed
Approved	05/08/26	CARLEEN STOUT	approved!
Approved	05/08/26	CHAD HOLM	Auto approved by: 910518486
Approved	05/11/26	BRENDA RHODES	
Approved	05/11/26	TIFFANY HOLLINS	Auto approved by: 910511034
Forward	08/27/26	PATRICIA KENNEDY-JONES	Automatic Forward to 9105paij
Queued	09/03/26	CARLEEN STOUT	Automatic Forward to 9105paij
Queued	09/03/26	CHAD HOLM	Automatic Forward to 9105paij
Pending		BRENDA RHODES	Automatic Forward to 9105paij
Pending		TIFFANY HOLLINS	Automatic Forward to 9105paij
Pending		DONALD ROSE	Automatic Forward to 9105paij
Pending		SANDRA LEWIS	Automatic Forward to 9105paij
Pending		STEVEN KRONINGER	Automatic Forward to 9105paij
Pending		MARYLYN BUSCHELL	Automatic Forward to 9105paij
Pending		JAMES NEESE	Automatic Forward to 9105paij
Pending		REBECCA CRUMPLER	Automatic Forward to 9105paij
Pending		ANNE FOLEY	Automatic Forward to 9105paij
Pending		JOHN PAINE	Automatic Forward to 9105paij

Authorized By: _____ Date: _____
Signature

Bobcat Company - Material Handling

Forklifts

#053024-DIV

Maturity Date: 7/23/2028

Website: bobcat.com/sourcewell 

Sourcewell 
Awarded Contract

Need help getting a quote?

Our Sourcewell team can help you through the quoting process, answer contract questions, and clarify next steps.

[Get help with a quote](#)

Call 877-585-9706

Products & Services

Documents

Contact Information

Products & Services

Sourcewell contract 053024-DIV gives access to the following types of goods and services:

- Industrial, warehouse, and material handling forklifts
- Forklifts range 3,000lbs to 55,000 lbs.
- Engines Options LPG, diesel, and dual-fuel
- Electric options 3-wheel and 4-wheel sit-down
- Narrow aisle, reach trucks, order pickers
- 26V, 48V and 80V electrics forklifts
- Air pneumatic, solid rubber, cushion, and non-marking tires
- Lithium ion and lead-acid battery options
- Guardian Stability System (GSS)

[Locate your local dealer or representative](#) 

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

[General Contracts](#)

[IDIQ Contracts](#)

Sourcewell's website may contain links to nongovernment websites being provided as a convenience and for informational purposes only. Sourcewell neither endorses nor guarantees, in any way, the external organization's services, advice, or products included in these website links. Sourcewell bears no responsibility for the accuracy, legality, or timeliness of any content on the external site or for that of subsequent links. All questions related to content on external sites should be addressed directly to the host of that particular website.

Dealer Locator

Search for a Bobcat equipment dealership in your area.

Partner with a local Bobcat dealer for exceptional sales, service, and support throughout the ownership of your equipment. Whether you're growing your business or taking care of your land, a local dealer can be your trusted partner. Together, you'll be able to accomplish more.

Location*

 Auto Detect

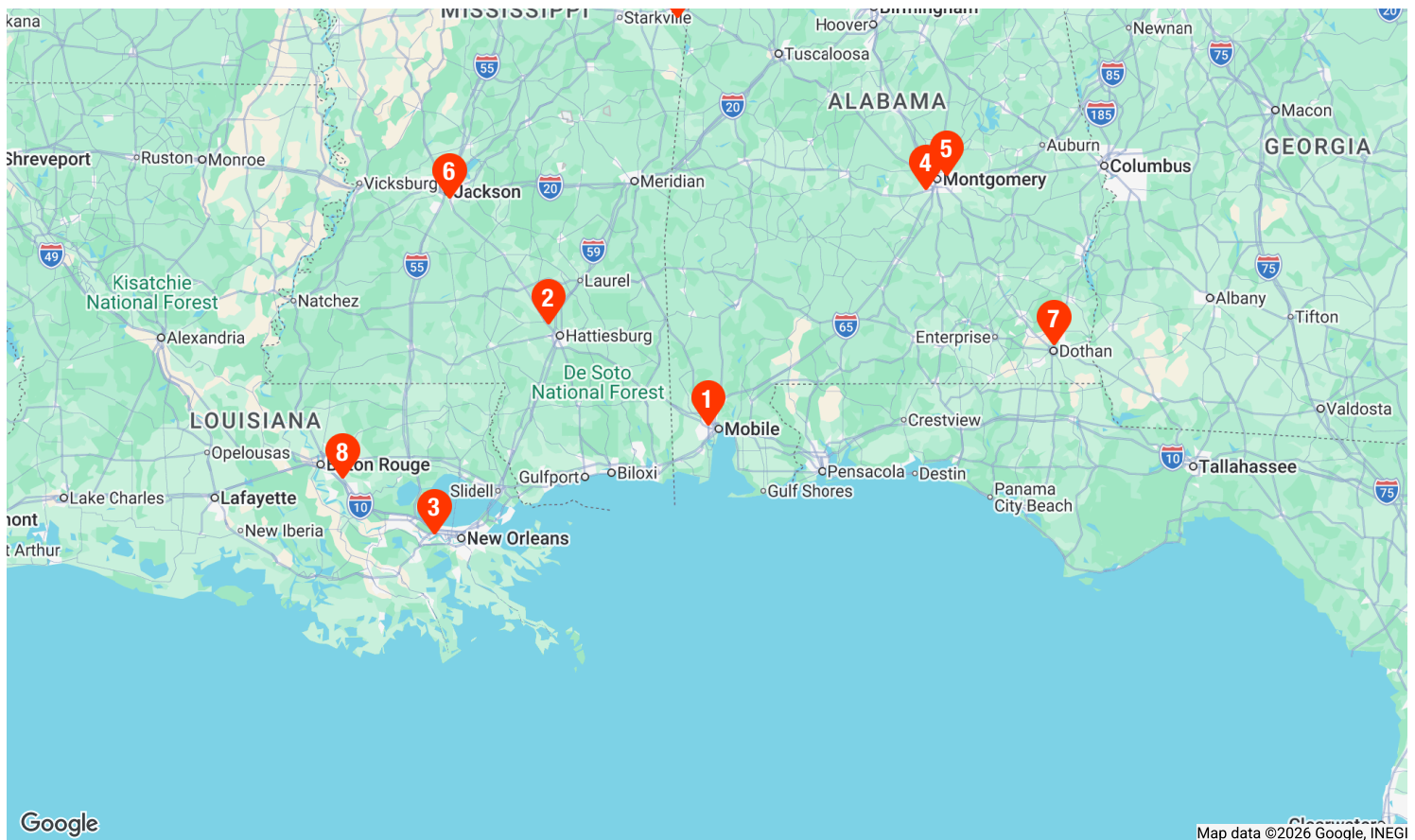
 Mobile, AL, USA

Product*

IC Pneumatic Tire

Search

Product Type: IC Pneumatic Tire 



9 Results

Units

Miles

1 **BURWELL MATERIAL HANDLING, LLC**



1111 W I-65 Service Road North, Mobile, AL, 36618, US

14.8 mi / 10 mins

[Call](#) | [Get Directions](#)

2 **Burke Handling Systems**



7418 Us 49 North, Hattisburg, MS, 39402, US

170.2 mi / 1 hour 41 mins

[Call](#) | [Get Directions](#)

3 **BURWELL MATERIAL HANDLING, LLC**



10299 Airline Hwy., St. Rose, LA, 70087, US

252.6 mi / 2 hours 23 mins

[Call](#) | [Get Directions](#)

4 **Koam Maintenance**



4520 Selma Hwy., Montgomery, AL, 36108, US

267.7 mi / 2 hours 23 mins

[Call](#) | [Get Directions](#)

5 **BTL America**



2776 Gunther Park Drive East, Montgomery, AL, 36109, US

284.8 mi / 2 hours 34 mins

[Call](#) | [Get Directions](#)

6 **Burke Handling Systems**



431 Hwy 49 South, Jackson, MS, 39218, US

295.0 mi / 3 hours 0 mins

[Call](#) | [Get Directions](#)

7 **BURWELL MATERIAL HANDLING, LLC**



107 Commerical Lane, Dothan, AL, 36303, US

313.4 mi / 3 hours 12 mins

[Call](#) | [Get Directions](#)

8 **BURWELL MATERIAL HANDLING, LLC**



15151 Airline Highway, Baton Rouge, LA, 70879, US

317.2 mi / 2 hours 58 mins

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. 2022-135, the Department has reviewed the competitive bidding process used by Sourcewell, 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 Sourcewell pursuant to the competitive bid laws of the State of Minnesota.

Based on the Department's review, the competitive bid process used by Sourcewell 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 Sourcewell, 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 such purchases must comply with the requirements of *Uniform Guidance*.

Should the Department receive notice that Sourcewell or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, Sourcewell'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,

A handwritten signature in black ink, appearing to read 'RLR', with a stylized flourish at the end.

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to Kamo Manufacturing Co Inc flooring cleaning equipment for Regions Mobile Arena.

Amount of Contract:

\$99,595.00

Funding Source

Capital - Mobile Arena Furniture Fixtures and Equipment

ATTACHMENTS:

1. 20260903 Kamo Agenda Package POs

REVIEWERS:

Tiereney Leverette

Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 8 September 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 Kamo Manufacturing Co Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Kamo Manufacturing Co Inc flooring cleaning equipment
for Regions Mobile Arena.
Capital - Mobile Arena Furniture Fixtures and Equipment

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$99,595.00

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: TIPS 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:

RESOLUTION

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
<u>15599</u>	2026	(3030) REAL ESTATE-ASSET MANAGEMENT	FLOOR CLEANING EQUIPMENT FOR REGIONS MOBILE ARENA (TIPS COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$99,595.00	<u>(300460) KAMO MANUFACTURING CO INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved
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Page 1

Vendor
 KAMO MANUFACTURING CO INC
 1326 REYNOLDS ST

Ship To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

AUGUSTA, GA 30901

MOBILE, AL 36602
 SAM.MATHENY@VOLKERT.COM

Tel#706 724 1488
 Fax 706 722 1606

Deliver To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN Description / Account	Qty	Unit Price	Net Price
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General Notes

PLEASE CONTACT SAM MATHENY @ 864-245-1917 BEFORE DELIVERED.

AS PER YOUR QUOTE Q031657 AND THE TIPS CONTRACT 260103 WITH AFFLINK AND KAMO MFG CO INC AS A RESELLER EXPIRES 03-31-2029			
001	40VERSA05 AUTOSCRUBBER INTELLIGENT DESIGN 40" VERSA RIDER 250AH AGM INCLUDES BATTERY AND CHARGER	1.00 EACH	35650.00000 35650.00
1 2000.80.00.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT.			35650.00

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

002	140000003 AUTOSCRUBBER X-SCRUB MAX 20" WALK-BEHIND FLOOR	2.00 EACH	4800.00000 9600.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 2
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Vendor KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM
--	--

Deliver To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

 MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	SCRUBBER, TRACTION DRIVE INCLUDES BATTERY AND CHARGER			
1	2000.80.00.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT.			9600.00
	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			
003 11931	KAMO LOW SPEED FLOOR MACHINE 20" 175 RPM 1.5HP HEAVY DUTY INCLUDES PAD DRIVER *ALWAYS ASSEMBLE BEFORE DELIVERY"	1.00 EACH	990.00000	990.00
1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			990.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 3
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Vendor
 KAMO MANUFACTURING CO INC
 1326 REYNOLDS ST

Ship To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

AUGUSTA, GA 30901

MOBILE, AL 36602
 SAM.MATHENY@VOLKERT.COM

Tel#706 724 1488
 Fax 706 722 1606

Deliver To
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 401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
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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	310000002 VACUUM UPRIGHT IDM DUAL MOTOR HEPA WITH TOOLS 18/3 50FT CORD W/ PIGTAIL	4.00 EACH	599.00000	2396.00
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1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			2396.00
---	--	--	--	---------

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	CK 3030WAV TORNADO CK 3030 WIDE	2.00	3100.00000	6200.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 4
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Vendor
 KAMO MANUFACTURING CO INC
 1326 REYNOLDS ST

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AUGUSTA, GA 30901

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Deliver To
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 401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	AREA CARPET VACUUM, 30" CLEANING PATH	EACH		
1	2000.80.00.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT.			6200.00
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				
006	CHAMP23DMFMS VAC CHAMP WET/DRY 23 GAL POLY TANK DUAL MOTOR W/FRONT MOUNT SQUEEGEE WITH FOOT RELEASE W/HOSE, WAND & TOOLS INCLUDED	2.00 EACH	890.00000	1780.00
1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			1780.00

=====	=====
Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved
	Page 5
=====	=====

Vendor
KAMO MANUFACTURING CO INC
1326 REYNOLDS ST

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE

AUGUSTA, GA 30901

MOBILE, AL 36602
SAM.MATHENY@VOLKERT.COM

Tel#706 724 1488
Fax 706 722 1606

Deliver To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE

MOBILE, AL 36602

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Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN
-----	-----	-----	-----	-----	-----

LN Description / Account	Qty	Unit Price	Net Price
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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 2000RC CR2 COMPLETE RESTROOM	1.00	6275.00000	6275.00
RESTORATION MACHINE *INCLUDES ALL	EACH		
TOOLS*			

1 2000.80.00.0000.0000.0000.0000.47010.		
E F201-001 .CAPEQUIPMT.		6275.00

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 00-5806-5 KOBLENZ BACKPACK	4.00	399.00000	1596.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 6
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Vendor KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM
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Deliver To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE
 MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty EACH	Unit Price	Net Price
1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			1596.00

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

009	TO MARATHON1200 TORNADO MARATHON 1200 CARPET EXTRACTOR.	1.00 EACH	3500.00000	3500.00
1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			3500.00

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 ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 7
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Vendor KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM
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Deliver To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

 MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
010	TO 98132 MARATHON 350 CARPET EXTRACTOR	2.00 EACH	599.00000	1198.00
1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			1198.00
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				
011	610000005 X-SWEEP 61 RIDER SWEEPER	1.00 EACH	22000.00000	22000.00
1	2000.80.00.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT.			22000.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 8
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Vendor
 KAMO MANUFACTURING CO INC
 1326 REYNOLDS ST

Ship To
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 401 CIVIC CENTER DRIVE

AUGUSTA, GA 30901

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 SAM.MATHENY@VOLKERT.COM

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MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
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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	TO 98786 TORNADO WINDSHEAR 3200 BLOWER AIR DRYER 98774	3.00 EACH	300.00000	900.00
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1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			900.00
---	--	--	--	--------

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

013	JX7-700 ONYX BURNISHER JX7-700 27" W/708CC ENGINE	1.00 EACH	5510.00000	5510.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 9
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Vendor
 KAMO MANUFACTURING CO INC
 1326 REYNOLDS ST

Ship To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

AUGUSTA, GA 30901

MOBILE, AL 36602
 SAM.MATHENY@VOLKERT.COM

Tel#706 724 1488
 Fax 706 722 1606

Deliver To
 CIVIC CENTER EXPO HALL
 401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
1	2000.80.00.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT.			5510.00

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

014	KA 11509360 KARCHER HD MID CLASS CAGE PRESSURE WASHER	1.00 EACH	2000.00000	2000.00
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1	2000.80.00.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS.			2000.00
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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 ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 10
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Vendor
KAMO MANUFACTURING CO INC
1326 REYNOLDS ST

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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN Description / Account	Qty	Unit Price	Net Price
Requisition Link			
Requisition Total			99595.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E F201-001 .CAPEQUIPMT.	85235.00	8701547.43
E F201-001 .CAPMATERLS.	14360.00	8701547.43

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.47010.	85235.00	199759.09
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER \$5000)		
2000.80.00.0000.0000.0000.0000.47020.	14360.00	199759.09
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (LESS THAN \$5000)		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	07/20/26	CARLEEN STOUT	approved!
Approved	07/20/26	CHAD HOLM	Auto approved by: 910518486
Approved	07/20/26	BRENDA RHODES	
Approved	07/20/26	TIFFANY HOLLINS	Auto approved by: 910511034
Forward	08/27/26	PATRICIA KENNEDY-JONES	Automatic Forward to 9105paij
Unknown	09/03/26	SANDRA LEWIS	
Approved	09/03/26	DONALD ROSE	Auto approved by: 910518227
Approved	09/03/26	SANDRA LEWIS	
Approved	09/03/26	STEVEN KRONINGER	Auto approved by: 910518227
Approved	09/03/26	MARYLYN BUSCHELL	Auto approved by: 910518227
Approved	09/03/26	JAMES NEESE	Auto approved by: 910518227
Approved	09/03/26	REBECCA CRUMPLER	Auto approved by: 910518227

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00015599-00 FY 2026 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved
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Page 11

Vendor
 KAMO MANUFACTURING CO INC
 1326 REYNOLDS ST

Ship To
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AUGUSTA, GA 30901

MOBILE, AL 36602
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 401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN Description / Account Approved 09/03/26 ANNE FOLEY Approved 09/03/26 JOHN PAINE	Qty Unit Price Net Price Auto approved by: 910518227 Auto approved by: 910518227
--	--

Authorized By: _____ Date: _____
 Signature

[Home](#)[Contracts ▾](#)[Membership ▾](#)[Vendors ▾](#)[TIPS Construction ▾](#)[Partnerships](#)[About Us ▾](#)[Sign Up ▾](#)

A

VENDOR

AFFLINK LLC[Resellers](#)[Marketing](#)

Overview

[Print Profile](#)

Address

1400 AFFLINK PLACE
Tuscaloosa, AL 35406, USA

Website

www.afflink.com

Service/ Products Description

As the Home of the Independent,
AFFLINK ... [see more](#)

Non-Automated PO Instructions

[PO Process](#)EMAIL PO DIRECTLY TO AFFLINK
RESELLER REPRESENTATIVEPO MUST REFERENCE VENDOR'S
TIPS CONTRACT NUMBER

Contacts

[Choose Contracts \(2\)](#)**260103 - Janitorial and Sanitation Supplies and Services**

Primary

Contact:

Shalandria White

Title:

Director of Operations

Phone:

(205) 344-4104

Email:

swhite@afflink.com

Secondary

Contact:

Teresa Alston

Title:

Strategic Account Coordinator

Phone:

(205) 344-4224

Email:

talston@afflink.com

States served

AL , AK , AZ , AR , CA , CO , CT , DE , DC , FL , GA , HI , ID , IL , IN , IA , KS , KY , LA , ME , MD , MA , MI , MN , MS ,
MO , MT , NE , NV , NH , NJ , NM , NY , NC , ND , OH , OK , OR , PA , PR , RI , SC , SD , TN , TX , UT , VT , VI , VA , WA ,
WI , WV , WYDisadvantaged/minority/woman business enterprise: **No**Historically underutilized business (hub): **No**

Due Diligence

260103

Janitorial and Sanitation Supplies and Services

End Date: **03/31/2029**

Contract: 260103

EDGAR COMPLIANCE: YES[View Doc](#)

Contract Documents

[Bid Request](#)[Bid Advertisement](#)[Bid Responders](#)If additional documentation is needed, email bids@tips-usa.com

Vendor Documents

[Vendor Contract](#)**260401**

Food Service Equipment, Chemicals, Supplies, and Services

End Date: **06/30/2029**

Contract: 260401

EDGAR COMPLIANCE: YES[View Doc](#)

Contract Documents

Vendor Documents

OTHER DOCUMENTS

[Bid Request](#)
[Bid Advertisement](#)
[Bid Responders](#)

If additional documentation is needed, email bids@tips-usa.com

OTHER DOCUMENTS

[Vendor Contract](#)



Address

The Interlocal Purchasing System
4845 US Highway 271 N
Pittsburg, TX 75686

Email

tips@tips-usa.com
info@tipsconstruction.com

FAQ

[What is TIPS?](#)
[How does my organization benefit from using a purchasing cooperative like TIPS?](#)
[How are TIPS contracts awarded?](#)

Reseller



Resellers listed below may also hold a current TIPS contract. PO's for quotes provided by a reseller that are also awarded in the same category will be processed and sent directly to that reseller. Please check under "ALL VENDORS" before requesting a quote from any listed reseller.

[TIPS PO Process for Reseller](#)[Reseller Process Guide for TIPS Sale](#)[Reseller Form for TIPS Sale](#)

JN Kidds Distributors

Website
<https://jnkidds.com/>

Phone
(781) 331-7722

Address
**830 W Chestnut St
Brockton, MA 02301**

KAMO MANUFACTURING CO. INC.

Website
<http://www.kamo.com>

Phone
(706) 724-1488

Address
1326 Reynolds Street, Augusta,GA 30901

Fax
(770) 722-1606

KARI-OUT

Website
<https://kariout.com/>

Phone
(914) 580-3200

Address
**520 White Plains Rd, 6th Flr
Tarrytown, NY 10591**

Key-4 Cleaning Supplies

Website
www.ipack.com

Phone
(614) 351-1553

Address
**4088 Fisher Road
Columbus, OH 43228**

KRAFTWORTH INC

Showing **200** of **327** authorized resellers

[Export to Excel \(327\)](#)

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,

A handwritten signature in black ink, appearing to read 'R. L. Riddle', with a stylized flourish at the end.

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

James Roberts, Sr Dir-Neighborhood Dev

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Taylor Landing Resolution 9-2-26 (4)

REVIEWERS:

Tiereney Leverette

Lana Pafenbach

RESOLUTION

Sponsored By: Mayor Spiro Cheriogotis and Councilmember Small

WHEREAS, the City Council has found and determined that it is wise, expedient, and necessary to facilitate neighborhood revitalization through the acquisition, construction and rehabilitation of residential, mixed-use, commercial, and public projects; and,

WHEREAS, in addition, the City Council and the Mayor of the City of Mobile have identified a public need for affordable housing as identified under Code of Alabama Section 11-96A, *et. seq.*, as amended; and,

WHEREAS, the expenditure of funds for affordable housing will serve a valid and sufficient public purpose; and,

WHEREAS, the Taylor Landing project that is to be funded through Community Development Block Grant-Disaster Recovery funds, Alabama Housing Finance Authority Bond funds, and private mortgage funds has a \$1,950,000.00 financing gap caused by the Mobile Housing Authority's abstention to participate with Project Based Vouchers; and,

WHEREAS, it is determined by the City Council and the Mayor that the Taylor Landing development is of the utmost importance and of the highest priority to reverse the decline of the neighborhood caused, in part, by years of neglect by the Mobile Housing Authority with the neighboring Oaklawn Homes, commonly referred to as 1010 Baltimore Street; and,

WHEREAS, the City Council finds the City's participation in certain affordable housing developments, and in this case, the Taylor Landing development is required and justified because without assistance the private sector would not develop this property and the participation is performed under its police powers to promote the health and well-being of its people; and,

WHEREAS, the City is performing its governmental functions in providing such assistance to the development due to the promotion of the public peace, health, safety, and morals, as well as the expenditure of money for the benefit of all its citizens as a whole, to such an extent as to fully warrant and justify the appropriation of City funding and support contemplated herein;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that \$1,950,000 from Fiscal Year 2026-2027 CDBG Census Tract Restricted Capital Funds be made available to be encumbered for this project on October 1, 2026 immediately upon the implementation of the City of Mobile Fiscal Year 2026-2027 budget;

BE IT FURTHER RESOLVED that the Mayor, or his designee, is authorized to act on behalf of the City of Mobile in providing a firm letter of commitment to the developer and Alabama Housing Finance Authority and all other actions needed to firmly secure the other funding sources for the development. The Mayor, or his designee, is further authorized to execute Developer Agreements, Administrative Agreements, Loan Agreements, and associated security documents on behalf of the City as required to efficiently effectuate the development.

Adopted:

Lisa C. Lambert, City Clerk

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 TO CONSIDER ADOPTION OF THE 2026-2027 GENERAL
FUND AND CAPITAL IMPROVEMENT FUND BUDGETS**

Pursuant to Resolution of the Mobile, Alabama City Council adopted on August 25, 2026, a public hearing will be held on September 8, 2026 at 10:30 a.m., to consider adoption of the 2026-2027 General Fund and Capital Improvement Fund budgets for the City of Mobile, Alabama. The public hearing will be held in the auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. Public comments will be allowed.

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE,
ALABAMA, that the 2026-2027 General Fund and Capital Improvements Fund
budgets are adopted.

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

Jennifer Greene, Dir of Programs & Project Mgmt

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

The Office of Grants Management is requesting authorization to apply for the Federal Transit Administration's Fiscal Year 2026 Competitive Funding Opportunity: Grants for Buses and Bus Facilities Program. The City is seeking funding to purchase five trolley-style buses for Second Line Transit's fixed-route network, replacing existing large-class vehicles as part of the route consolidation underway with the City's transit partner, Via Transportation. Funding comes from the Federal Transit Administration. The federal grant request is for the amount up to \$1,360,000.00 and a local City match of up to \$320,000.00. The deadline to submit the application is September 21, 2026.

Amount of Contract:

Up to \$1,360,000.00; up to \$320,000 match

Funding Source

N/A

ATTACHMENTS:

1. Resolution FTA 20260903
2. Cover Letter FTA 20260903

REVIEWERS:

Tiereney Leverette
Lana Pafenbach

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 Federal Transit Administration, grant assistance up to the amount of \$1,360,000.00 under the Fiscal Year 2026 Competitive Funding Opportunity: Grants for Buses and Bus Facilities Program, to fund the acquisition of five new trolley-style buses for the City's fixed-route transit network.

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 information required by the Federal Transit Administration. 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 shall appropriate matching funds to be transferred from the General Fund to the Transit Fund up to the amount of \$320,000.00 in the event this grant is awarded in full.

Adopted:

City Clerk



September 2, 2026

Dear Councilmembers:

The Office of Grants Management is requesting authorization to apply for the Federal Transit Administration's Fiscal Year 2026 Competitive Funding Opportunity: Grants for Buses and Bus Facilities Program. The City is seeking funding to purchase five trolley-style buses for Second Line Transit's fixed-route network, replacing existing large-class vehicles as part of the route consolidation underway with the City's transit partner, Via Transportation.

Funding comes from the Federal Transit Administration. The federal grant request is for the amount up to \$1,360,000.00 and a local City match of up to \$320,000.00. The deadline to submit the application is September 21, 2026.

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,

A handwritten signature in black ink, appearing to read 'J. Greene', with a stylized flourish at the end.

Jennifer Greene
Director, Programs and Project Management
Department of Engineering and Infrastructure



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Forrester, City Engineer

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Approve access permit on behalf of Alabama Toll Road, Bridge and Tunnel Authority.

Amount of Contract:

\$0.00

Funding Source

Approved after pre-Council per request of Jim Barber.

ATTACHMENTS:

1. ALDOT Alabama Toll Bridge and Tunnel Authority Permission agreement

REVIEWERS:

Tiereney Leverette

Lana Pafenbach

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

WHEREAS, the Alabama Department of Transportation (“ALDOT”), on behalf of the Alabama Toll Road, Bridge and Tunnel Authority, has requested permission to place vibration monitoring equipment on certain City properties in connection with the I-10 Mobile River Bridge and Bayway Project, Project No. 100075797; and

WHEREAS, the monitoring is intended to support compliance with environmental and historic preservation commitments and monitor vibrations affecting structures during pre-construction and construction activities; and

WHEREAS, the City Council finds that permitting this limited access serves a public purpose by supporting the protection of City property and historic resources;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are authorized to execute and attest, respectively, for and on behalf of the City of Mobile, the Limited Temporary and Non-Exclusive Access Permits granting ALDOT, the Authority, and their authorized representatives and contractors access solely to install, operate, maintain, and remove vibration monitoring equipment at the following locations identified in ALDOT’s August 26, 2026 request and supporting materials: Old City Hall, 111 South Royal Street; Phoenix Fire Museum, 203 South Claiborne Street; and the monitoring site identified as “Wallace Tunnel.” A copy of said Permit and attachments is on file in the office of the City Clerk.

ADOPTED:

City Clerk



Kay Ivey
GOVERNOR

ALABAMA DEPARTMENT OF TRANSPORTATION

SOUTHWEST REGION
OFFICE OF REGION ENGINEER
1701 I-65 WEST SERVICE ROAD NORTH
MOBILE, ALABAMA 36618-1109
TELEPHONE: (251) 470-8200
FAX: (251) 473-3624



John R. Cooper
TRANSPORTATION DIRECTOR

August 26, 2026

Sent Via Email and US Mail

City of Mobile
The Honorable Spiro Cheriogotis
c/o Nick Amberger, P.E.
205 Government St. 10th Floor
Mobile, AL 36602

Re: Vibration Monitoring for Mobile River Bridge Construction Work

Dear Honorable Mayor Cheriogotis,

The Alabama Department of Transportation (ALDOT), on behalf of the Alabama Toll Road, Bridge and Tunnel Authority, is requesting access to your property for the purpose of placing vibration monitoring equipment on your property. These monitors are being placed as part of the Memorandum of Agreement between the Alabama Department of Transportation (ALDOT) and the Federal Highway Administration (FHWA) with Alabama State Historic Preservation Office and the Advisory Council on the Historic Preservation regarding the I-10 Mobile River Bridge Project.

ALDOT has included with this letter a "Limited Temporary and Non-Exclusive Access Permit" that would grant ALDOT's representatives permission to access your property solely for the purposes described in the access permit.

ALDOT asks that you complete the Permit document granting permission for access and return it to ALDOT in the stamped and self-addressed envelope included in this letter on or before September 9, 2026. Once received back, a representative will contact you using the phone number and/or email address provided in the signed access permit and schedule a time convenient to you to access your property.

City of Mobile
Page 2
August 26, 2026

If you have any questions or would like further information, please contact Kevin Cahoon with Kiewit Massman Traylor. Mr. Cahoon can be reached at (531) 434-5118 or kevin.cahoon@kiewit.com. If Mr. Cahoon should not be available, contact Candice Prine with ALDOT. Ms. Prine can be reached at (251) 470-5124 or prinec@dot.state.al.us

Sincerely,



Edwin L. Perry III, P.E.
Mobile River Bridge and Bayway
Project Director

Cc: File



Alabama Department of Transportation

LIMITED TEMPORARY AND NON-EXCLUSIVE ACCESS PERMIT

TO THE ALABAMA DEPARTMENT OF TRANSPORTATION AND ITS ASSIGNS, CONTRACTORS, AND CONSULTANTS:

I, _____ (the "Land Owner"), being the legal owner and party in interest, or officer with full authority in the case of a corporation, of the property located at _____ (the "Property"), hereby formally grant the Alabama Toll Road Bridge and Tunnel Authority (the "Authority"), the Alabama Department of Transportation ("ALDOT"), and either of their assigns, employees, agents, and contractors (together with the Authority and ALDOT, the "Authorized Persons") this Limited Temporary and Non-Exclusive Access Permit ("Permit") to place and vibration monitoring equipment related to the I-10 Mobile River Bridge and Bayway Project, [Project No. 100075797] (the "Project").

Pursuant to Alabama Code § 23-2-146(d), ALDOT, on behalf of the Authority, has the authority to enter into this Permit for survey and monitoring purposes, ensuring environmental compliance for infrastructure projects.

Access to the Property pursuant to this Permit is subject to the following terms and conditions:

1. **Placement of Equipment:** Authorized Persons may place equipment at an agreed upon location on the Property.
2. **Vibration Monitoring During Demolition and Construction:** Throughout the ALDOT's pre-construction and construction activities, vibrations will be continuously monitored by the equipment to ensure compliance with ALDOT's environmental commitments regarding integrity of structures on the Property.
3. **Access by Authorized Persons:** Authorized Persons only access the Property for the purposes of placing the equipment, maintaining the equipment, and removing the equipment for the timeline outlined below. ALDOT or its representative will coordinate access to the Property with the Land Owner prior to entering the property for survey purposes.
4. **Anticipated Authorized Persons Requiring Access:** ALDOT expects that Authorized Persons needing access to the Property will include, without limitation:
 - a. Representatives from Kiewit Massman Traylor, a Joint Venture (the "Design-Builder")
 - b. Other authorized contractors engaged by ALDOT
5. **Timeline for Surveys and Monitoring:** This installation of the equipment is projected to begin on October 1, 2026 (*start date*). The equipment will be removed no later than October 1, 2031 (*end date*).
6. **Acknowledgment of Right to Deny Entry and Opportunity for Legal Consultation:** By signing this agreement, the Land Owner agrees to permit entry to the Property by Authorized Persons in accordance with the activities described by this Permit. The Land Owner acknowledges having received notice of their right to deny entry to the Property. Should the Land Owner wish exercise this right to deny entry, he or she should complete the separate "Survey and Monitoring Access Denial" form and return it in the self-addressed, stamped envelope provided. The Land Owner affirms he or she has read and understands the terms of this Permit and willingly accepts the

implications of granting the right of entry to the Property for surveys and monitoring. The Land Owner further acknowledges that this decision may have legal consequences and that he or she has been given the opportunity to consult with legal counsel regarding this matter.

7. **Contact Information:** For any queries, concerns, or additional information regarding this agreement or the processes specified above, Land Owners should reach out to:

Representative Contact:

Kevin Cahoon

Phone: (531) 434-5118

Email: kevin.cahoon@kiewit.com

ALDOT Contact:

Candace Prine

Phone: (251) 470-5124

Email: prinec@dot.state.al.us

This instrument is executed and delivered solely for the purpose stated above, allowing Authorized Persons to access the Property to conduct environmental survey work and vibration monitoring. The rights, privileges, or lawful interests of the undersigned Land Owner in the Property remain unaffected, except as expressly set forth herein.

[INTENTIONALLY BLANK]

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date stated in the acknowledgment below to be effective as of this ____ day of _____, ____.

Land Owner (Signature) _____ Date _____

Mailing Address _____

Phone Number _____ Email _____

ACKNOWLEDGMENT FOR INDIVIDUAL

STATE OF ALABAMA _____)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, 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 this instrument, _____ (*he/she/they*) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 20____.

NOTARY PUBLIC
My Commission Expires _____

[SEAL]

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA _____)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as the _____ (*title*) of _____ (*name of corporation*), a corporation, 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, she they*), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

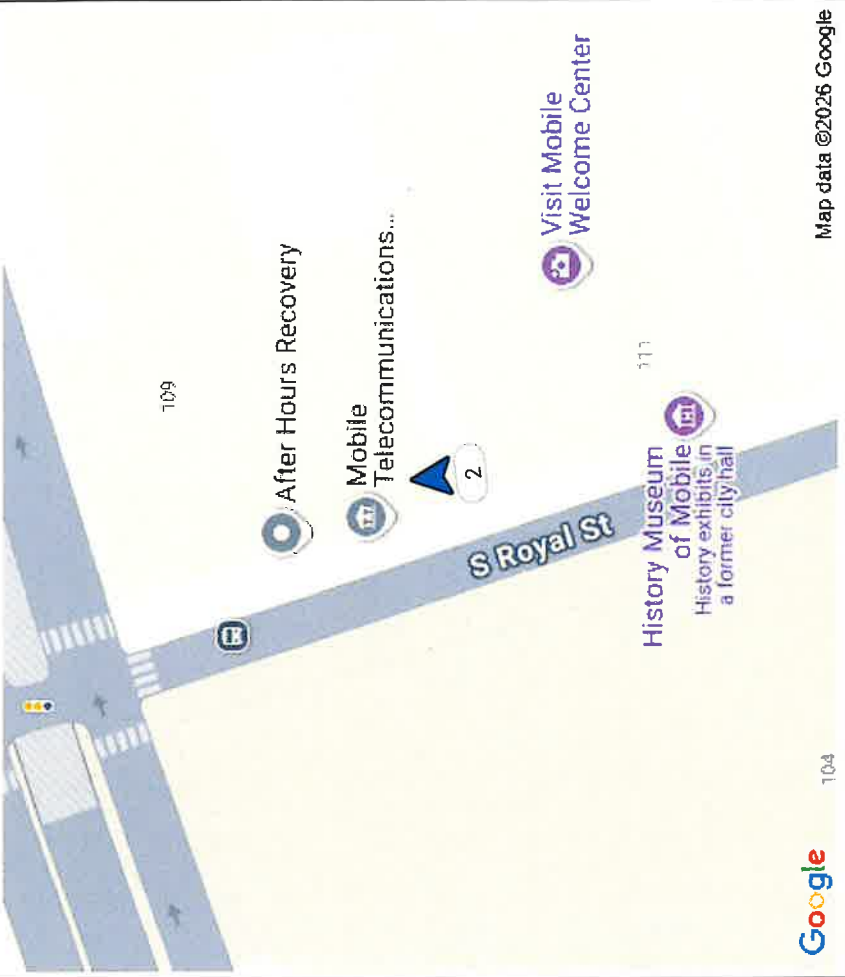
Given under my hand and official seal this _____ day of _____ 20____.

NOTARY PUBLIC
My Commission Expires _____

[SEAL]



Vibration Monitor

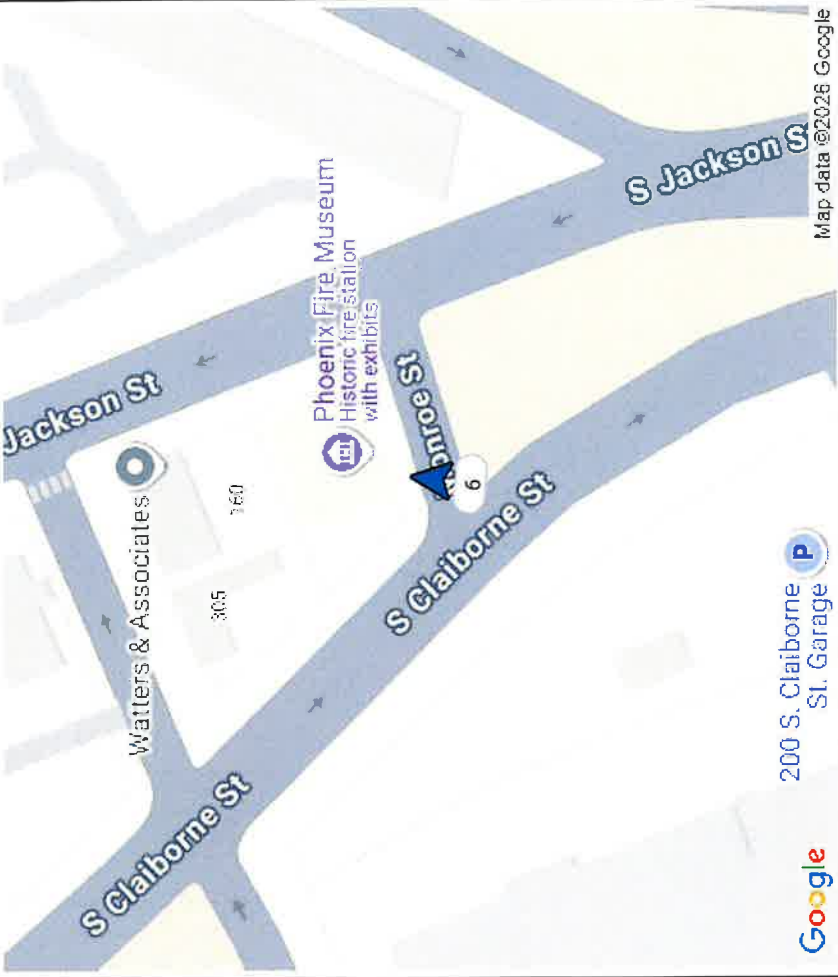


Media 2: Old City Hall Exterior service area with security fencing, utility piping, bollard, and concrete pavement adjacent to an industrial building.

Date Taken: 08/18/2026

Tags: Vibration Monitor		Taken By: Matt Silveston		
Latitude: 30.689870	Longitude: -88.039939	Bearing: N	Elevation: 2.81	Angle: 353.42
Project Name: I-10 Mobile River Bridge Instrumentation				
Project Location: 351 S Conception St, Mobile, AL 36603, USA				
Client: KMT				
Project Code: 09-250203				
Preparer: Matt Silveston			Page Number: 3 of 10	
Reviewer:			Report Date: 2026-08-18	



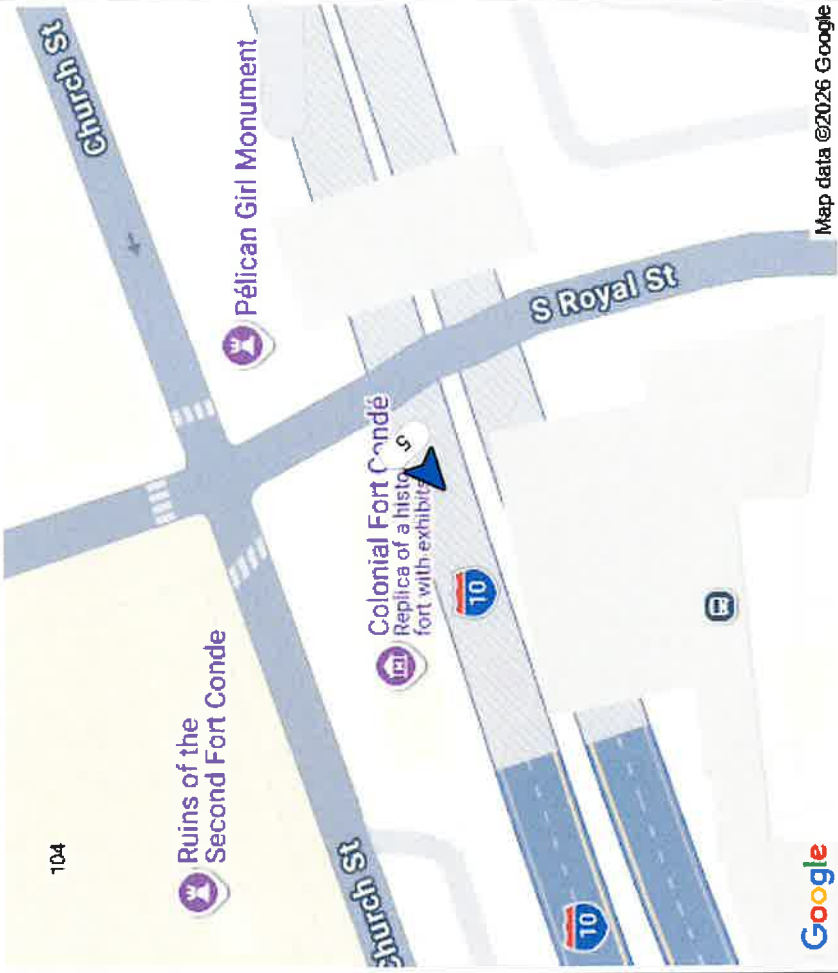
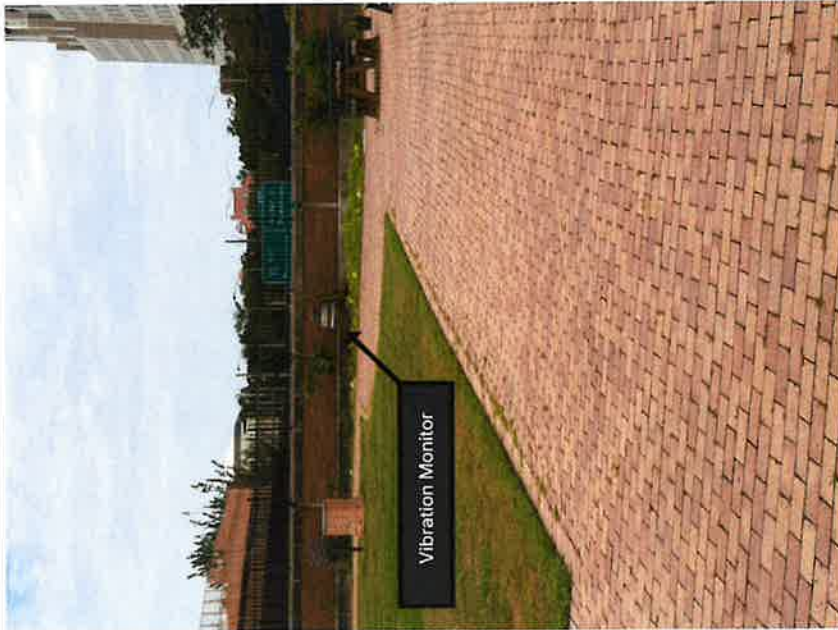


Media 6: Phoenix Fire Museum Historic brick building entrance with barred windows, landscaped shrubs, brick paving, and a parked vehicle along the frontage.

Date Taken: 08/18/2026

Tags: Vibration Monitor		Taken By: Matt Silveston		
Latitude: 30.687105	Longitude: -88.043335	Bearing: N	Elevation: 3.68	Angle: 6.53
Project Name: I-10 Mobile River Bridge Instrumentation				
Project Location: 351 S Conception St, Mobile, AL 36603, USA				
Client: KMT				
Project Code: 09-250203				
Preparer: Matt Silveston			Page Number: 7 of 10	
Reviewer:			Report Date: 2026-08-18	





Media 5: Wallace Tunnel Brick-paved courtyard beside landscaped lawn, retaining walls, fencing, and an adjacent urban construction area.

Date Taken: 08/18/2026

Tags: Vibration Monitor

Taken By: Matt Silveston

Latitude: 30.688963

Longitude: -88.039816

Bearing: SW

Elevation: 2.9

Angle: 228.01

Project Name: I-10 Mobile River Bridge Instrumentation

Project Location: 351 S Conception St, Mobile, AL 36603, USA

Client: KMT

Project Code: 09-250203

Preparer: Matt Silveston

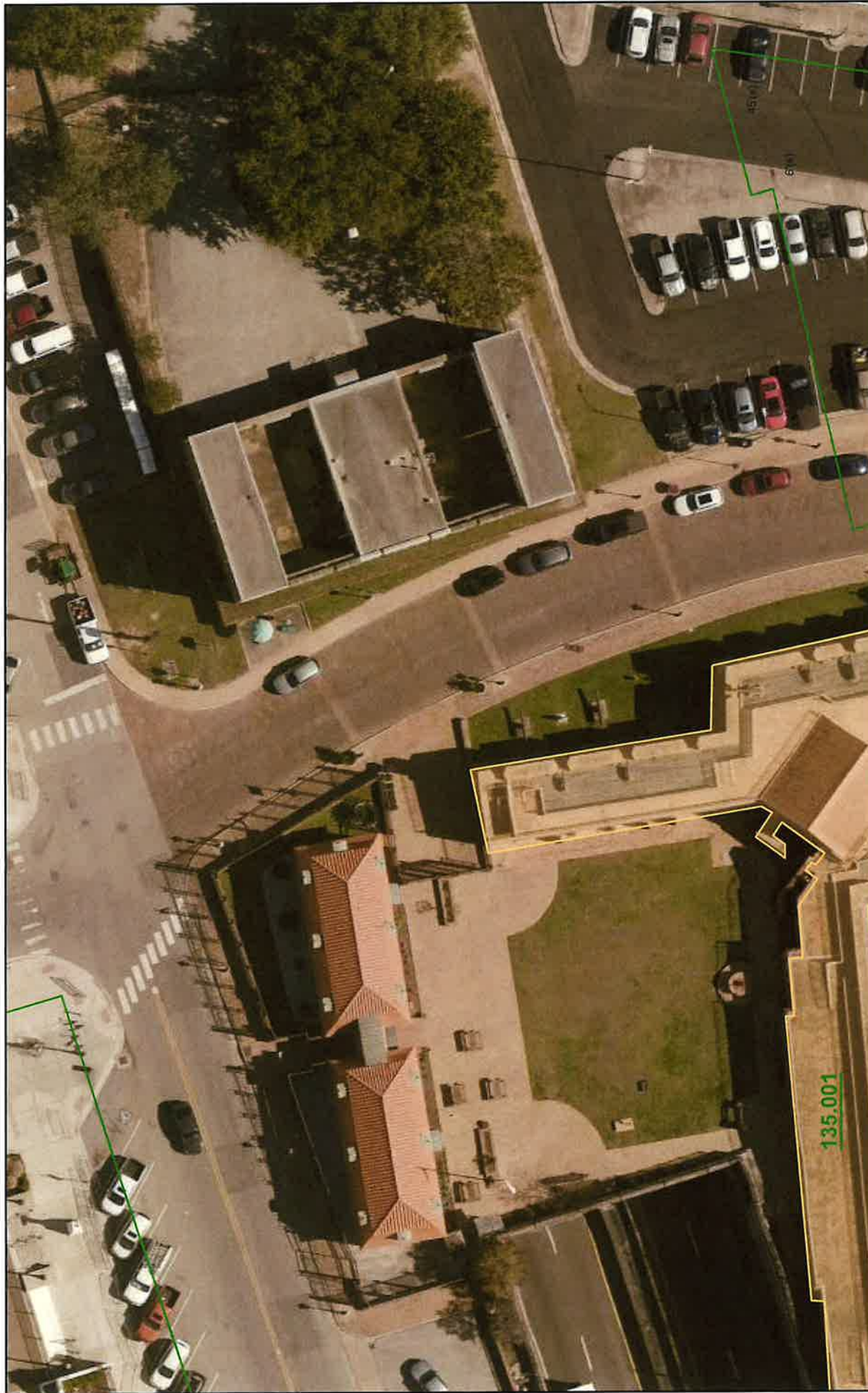
Page Number: 6 of 10

Reviewer:

Report Date: 2026-08-18



Mobile County Interactive Tax Map



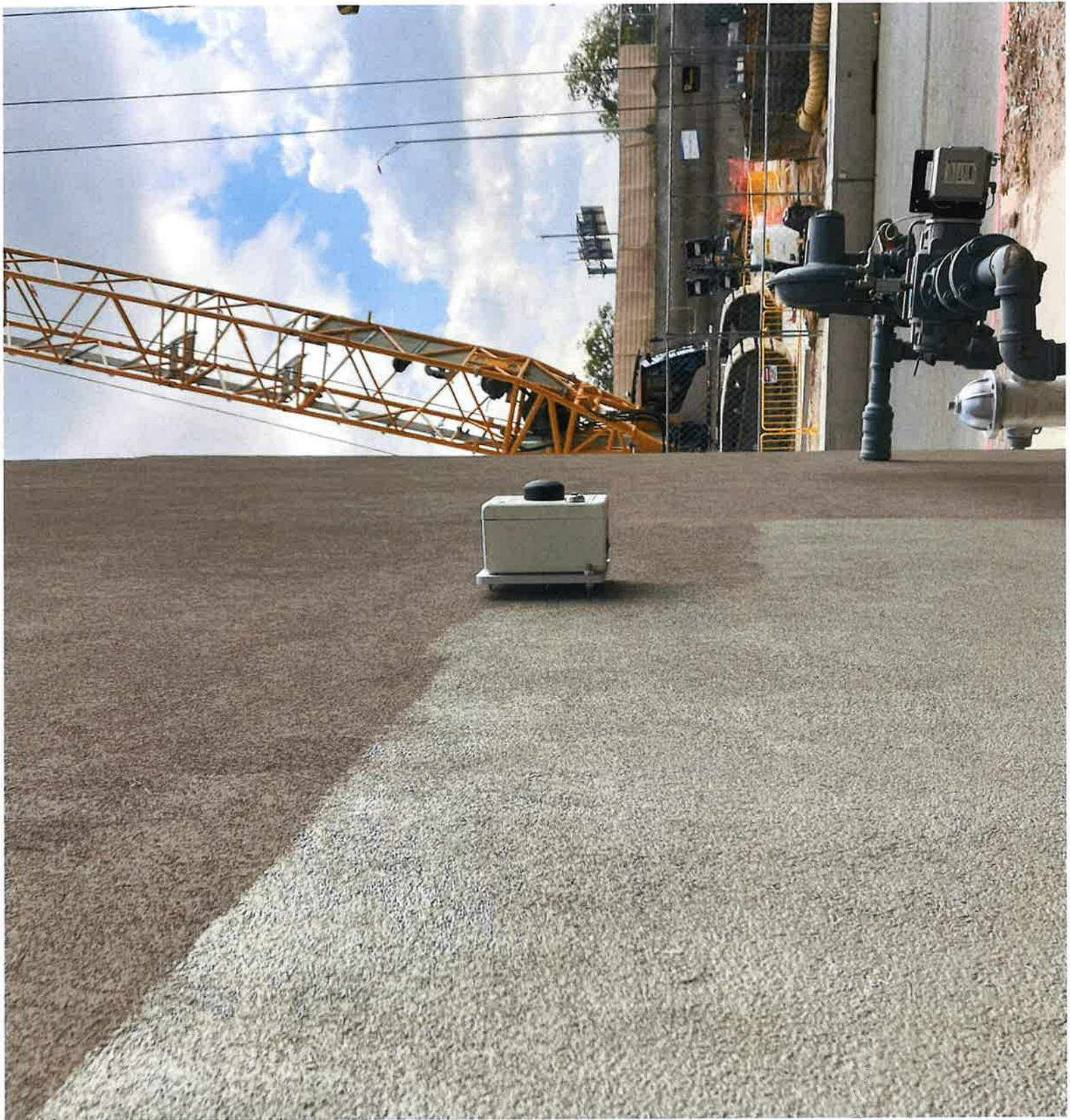
8/27/2026, 1:04:08 PM

☐ Parcels ☐ Sections ☐ Parcel Number Leader
☐ Footprints ☐ Parcel Number ☐ Parcel Dimension

1:564
0 0 0.01 0.01 0.02 mi
0 0 0.01 0.01 0.02 km
© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.
Mobile County Revenue Commission, BIS Consulting -







AN ORDINANCE APPROVING DEANNEXATION
OF CERTAIN DESCRIBED LAND AND
REDEFINING PROPOSED REDUCED CORPORATE LIMITS

WHEREAS, NORRIS LAND ACQUISITION CO., LLC, an Alabama Limited Liability Company ("Petitioner") has petitioned the City Council to de-annex, for good cause shown, the following described property from the corporate limits of the City of Mobile:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP-3-SOUTH, RANGE-2-WEST, MOBILE COUNTY, ALABAMA, THENCE NORTH 45°-26'-27" WEST 55.81 FEET TO THE NORTHWEST INTERSECTION OF BEAR FORK ROAD AND JARRETT ROAD FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 89°-29'-08" WEST ALONG THE NORTH LINE OF BEAR FORK ROAD 1139.81 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 89°-41'-39" WEST ALONG THE NORTH LINE OF BEAR FORK ROAD 1593.44 FEET; THENCE NORTH 00°-08'-31" WEST 1800.00 FEET TO A BSI CAPPED REBAR, THENCE CONTINUE NORTH 00°-08'-31" WEST 65 FEET MORE OR LESS TO THE CENTERLINE OF RED CREEK TO A POINT HEREINAFTER REFERRED TO A POINT "A"; THENCE NORTHWESTWARDLY ALONG THE MEANDERINGS OF THE CENTERLINE OF RED CREEK 5112 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SECTION 28 WHICH BEARS NORTH 26°-35'-37" WEST 3866.83 FEET FROM POINT "A"; THENCE SOUTH 89°-34'-35" EAST 25 FEET MORE OR LESS TO A BSI CAPPED REBAR, THENCE CONTINUE SOUTH 89°-34'-35" EAST ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 1804.19 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE SOUTH 00°-19'-08" EAST 1336.51 FEET; THENCE SOUTH 89°-39'-25" EAST 2182.35 FEET TO A RESTER AND COLEMAN CAPPED REBAR; THENCE SOUTH 89°-41'-58" EAST 436.92 FEET TO A ROWE CAPPED REBAR ON THE WEST LINE OF JARRETT ROAD; THENCE SOUTH 00°-00'-13" WEST ALONG THE WEST LINE OF JARRETT ROAD 202.96 FEET; THENCE SOUTH 89°-53'-23" WEST 379.05 FEET; THENCE SOUTH 00°-06'-05" EAST 210.28 FEET, THENCE SOUTH 89°-43'-38" EAST 378.67 FEET TO THE WEST LINE OF JARRETT ROAD; THENCE SOUTH 00°-01'-20" WEST ALONG THE WEST LINE OF SAID ROAD 924.82 FEET TO A RESTER AND COLEMAN CAPPED REBAR; THENCE SOUTH 00°-17'-30" EAST 2635.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE

2 WEST, MOBILE COUNTY, ALABAMA; RUN NORTH 89°-27'-25" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 40.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING ON THE WEST RIGHT-OF WAY LINE OF INDIAN SPRINGS ROAD; THENCE CONTINUE NORTH 89°-27'-25" WEST ALONG SAID NORTH LINE, 435.14 FEET; THENCE SOUTH 00°-14'-16" WEST, 207.88 FEET TO A POINT ON THE PROJECTED NORTH LINE OF PROPERTY NOW OR FORMERLY OF ANDREWS ET AL, ACCORDING TO INSTRUMENT RECORDED IN REAL PROPERTY BOOK 1869, PAGE 360, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 89°-54'-09" EAST, 437.98 FEET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE, 202.99 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Council is authorized to de-annex, for good cause, property and redefine the corporate limits of the City pursuant to section 11-42-200 of the Code of Alabama.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, does hereby ordain as follows:

SECTION ONE. That the City Council of the City of Mobile is of the opinion that good cause exists for the de-annexation of the above-described property that is the subject of the Petition and that the public good requires that the corporate limits of the City of Mobile, Alabama, be reduced by de-annexing the following described property:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP-3-SOUTH, RANGE-2-WEST, MOBILE COUNTY, ALABAMA, THENCE NORTH 45°-26'-27" WEST 55.81 FEET TO THE NORTHWEST INTERSECTION OF BEAR FORK ROAD AND JARRETT ROAD FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 89°-29'-08" WEST ALONG THE NORTH LINE OF BEAR FORK ROAD 1139.81 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 89°-41'-39" WEST ALONG THE NORTH LINE OF BEAR FORK ROAD 1593.44 FEET; THENCE

NORTH 00°-08'-31" WEST 1800.00 FEET TO A BSI CAPPED REBAR, THENCE CONTINUE NORTH 00°-08'-31" WEST 65 FEET MORE OR LESS TO THE CENTERLINE OF RED CREEK TO A POINT HEREINAFTER REFERRED TO A POINT "A"; THENCE NORTHWESTWARDLY ALONG THE MEANDERINGS OF THE CENTERLINE OF RED CREEK 5112 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SECTION 28 WHICH BEARS NORTH 26°-35'-37" WEST 3866.83 FEET FROM POINT "A"; THENCE SOUTH 89°-34'-35" EAST 25 FEET MORE OR LESS TO A BSI CAPPED REBAR, THENCE CONTINUE SOUTH 89°-34'-35" EAST ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 1804.19 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE SOUTH 00°-19'-08" EAST 1336.51 FEET; THENCE SOUTH 89°-39'-25" EAST 2182.35 FEET TO A RESTER AND COLEMAN CAPPED REBAR; THENCE SOUTH 89°-41'-58" EAST 436.92 FEET TO A ROWE CAPPED REBAR ON THE WEST LINE OF JARRETT ROAD; THENCE SOUTH 00°-00'-13" WEST ALONG THE WEST LINE OF JARRETT ROAD 202.96 FEET; THENCE SOUTH 89°-53'-23" WEST 379.05 FEET; THENCE SOUTH 00°-06'-05" EAST 210.28 FEET, THENCE SOUTH 89°-43'-38" EAST 378.67 FEET TO THE WEST LINE OF JARRETT ROAD; THENCE SOUTH 00°-01'-20" WEST ALONG THE WEST LINE OF SAID ROAD 924.82 FEET TO A RESTER AND COLEMAN CAPPED REBAR; THENCE SOUTH 00°-17'-30" EAST 2635.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA; RUN NORTH 89°-27'-25" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 40.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF INDIAN SPRINGS ROAD; THENCE CONTINUE NORTH 89°-27'-25" WEST ALONG SAID NORTH LINE, 435.14 FEET; THENCE SOUTH 00°-14'-16" WEST, 207.88 FEET TO A POINT ON THE PROJECTED NORTH LINE OF PROPERTY NOW OR FORMERLY OF ANDREWS ET AL, ACCORDING TO INSTRUMENT RECORDED IN REAL PROPERTY BOOK 1869, PAGE 360, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 89°-54'-09" EAST, 437.98 FEET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE, 202.99 FEET TO THE POINT OF BEGINNING.

The tax identification numbers applicable to the Property are:

2308284000001.000

2308283000001.004

2308281000007.001

2308282000001.014

SECTION TWO. That the Council does hereby redefine the corporate limits of the City of Mobile by removing therefrom the above-described property that is the subject of the Petition.

SECTION THREE. That the City Clerk shall file a certified copy of this Ordinance with the Judge of Probate of Mobile County, Alabama, along with a map or plat with the proposed corporate limits after said de-annexation in accordance with section 11-42-201 of the Code of Alabama.

SECTION FOUR: That the Zoning Map of the City of Mobile and any other official maps or surveys of the City shall be amended to reflect the de-annexation of the above-described property, and this Ordinance be transmitted to all involved City departments.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its adoption and publication as required by law and an Order entered by the Judge of Probate in accordance with section 11-42-203 of the Code of Alabama.

Adopted:

City Clerk

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF:

*

*

CITY OF MOBILE, ALABAMA,
a municipal corporation.

*

*

*

CASE NO. 2026 - _____

In re: Petition for a Reduction of the Corporate Limits of the City
 of Mobile, Alabama (De-Annexation)

ORDER

This cause is before the Court on the Petition for a Reduction of the Corporate Limits of the City of Mobile, Alabama (De-Annexation) filed by the City of Mobile. This cause is properly before the Court pursuant to its jurisdiction and authority as conferred by statute and Constitutional provisions.

The property that is the subject of the Petition is owned by Norris Land Acquisition Co., LLC, an Alabama Limited Liability Company.

Norris Land Acquisition Co., LLC has joined in the City's Petition.

An Affidavit filed with the Petition establishes that the property that is the subject of the Petition is vacant and has remained vacant up to and including the date that the Petition was filed. The Affidavit further establishes that no person, and no qualified elector, resides on the property and that no person, and no qualified elector, has resided on the said property up to and including the date that the Petition was filed.

Because no person or qualified elector resides on the property, the Court finds that no formal hearing or notice is required.

Upon due consideration of the pleadings filed in this matter and no party objecting to the relief sought, it is ORDERED by the Court that the reduction of the corporate limits of the City of Mobile, Alabama as set out

in the pleadings, and incorporated herein by reference, be and the same hereby is, RATIFIED and APPROVED as submitted.

It is further ORDERED that a copy of this Order, along with a copy of the City's Petition, be forwarded by first-class mail to Norris Land Acquisition Co., LLC, the Mobile County Commission, the Mobile County Board of Registrars, the Mobile County Revenue Commissioner, the Sheriff of Mobile County, the Mobile County License Commissioner, and the South Alabama Regional Planning Commission.

It is further ORDERED that a copy of this Order and the referenced pleading be recorded in the property records of the Court, the costs of which are to be taxed as Court costs.

It is further ORDERED by the Court that all costs of this proceeding be taxed to the City of Mobile, Alabama.

Done this _____ day of _____, 2026.

C. MARK ERWIN, Judge of Probate

PETITION FOR DEANNEXATION

NORRIS LAND ACQUISITION CO., LLC, an Alabama Limited Liability Company ("Petitioner") hereby petitions the City Council of the City of Mobile, Alabama, to deannex, for good cause shown, the following described property from the corporate limits of the City of Mobile:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP-3-SOUTH, RANGE-2-WEST, MOBILE COUNTY, ALABAMA, THENCE NORTH 45°-26'-27" WEST 55.81 FEET TO THE NORTHWEST INTERSECTION OF BEAR FORK ROAD AND JARRETT ROAD FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 89°-29'-08" WEST ALONG THE NORTH LINE OF BEAR FORK ROAD 1139.81 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 89°-41'-39" WEST ALONG THE NORTH LINE OF BEAR FORK ROAD 1593.44 FEET; THENCE NORTH 00°-08'-31" WEST 1800.00 FEET TO A BSI CAPPED REBAR, THENCE CONTINUE NORTH 00°-08'-31" WEST 65 FEET MORE OR LESS TO THE CENTERLINE OF RED CREEK TO A POINT HEREINAFTER REFERRED TO A POINT "A"; THENCE NORTHWESTWARDLY ALONG THE MEANDERINGS OF THE CENTERLINE OF RED CREEK 5112 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SECTION 28 WHICH BEARS NORTH 26°-35'-37" WEST 3866.83 FEET FROM POINT "A"; THENCE SOUTH 89°-34'-35" EAST 25 FEET MORE OR LESS TO A BSI CAPPED REBAR, THENCE CONTINUE SOUTH 89°-34'-35" EAST ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 1804.19 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE SOUTH 00°-19'-08" EAST 1336.51 FEET; THENCE SOUTH 89°-39'-25" EAST 2182.35 FEET TO A RESTER AND COLEMAN CAPPED REBAR; THENCE SOUTH 89°-41'-58" EAST 436.92 FEET TO A ROWE CAPPED REBAR ON THE WEST LINE OF JARRETT ROAD; THENCE SOUTH 00°-00'-13" WEST ALONG THE WEST LINE OF JARRETT ROAD 202.96 FEET; THENCE SOUTH 89°-53'-23" WEST 379.05 FEET; THENCE SOUTH 00°-06'-05" EAST 210.28 FEET, THENCE SOUTH 89°-43'-38" EAST 378.67 FEET TO THE WEST LINE OF JARRETT ROAD; THENCE SOUTH 00°-01'-20" WEST ALONG THE WEST LINE OF SAID ROAD 924.82 FEET TO A RESTER AND COLEMAN CAPPED REBAR; THENCE SOUTH 00°-17'-30" EAST 2635.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MOBILE COUNTY, ALABAMA; RUN NORTH 89°-27'-25" WEST ALONG

THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 40.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING ON THE WEST RIGHT-OF WAY LINE OF INDIAN SPRINGS ROAD; THENCE CONTINUE NORTH 89°-27'-25" WEST ALONG SAID NORTH LINE, 435.14 FEET; THENCE SOUTH 00°-14'-16" WEST, 207.88 FEET TO A POINT ON THE PROJECTED NORTH LINE OF PROPERTY NOW OR FORMERLY OF ANDREWS ET AL, ACCORDING TO INSTRUMENT RECORDED IN REAL PROPERTY BOOK 1869, PAGE 360, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 89°-54'-09" EAST, 437.98 FEET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE, 202.99 FEET TO THE POINT OF BEGINNING.

1. Norris Land Acquisition Co., LLC is the owner of the property that is the subject of this Petition.

2. A map showing the above-described property is attached to this Petition as Exhibit A.

3. The property that is the subject of this Petition was annexed into the City of Mobile at the time of the annexations that took place in July 2023. A map showing the property in relation to the area annexed in July 2023 is attached as Exhibit B.

4. The property that is the subject of this Petition is vacant. No one resides on the property.

5. The tax identification numbers applicable to the Property are:

2308284000001.000

2308283000001.004

2308281000007.001

2308282000001.014

PETITIONER:

NORRIS LAND ACQUISITION CO., LLC,
an Alabama limited liability company

By: 
[Charles M. Russell III]

Its: Manager

STATE OF GEORGIA

COUNTY OF Monroe

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Charles M. Russell, III, whose name in his capacity as Manager of Norris Land Acquisition Co., LLC, an Alabama limited liability company, is signed to the foregoing Petition, and who is known to me, acknowledged before me on this day that, being informed of the contents of this Petition, he executed the same voluntarily as the act of the said limited liability company on the day the same bears date.

Given under my hand and official seal on this 9th day of September 2026.

(SEAL)



Pamela Brown Atkins
NOTARY PUBLIC
My Commission expires: 7/17/2027

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF:

CITY OF MOBILE, ALABAMA,
a municipal corporation.

*
*
*
*
*

CASE NO. 2026 - _____

**PETITION FOR REDUCTION OF THE CORPORATE
LIMITS OF THE CITY OF MOBILE, ALABAMA**

COMES NOW, the CITY OF MOBILE, ALABAMA, a municipal corporation, and shows unto the Court as follows:

1. That Norris Land Acquisition Co., LLC, as the owner of the property identified in Exhibit A to this Petition, requested that the City Council of the City of Mobile, Alabama de-annex the said described property from the corporate limits of the City of Mobile.

2. That by Ordinance adopted _____, the City Council of the City of Mobile, Alabama adopted an Ordinance finding that good cause exists for the de-annexation of said described property and that the public good requires that the corporate limits of the City of Mobile, Alabama be reduced by de-annexing the said described property.

A certified copy of the Ordinance is attached as Exhibit B.

3. That the property described in Exhibit A is vacant and has remained vacant up to and including the date that this Petition is filed. An Affidavit attesting to the fact that the property is vacant and that no person or persons reside on the property is attached as Exhibit C.

4. That no qualified elector resides on the property described in Exhibit A and no qualified elector has resided on the said property up to and including the date that this Petition is filed. An Affidavit attesting to the fact that no qualified elector resides on the property is attached as Exhibit C.

5. In accordance with section 11-42-201 of the Code of Alabama, a map or plat correctly defining the corporate limits of the City of Mobile, Alabama proposed to be established is attached as Exhibit D.

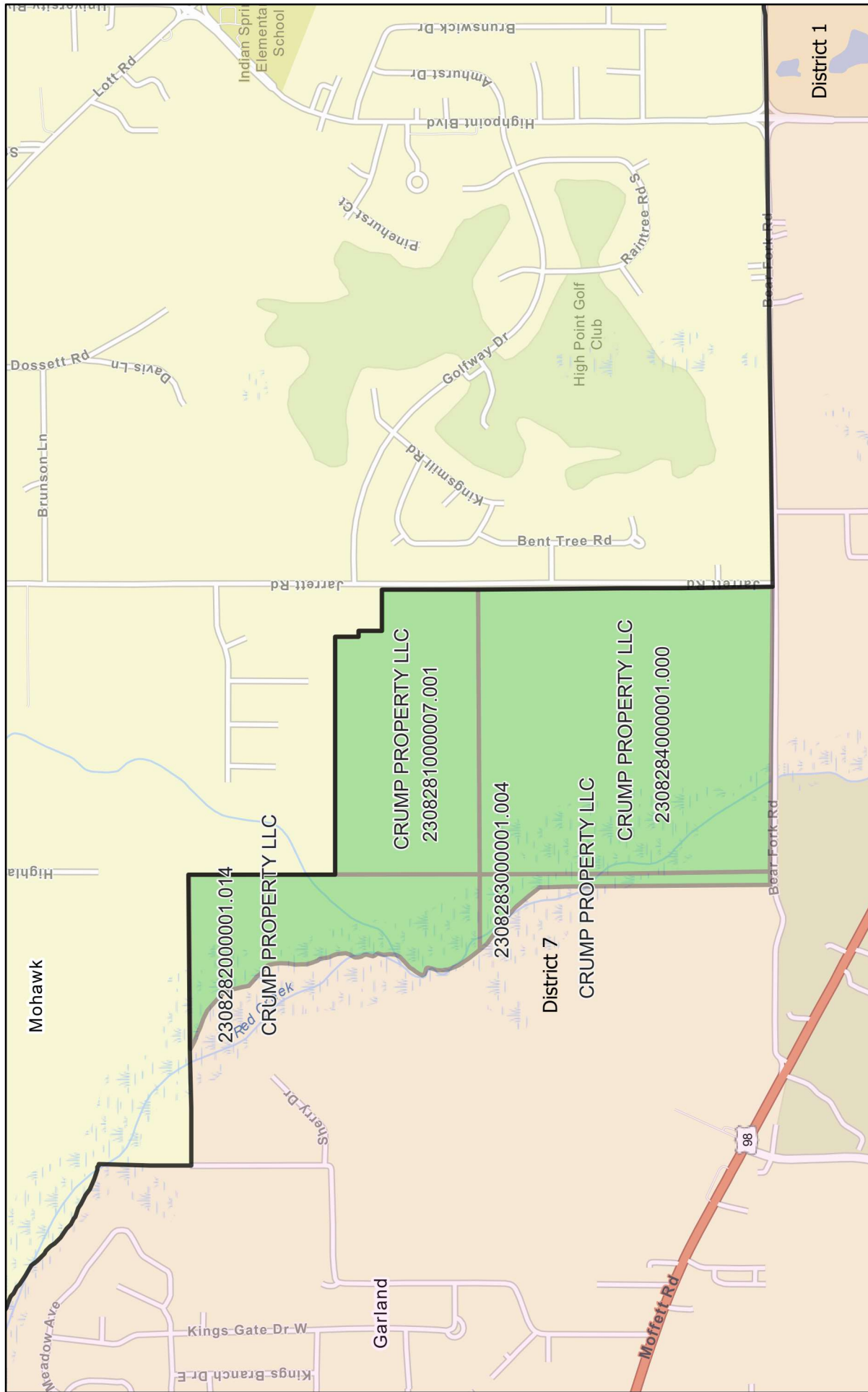
6. Because the property that is the subject of this Petition is vacant and has remained vacant up to and including the date that this Petition is filed, and because no person or persons reside on the property, and because no qualified electors reside on the property, no notice pursuant to section 11-42-202 of the Code of Alabama is required.

WHEREFORE, the premises considered, the CITY OF MOBILE, a municipal corporation, respectfully moves the Court to make an Order

establishing the corporate limits of the City of Mobile as outlined in the Ordinance and the map or plat. The CITY OF MOBILE further moves the Court to Order that the said map or plat be recorded in the records of the Judge of Probate of Mobile County, Alabama.

Respectfully submitted,

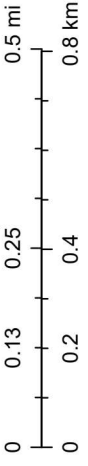
Land Use Modification Study Area



8/31/2026

Proposed Site
 Mobile, Alabama City Limits
 Council Districts - City of Mobile - Adopted Oct of 2023 - Pending 2025 Election
 District 1
 District 7

1:17,774



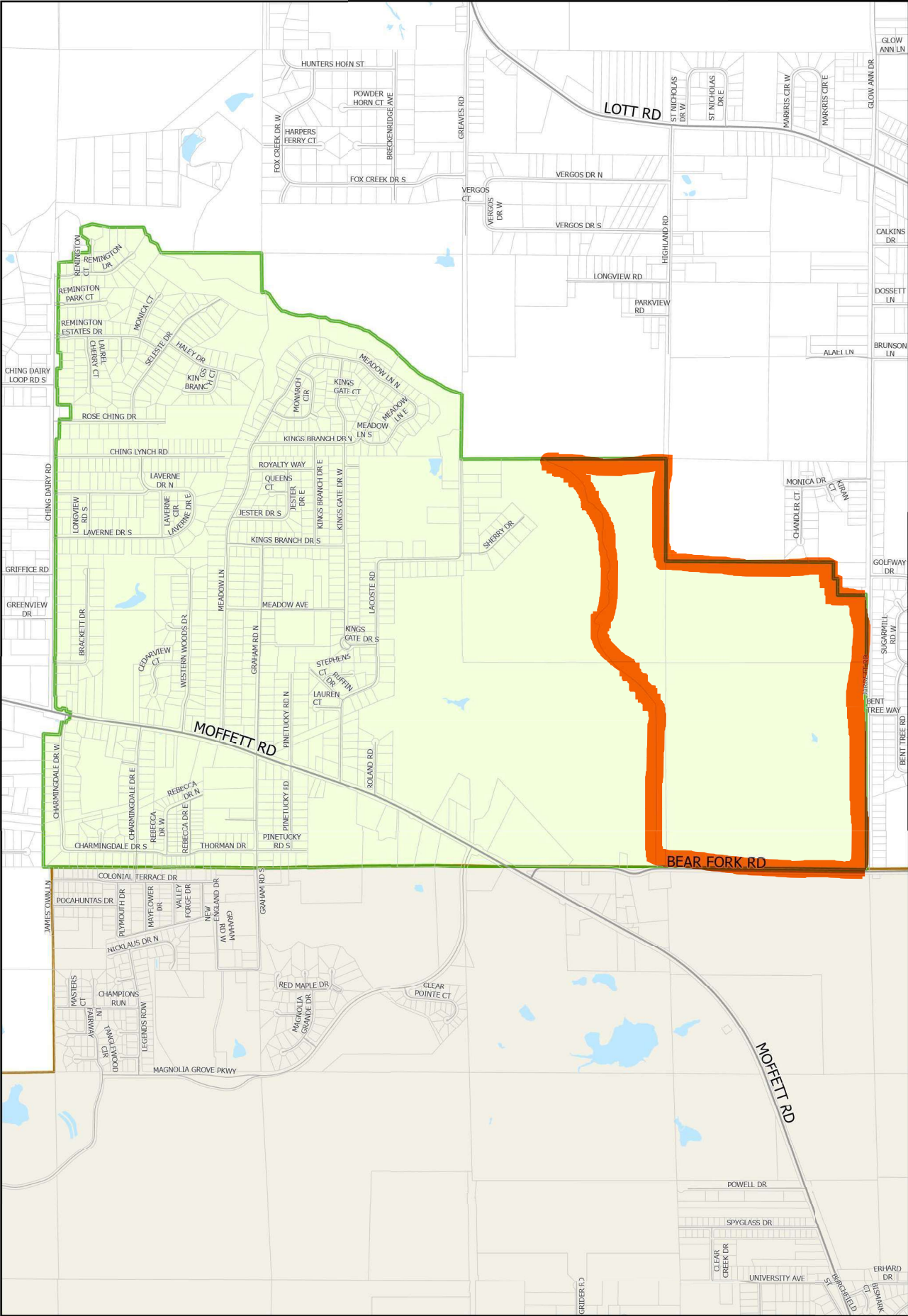
Mapping Department, Mobile County Revenue Commission, Mobile County, Alabama, GIS - 10/17/2022

Kings Branch Area

Kings Branch Area
Mobile Corporate Limits



Print Date: 5/1/2023



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 **1550 STEWART AVENUE F/K/A 1551 FORREST 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, 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 **1550 STEWART AVENUE F/K/A 1551 FORREST STREET** described as:

LOT 1 BLK 10 OLLINGER & STE IN SUB OF PART OF SQ 5
MANEVILLE TRT DBK 128/101 #SEC 36 T4S R1W #MP29 11 36
0 004

Parcel Number: 29 11 36 0 004 373

**Last Assessed to: THRASH THELMA B COOKE & PAUL NATHANIEL
THRASH**

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

September 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, September 15, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1550 STEWART AVENUE F/K/A 1551 FORREST STREET**. OWNED BY OR MAY HAVE AN INTEREST: **THRASH THELMA B COOKE & PAUL NATHANIEL THRASH** 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 11 36 0 004 373

COUNCIL DISTRICT 2 – SAMANTHA INGRAM

LEGAL DESCRIPTION: LOT 1 BLK 10 OLLINGER & STE IN SUB OF PART OF SQ 5 MANEVILLE TRT DBK 128/101 #SEC 36 T4S R1W #MP29 11 36 0 004

GJ/md



City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

1550 STEWART AVENUE

AKA 1555 AND 1551 FORNEX P 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	11/25/2025	Comments	

Property Score

Score	63	Score Description	DEMO
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REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 1-5-26

Noted 5 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 07/15/2026

Property Address: 1550 Stewart Avenue f/k/a 1551 Forrest 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.



























SEP 08 2026 08:55

Affidavit of Mailed Notice



September 8, 2026

State of Alabama
County of Mobile

Subject Property – 1550 Stewart Avenue f/k/a 1555 and 1551 Forrest 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.

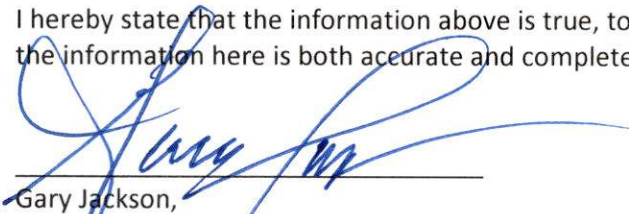
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **15** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement 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



Owners
1550 Stewart Avenue
Mobile AL 36605

July 24, 2026

RE: 1550 Stewart Avenue f/k/a 1551 Forrest Street
Project Number: ME-008-26

Dear Owners:

On July 15, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1550 Stewart Avenue f/k/a 1551 Forrest Street.

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

LOT 1 BLK 10 OLLINGER & STE IN SUB OF PART OF SQ 5 MANEVILLE
TRT DBK 128/101 #SEC 36 T4S R1W #MP29 11 36 0 004

Parcel Number: 29 11 36 0 004 373

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 **September 7, 2026**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **September 7, 2026**, provide the Code Official with a work plan to accomplish the repairs by **September 7, 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 **September 7, 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 **September 15, 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: 1550 Stewart Avenue aka 1551 Forrest Street Date: February 5, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: January 28, 2026

Per the Title Report, the owner is: Thelma Carolyn Thrash or her heirs at law and next of kin

I spoke to Tracey Hall, Thelma Carolyn Thrash's niece. She emailed me a list of what she remembered about heirs. Thelma did not have children. Thelma's husband Paul Thrash died 12/10/2022. The deed had a right of survivorship clause making all of Thelma's siblings her heirs. I could not positively identify Dorothy Youngblood through LexisNexis or any of the genealogy avenues. The Revenue Commissioner's website mailing address was Thelma's residence and homestead but has been foreclosed. Also, there are two different spellings of the name Battle and or Battles for different heirs.

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|--|
| 1 | Owners
1550 Stewart Ave
Mobile AL 36605 | Location/subject property |
| 2 | Traci Hart Battle
Samantha Battle
Sydney Battle
6731 S Langley Ave Fl1
Chicago IL 60637-4136 | Owner's deceased nephew, Samuel Battle, II wife and two daughters
LexisNexis address good 12/2025 – Phone numbers are 773-363-4226 and 773-544-3738 good 7/2025 |
| 3 | Samantha Battle
Sydney Battle
6940 S Calumet Ave
Chicago IL 60637-4628 | Owner's deceased nephew, Samuel Battle, II daughters. LexisNexis address good 12/2025. Phone number is 773-459-8527 good 12/2025. |
| 4 | Sydney Battle
6517 S Peoria St
Chicago IL 60621-1907 | Owner's deceased nephew, Samuel Battle, II daughter. LexisNexis address good 9/2025 – Phone number is 773-966-9402 good 8/2025 |
| 5 | Denise Battles Landry
800 Broadway PH 5
San Diego CA 92101-5588 | Niece of Thelma Thrash, Daughter of Samuel Battle II. Phone numbers are 301-346-0126 and 512-305-3350 good 2025 and 2026. |

- | | | |
|----|---|--|
| 6 | Denise Battles Landry
3817 Venezia VW J
Leander TX 78641-1371 | LexisNexis address good 1/2026 |
| | | |
| 7 | Renetta Battles
654 Leslie Ave
Mobile AL 36617-3002 | Sister-in-law and wife of deceased brother of owner,
Chester Battles. LexisNexis address good 1/2026 –
phone number 251-330-0659 good 1/2026 |
| | | |
| 8 | Chester O. Battles, Sr.
872 Montfort Rd W
Mobile AL 36608-3508 | Nephew of Owner, son of Chester Battles.
Lexisnexus address good 12/2025 – Phone
numbers are 251-264-4252 and 251-545-9101
good 2025 |
| | | |
| 9 | Chester O. Battles, Sr.
4321 Eastview Dr
Mobile AL 36618-1856 | LexisNexis address good 2024 |
| | | |
| 10 | Theta P. Battles Gant
2003 Saint Stephens Rd
Mobile AL 36617-3715 | Niece of Owner, son of Chester Battles. Lexisnexus
address good 12/2025 – Phone numbers are 251-
725-4458, 251-479-4114 and 334-330-0659 good
2025 and 2026 |
| | | |
| 11 | Tracey J. N. Hall
Erik M. Hall
5204 Drexel Dr
Mobile AL 36693-5033 | Niece of Owner, daughter of Bernadine E. Hall,
sister of owner. LexisNexis address good 12/2025
– Phone numbers are 251-802-5206, 251-455-
4367 and 251-665-0029 good 2/5/2026. Spoke to
her regarding heirs. She sent email. Her brother
Erik is incarcerated. |
| | | |
| 12 | Erik Hall
103 Phillips Ave
Mobile AL 36610-3917 | Nephew of Owner, son of Bernadine E. Hall, sister
of owner. LexisNexis address good 12/2025. No
Phone number listed. |
| | | |
| 13 | Thelma Thrash
2113 Highland Ct
Mobile AL 36605-2315 | Revenue Commission mailing address – House
has been foreclosed. |

**TAX STATUS: 2025 TAXES ARE DELINQUENT AND DUE
BY MAY 2026 OR WILL SELL IN THE TAX LIEN SALE
Parties with recorded liens per Title Report:**

- | | | |
|----|--|--|
| 14 | Mobile County Revenue
Commission Business Personal
Property Department
3925 Michael Blvd Ste G
Mobile AL 36609 | Business Personal Property Tax Lien – Recorded
2/17/2016, LR 7348 Pg 27, Key Number 2404222,
Acct number CR808500. |
| 15 | Midland Funding LLC
Ben Louis Zarzaur
PO Box 11366
Birmingham AL 35202 | Midland Funding LLC vs Paul Thrash, filed
5/21/2019, recorded 7/25/2019 instrument number
2019*042676 |

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 **1318 HERCULES 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. 4, 5, 6, 7, 8, 14 and 15; and***

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1318 HERCULES STREET** described as:

LOT 2 BLK 8 MARY E. LOTT ADD TO FISHER TRT - DBK 81/63

Parcel Number: 29 06 13 0 003 282

Last Assessed to: MCGEE GLENNIE

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

September 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, September 15, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1318 HERCULES STREET.**
OWNED BY OR MAY HAVE AN INTEREST: **MC GEE GLENNIE** 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 13 0 003 282

COUNCIL DISTRICT 2 – SAMANTHA INGRAM

LEGAL DESCRIPTION: LOT 2 BLK 8 MARY E. LOTT ADD TO FISHER TRT - DBK 81/63

GJ/md



City of Mobile
Blight Survey -Re-Check

Report Date - _____

Property Address

1318 HERCULES 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	N
Bldg Open To Public	N	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	Y
Survey Date	10/02/2025	Comments	

Property Score

Score	37 57	Score Description	REVIEW COMM
-------	-------	-------------------	-------------

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE

3-30-26
Noted 3 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: W.ALEXANDER

Date: 7-15-2026

Property Address: 1318 Hercules 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.























Affidavit of Mailed Notice



September 8, 2026

State of Alabama
County of Mobile

Subject Property – 1318 Hercules 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.

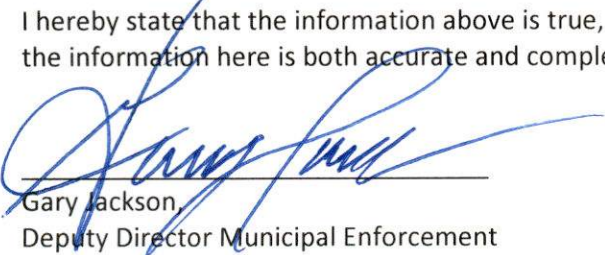
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 6 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet 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



Glennie McGee
1318 Hercules Street
Mobile, AL 36603-5202

July 24, 2026

Re: 1318 Hercules Street
Project Number: ME-033-26

Dear Glennie McGee:

On July 13, 2026 an inspection was made by Wendell Alexander, Municipal Enforcement Officer II, at the property known as 1318 Hercules Street.

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

LOT 2 BLK 8 MARY E. LOTT ADD TO FISHER TRT - DBK 81/63

Parcel Number: 29 06 13 0 003 282

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 **September 7, 2026**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **September 7, 2026**, provide the Code Official with a work plan to accomplish the repairs by **September 7, 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 **September 7, 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 **September 15, 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

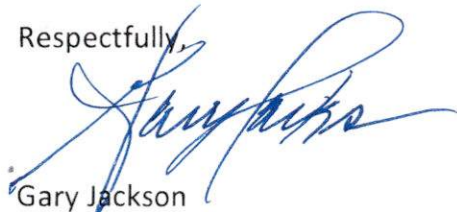
building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council 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 Wendell Alexander, Municipal Enforcement Officer II at (251) 208-1543.

Respectfully,



Gary Jackson

Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1318 Hercules Street

Date: May 20, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: May 20, 2026

Per the Title Report, the owner is: Glennie McGee

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Glennie McGee
1318 Hercules St
Mobile AL 36603-5202 | Owner – Subject/location address – Lexis address
good 7/2024 – Phone numbers are 251-401-4979
and 251-402-2430 good 2026. |
| 2 | Glennie McGee
2127 Wellons Ave
Memphis TN 38127-3429 | Lexis address good 3/2026 |
| 3 | Glennie McGee
1615 W 218 th St Apt 8
Torrance CA 90501-3899 | Lexis address good 3/2026 |
| 4 | Glennie McGee
2471 Raspberry Ln
Mobile AL 36695-4730 | Lexis address good 3/2026 and Revenue
Commission mailing address good 2019 to 2027. |

TAX STATUS: 2025 TAXES WERE SOLD IN THE LIEN SALE – TAX LIEN HOLDER LISTED BELOW

- | | | |
|---|--|---|
| 5 | Ada Dallas
2461 N Salvia St
Mobile AL 36606-2004 | Holder of tax lien for 2025 tax year – Phone number
251-281-4337, 251-433-1132 – Verified address
with Revenue Commissioner's office. |
|---|--|---|

Parties with recorded liens per Title Report:

- | | | |
|---|---|--|
| 6 | Lendmark Financial
c/o Kasey Francine Baker
905 Bob Wallace Ave SW
Huntsville AL 35801 | Lendmark Financial vs Glennie McGee, filed
4/2/2025, recorded 6/2/2025, instrument number
2025033730 |
|---|---|--|

Open Mortgages: NONE

Lis Pendens

Lis Pendens – United States District Court vs Glennie Antonio McGee, filed 7/8/2024, recorded 7/8/2024, instrument number 2024042764.

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 **913 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. 4, 5, 6, 7, 8, 14 and 15;*** and

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **913 TEXAS STREET** described as:

BEGINNING AT THE SOUTHEAST INTERSECTION OF TEXAS STREET AND MARINE STREET, THEN RUN EASTERLY 108.75 FT THEN SOUTHERLY 118 FT THEN WESTERLY 108.75 FT THEN NORTHERLY 118 FT TO THE POB.

Parcel Number: 29 10 27 4 000 128

Last Assessed to: SMITH JESSICA NICOLE

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

September 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, September 15, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **913 TEXAS STREET**. OWNED BY OR MAY HAVE AN INTEREST: **SMITH JESSICA NICOLE** 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 0 002 113

COUNCIL DISTRICT 2 – SAMANTHA INGRAM

LEGAL DESCRIPTION: BEGINNING AT THE SOUTHEAST INTERSECTION OF TEXAS STREET AND MARINE STREET, THEN RUN EASTERLY 108.75 FT THEN SOUTHERLY 118 FT THEN WESTERLY 108.75 FT THEN NORTHERLY 118 FT TO THE POB.

GJ/md



City of Mobile Blight Survey –Re-Check

Report Date -

Property Address

913 TEXAS STREET

Property Details

Parcel Key		Local Historic Registry	Y
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	N
Vacant	Y	Fire Damage	N
Open Bldg Permits	N	Roof Damage	N
Bldg Open To Public	Y	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	Y
Survey Date	11/24/2025	Comments	

Property Score

Score	52	Score Description	DEMO
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REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 1-5-26

Notes 3 to 2 FOR Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: W.ALEXANDER

Date: 7-13-2026

Property Address: 913 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.























Affidavit of Mailed Notice



September 8, 2026

State of Alabama
County of Mobile

Subject Property – 913 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.

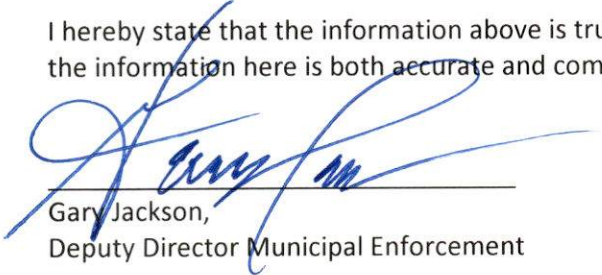
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 7 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet 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**



Powe and Associates, LLC c/o Nicholas Powe
913 Texas Street
Mobile, AL 36604-3137

July 24, 2026

Re: 913 Texas Street
Project Number: ME-040-26

Dear Powe and Associates, LLC c/o Nicholas Powe:

On July 13, 2026 an inspection was made by Wendell Alexander, Municipal Enforcement Officer II, at the property known as 913 Texas Street.

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

**BEGINNING AT THE SOUTHEAST INTERSECTION OF TEXAS STREET
AND MARINE STREET, THEN RUN EASTERLY 108.75 FT THEN
SOUTHERLY 118 FT THEN WESTERLY 108.75 FT THEN NORTHERLY
118 FT TO THE POB.**

Parcel Number: 29 10 38 0 002 113

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 **September 7, 2026**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **September 7, 2026**, provide the Code Official with a work plan to accomplish the repairs by **September 7, 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 **September 7, 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 September 15, 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 Wendell Alexander, Municipal Enforcement Officer II at (251) 208-1543.

Respectfully,



Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 913 Texas Street

Update Date: May 19, 2026

Original Date: March 5, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: May 11, 2026

Per the Title Report, the owner is: Powe and Associates, LLC

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|---|--|
| 1 | Powe and Associates, LLC
c/o Nicholas Powe
913 Texas St 36604-3137 | Owner - Location/subject address |
| 2 | Powe and Associates, LLC
c/o Nicholas Powe
4213 Winchester Dr
Mobile AL 36693-4868 | Secretary of State website mailing address for registered office. LexisNexis address good 3/2026 |
| 3 | Powe and Associates, LLC
c/o Nicholas Powe
1120 Joaneen Dr Ste F
Saraland AL 36571 | Secretary of State website Organizer address – LexisNexis address good 6/2023 |
| 4 | Nicholas Powe
3605 Willow Walk Dr
Saraland AL 36571-8400 | LexisNexis address good 3/2026 |

TAX STATUS: 2025 TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages

- | | | |
|---|---|---|
| 5 | Southern Coastal Properties,
LLC
693 Monarch Dr E.
Mobile AL 36609 | Mortgage – Instrument number 2026025819
recorded 5/7/2026 – Thomas B. Bender Registered
Agent |
| 6 | Scenic Developers, Inc
4272 Bit & Spur Rd Lot 19
Mobile AL 36608 | Promissory Note – Instrument number 2026026038
recorded 5/8/2026 - David L Bender Sr Registered
Agent and Thomas Benton Bender Director |
| 7 | Scenic Developers, Inc
251 S. Royal St
Mobile AL 36601 | Promissory Note – Instrument number 2026026038
recorded 5/8/2026 – David L Bender Sr Registered
Agent and Thomas Benton Bender Director |

Lis Pendens: NONE

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 **858 MCQUILLEN 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. 4, 7, 8, 14 and 15; and**

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

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **858 MCQUILLEN STREET** described as:

LOT 16 RESUB MCQUILLEN SUB DBK 156 P 318 #SEC 37 T4S
R1W #MP29 10 37 0 008

Parcel Number: 29 10 37 0 008 186

Last Assessed to: ALABAMA LANDS & SERVICES INC ATTN RONNIE JONES

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **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

September 8, 2026



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

A handwritten signature in blue ink, appearing to be 'GJ', is written over the 'FR:' line.

RE: **Nuisance Abatement Hearing Request**

Please place the following notice on the City Council agenda for **Tuesday, September 15, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **858 MCQUILLEN STREET.**
OWNED BY OR MAY HAVE AN INTEREST: **ALABAMA LANDS & SERVICES INC ATTN RONNIE JONES** 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 37 0 008 186

COUNCIL DISTRICT 3 – C J SMALL

LEGAL DESCRIPTION: LOT 16 RESUB MCQUILLEN SUB DBK 156 P 318 #SEC 37 T4S R1W #MP29 10 37 0 008

GJ/md



City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

858 MCQUILLEN STREET

Property Details

Parcel Key		Local Historic Registry	N
Status	Scored	National Historic Registry	<i>Mobile Historic</i>
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	N	Wall Compromised	Y
Proximity to Blight	Y	Foundation Compromised	N
Survey Date	01/16/2026	Comments	

Property Score

Score	62	Score Description	DEMO
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REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 2-9-26

Note 4 to 1 For Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: W.ALEXANDER

Date: 7-13-2026

Property Address: 858 McQuillen Street

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.





















Affidavit of Mailed Notice



September 8, 2026

State of Alabama
County of Mobile

Subject Property – 858 McQuillen 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.

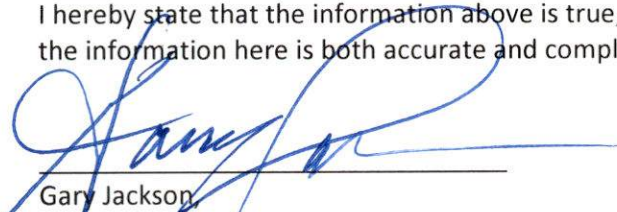
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 6 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet 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**



Demetrius Dowdell
858 McQuillen Street
Mobile AL 36603-1016

July 24, 2026

**Re: 858 McQuillen Street
Project Number: ME-021-26**

Dear Demetrius Dowdell:

On July 13, 2026 an inspection was made by Wendell Alexander, Municipal Enforcement Officer II, at the property known as 858 McQuillen Street.

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

**LOT 16 RESUB MCQUILLEN SUB DBK 156 P 318 #SEC 37 T4S R1W
#MP29 10 37 0 008**

Parcel Number: 29 10 37 0 008 186

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 **September 7, 2026**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **September 7, 2026**, provide the Code Official with a work plan to accomplish the repairs by **September 7, 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 **September 7, 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 **September 15, 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 Wendell Alexander, Municipal Enforcement Officer II at (251) 208-1543.

Respectfully,



Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 858 McQuillen Street

Date: April 2, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: March 26, 2026

Per the Title Report, the owner is: Fee simple title is vested in Demetrius Dowdell
Tax Title is vested in Alabama Lands and Services, Inc

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Demetrius Dowdell
858 McQuillen St
Mobile AL 36603-1016 | Subject/location address – LexisNexis address of owner good 12/2022 – Phone number is 251-264-1966 good 2/2026 |
| 2 | Demetrius Dowdell
2027 Longleaf Dr
Hoover AL 35216-6246 | LexisNexis address good 2/2026 |
| 3 | Demetrius Dowdell
250 S Sage Ave Apt 128
Mobile AL 36606-3699 | LexisNexis address good 2/2025 |
| 4 | Alabama Lands and Services, Inc
2350 Halls Mill Rd #1
Mobile AL 36606-2124 | Secretary of AL website principal mailing address, registered office address, director Adora Jones address, Director Selena Jones address and Ronnie Jones address. LexisNexis address good 12/8/2024 Phone number 251-487-1411 |
| 5 | Alabama Lands and Services, Inc
PO Box 8464
Moss Point MS 39562-0018 | LexisNexis address good 3/2017 – Secretary of AL website mailing address. Revenue Commission Website mailing address good 2022 - 2026 |
| 6 | Alabama Lands and Services, Inc
PO Box 1014
Grand Bay AL 36541-1014 | Secretary of AL website mailing address |

**TAX STATUS: 2025 TAXES ARE DELINQUENT AND DUE
BY MAY 2026 OR MAY SELL IN THE TAX LIEN SALE
Parties with recorded liens per Title Report: NONE**

Open Mortgages: NONE

Lis Pendens: NONE

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 **1109 BAY AVENUE** 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, 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 **1109 BAY AVENUE** described as:

LOT 18 BLK D OAK HILL SUB D BK 85 P 380 #SEC 27 T4S R1W
#MP29 10 27 4 000

Parcel Number: 29 10 27 4 000 128

Last Assessed to: FIELD WILLIAM ROBERT & ANNE JENNIFER FIELD

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

September 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, September 15, 2026.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1109 BAY AVENUE**. OWNED BY OR MAY HAVE AN INTEREST: **FIELD WILLIAM ROBERT & ANNE JENNIFER FIELD** 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 27 4 000 128

COUNCIL DISTRICT 3 – CJ SMALL

LEGAL DESCRIPTION: LOT 18 BLK D OAK HILL SUB D BK 85 P 380 #SEC 27 T4S R1W #MP29 10 27 4 000

GJ/md



City of Mobile
Blight Survey –Re-Check

Report Date -

Property Address

1109 BAY AVENUE

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	07/08/2026	Comments	

Property Score

Score	63	Score Description	DEMO
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REVIEW COMMITTEE

SECURE



DEMOLITION



APPROVAL DATE

7-16-26

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 07/20/2026

Property Address: 1109 Bay Avenue

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.



























SEP 08 2026 08:46







Affidavit of Mailed Notice



September 8, 2026

State of Alabama
County of Mobile

Subject Property – 1109 Bay Avenue.

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.

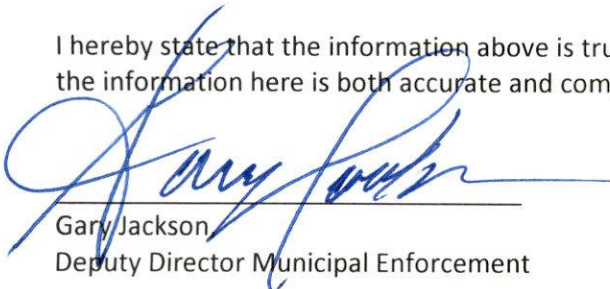
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 6 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet 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**



Amazin Mee, LLC
c/o Lanassha Turner
1109 Bay Avenue
Mobile AL 36605-1534

July 24, 2026

**RE: 1109 Bay Avenue
Project Number: ME-059-26**

Dear Amazin Mee, LLC c/o Lanassha Turner:

On July 20, 2026 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1109 Bay Avenue.

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

**LOT 18 BLK D OAK HILL SUB D BK 85 P 380 #SEC 27 T4S R1W #MP29
10 27 4 000**

Parcel Number: 29 10 27 4 000 128

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 **September 7, 2026**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **September 7, 2026**, provide the Code Official with a work plan to accomplish the repairs by **September 7, 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 **September 7, 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 **September 15, 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: 1109 Bay Avenue

Date: July 15, 2026

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: July 13, 2026

Per the Title Report, the owner is: Amazin Mee, LLC

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|---|---|
| 1 | Amazin Mee, LLC
c/o Lanassha Turner
1109 Bay Ave
Mobile AL 36605-1534 | Location/subject address – c/o person is registered agent per Florida Secretary of State website. |
| 2 | Amazin Mee, LLC
c/o Lanassha Turner
987 Rock Island Pl
Pensacola FL 32505-2417 | Florida Secretary of State principal Address and mailing address – Lexis address good 11/6/2025 |
| 3 | Amazin Mee, LLC
c/o Lanassha Turner
103 Topaz Avenue
Pensacola FL 32505-3729 | Registered Agent address – Lexis address good 12/9/2025 |
| 4 | Lanassha Turner
26 Mindoro Cir
Pensacola FL 32507-2044 | Lexis address good 7/2026 – Phone number is 850-501-4953 good 5/2026 |
| 5 | Lanassha Turner
3054 Arrowwood Dr
Brookshire TX 77423-3186 | Lexis address good 5/2026 |
| 6 | Lanassha Turner
6015 Yorktown Meadow Ln
Houston TX 77084-6819 | Lexis address good 1/2026 |

TAX STATUS: 2025 TAXES ARE CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens: NONE

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

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

WHEREAS, **Parcels Nos. 1 through 3** described in the resolution adopted on the **11th** day of **August 11, 2026**, have not been cleared of noxious and dangerous weeds and continue to be public nuisances.

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

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

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

Parcels of real property located in the City of Mobile and more particularly described as **Parcels Nos. 1 through 3**, as described in the resolution adopted on the **11th** day of **August, 2026**, and entitled: "A RESOLUTION DECLARING WEEDS GROWING UPON THE STREETS OR SIDEWALKS AND UPON PRIVATE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MOBILE TO BE NOXIOUS OR DANGEROUS AND TO BE PUBLIC NUISANCES AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES."

(Lot Cleaning Liens, Group No. **1681** on file in the office of the City Clerk).

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

Adopted:

City Clerk



MUNICIPAL ENFORCEMENT DEPARTMENT

TO: Lana Pafenbach, City Clerk's Office

FROM: Gary Jackson, Deputy Director

DATE: **September 2, 2026**

SUBJECT: **WEED LIEN GROUP 1683**

Attached, please find Assessment Lists for Weed Lien Group Number **1683** to Acts of Alabama Number 329, adopted April 28, 1988 and Municipal Ordinance Number 65-048, adopted December 5, 2017, the following Resolution Dates are established:

FIRST RESOLUTION (PUBLIC NUISANCE RESOLUTION):

9/15/2026

SECOND RESOLUTION (ABATEMENT/PUBLIC HEARING):

10/20/2026

In the event that any changes, corrections, or deletions are made to subject group, please notify Shelia Dean at 208-1528, as soon as possible.

*****FOR LOT CLEANING OFFICE USE*****

NUISANCE PHOTOS (DATED): 9/17/2026

LEGAL NOTICE DUE TO MOBILE LAGNIAPPE: 10/1/2026

LEGAL NOTICE ADS: 10/7/2026-10/14/2026

POSTING DATE: 10/13/2026

Copy to: Marchetta Taite

WEED LIEN						
CONTRACT NUMBER						
1683					Res. No.	
9/15/2026	LOTS TO BE DECLARED					58-
10/20/2026	LOTS FOR PUBLIC HEARING					58-
//2026	LOTS TO BE ASSESSED FOR COST					58-
		OLD SRO		Amount	Dis	N/A
No.	Address	CASE #	CASE #	Assessed		CBO
1	854 Marine St	121698	123021		3	
2	2107 Robinson Dr	122744	123022		3	
3	0 Dale Ave	121990	123023		2	
	Par. No. (29 06 13 0 003 274.XXX)					
4	1355 Dale Ave	121987	123024		2	
5	1303 St Madar Ave	121739	123025		2	
6	372 Donald St	121071	123026		1	
7	0 Wellington St	119323	123027		1	
	Par. No. (29 02 44 0 013 444.XXX)					
8	2862 Pages Lane	118739	123028		1	
9	1313 Jessie St	119320	123030		1	
10	4115 Rebecca Rd	121714	123031		5	
11	1467 Fairfield St	119580	123032		2	
12	1310 Windsor Ave	120809	123033		3	
13	1651 Wexford St	119379	123034		2	
14	4400 Government Blvd	121108	123035		4	
15	1871 Mott Dr N	116263	123037		1	
16	960 Forest Hill Dr	118368	123038		7	
17	2944 Cedar Crescent Dr	122005	123039		3	
18	1951 St Stephens Rd	119827	123040		1	
19	2735 Josephine St	120019	123042		1	
20	2078 Gimon Cir N	120858	123043		3	
Numbers of lots cut						
District total for this group			Numbers of lots cut			
1	7		1			
2	5		2			
3	5		3			
4	1		4			
5	1		5			
6	0		6			
7	1		7			
	20			0		
*ADD Added in from other Groups			*CBD Cut Before Declared			
*CBO Cut By Owner			*WL Wooded Lot			
*N/A Taken out by Inspector						

Fay Jackson 9-9-2026
Marchetta Jute 9-9-2026

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

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

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

SECTION 1: It has been determined by the City Council of Mobile that the weeds growing on the privately owned lots or parcels of land described in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part thereof as though set forth in full, known as **Group #1683** under the caption "NOXIOUS OR DANGEROUS WEEDS GROWING ON PROPERTY," are noxious and dangerous, and such weeds are hereby declared to be public nuisances. The properties upon which such weeds are growing are all located within the corporate limits of the City of Mobile, about the streets referred to in the description which are more particularly described in said Exhibit "A."

SECTION 2: The weeds growing on or in front of the above-described parcels of property shall be abated by the removal of such noxious or dangerous weeds or they will be removed and the nuisances abated by the City of Mobile, in which case the cost of such removal will be assessed against the respective parcels of lands from which such weeds are removed, and such cost will constitute a lien upon such respective parcels of land until paid. A public meeting is hereby called to be held in the Auditorium of the Mobile Government Plaza, 205 Government Street, Mobile, Alabama, on the **20th day of October, 2026, at ten thirty a.m.**, for the purpose of hearing any objections to the declarations contained in this resolution and to the proposed removal of such weeds, at which time all objections will be heard and given due consideration by the City Council of Mobile; and it is directed that there shall be conspicuously posted in front of each parcel of property, a notice headed "NOTICE TO DESTROY WEEDS," such heading to be in words not less than one inch in height and substantially in the form set out in such Act No. 329, approved April 29, 1988.

Adopted:

City Clerk

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

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

- **September 2026 – Cassandra Pettway (Employee # 17631)
Recreation Leader I: Seniors & Therapeutics**

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

Adopted:

City Clerk

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

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

August FFOM – Joshua M. Carrera (Emp #21690)

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

Adopted:

City Clerk

Email address	johnd.young@cityofmobile.gov
Name of Nominee	Joshua Carrera
Rank of Nominee	Firefighter/Fire Medic
Assignment of Nominee	Engine 12
Date of Incident	Apr 30, 2026
Incident Number	N/A
Meritorious Period (To and From)	April 30, 2026 – May 1, 2026
Type of Award being requested	Employee of the Month
Summary of Incident / Action	I am proud to nominate Firefighter Joshua Carrera of Mobile Fire-Rescue Department for Firefighter of the Month. Since graduating from the Recruit Academy and being assigned to Engine 12 at Treneir Fire Station in the Crichton community, Firefighter Carrera has consistently demonstrated initiative, professionalism, and a willingness to contribute beyond the normal expectations of his position. From his first day on the job, Firefighter Carrera has shown a strong work ethic and a positive “can-do” attitude. He routinely arrives early for duty, is prepared to work, and continually looks for opportunities to learn and improve. While these qualities alone make him a valuable member of Engine 12, his recent contribution to the development of MFRD’s tower rescue capabilities is what truly sets him apart. Prior to his employment with Mobile Fire-Rescue Department, Firefighter Carrera gained significant experience climbing and working on radio and cellular towers. As MFRD begins developing a new Tower Rescue curriculum, Firefighter Carrera recognized an opportunity to use that previous experience for the benefit of the department and its Technical Rescue Team. Going well beyond his regular duties and expectations as a firefighter, Firefighter Carrera led the development and delivery of a three-day in-service training program focused on newly acquired tower rescue equipment and entry-level tower rescue skills. He served as one of the lead instructors, preparing and conducting training for members of MFRD’s Technical Rescue Team. His involvement provided the department with valuable real-world knowledge and experience in an area of technical rescue that is still being developed within our organization. Rather than simply possessing this knowledge for his own benefit, Firefighter Carrera took the initiative to share his experience with other members, assist with the introduction of new equipment, and help establish a foundation for future tower rescue operations

and training within MFRD.

This contribution is an excellent example of what it means to go above and beyond. Firefighter Carrera identified a skill set from his background that could benefit the department and willingly stepped into a role that exceeded what would normally be expected of a firefighter at his level of service. His efforts helped increase the knowledge, preparedness, and capabilities of members of the Technical Rescue Team and contributed directly to the continued development of Mobile Fire-Rescue Department's special operations program.

Firefighter Carrera has also demonstrated a strong commitment to his own professional development. He has obtained certifications and is proficient in Rope Rescue, Confined Space Rescue, and Swiftwater Rescue. In addition to his responsibilities with MFRD, he is currently enrolled in Paramedic school and attends the University of South Alabama.

Firefighter Carrera represents the type of employee who not only works to improve himself, but also uses his knowledge and experience to improve those around him and strengthen the department as a whole. His initiative, willingness to share his expertise, commitment to training, and dedication to the fire service make him highly deserving of recognition.

It is my privilege as his Captain to nominate Firefighter Joshua Carrera for Firefighter of the Month.

Name of Originator Captain John D. Young III (Trey)

Rank of Originator Captain

Assignment of Originator Engine 12

I certify that the fact contained in the summery are both known to me and are a matter of record. John D. Young III

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These messages are not added in the [premium version](#).

FIREFIGHTER OF THE MONTH

Joshua M. Carrera

The Mobile Fire-Rescue Department (MFRD) is proud to honor Firefighter Joshua M. Carrera as the Firefighter of the Month for August 2026 for extraordinary and exceptional dedication, consistent performance, and significant contributions to Mobile Fire-Rescue Department.

August 2026

MOBILE FIRE-RESCUE DEPARTMENT

C.J. SMALL
PRESIDENT, MOBILE CITY COUNCIL

BARRY N. GLISSON
FIRE CHIEF

SPIRO CHERIOGOTIS
MAYOR, CITY OF MOBILE

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

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

August 2026: Hayden Yerby

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

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

Robert Shreve

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Authorize Agreement with Mirth Artists, LLC for construction of Mardi Gras float

Amount of Contract:

NTE \$55,725.00

Funding Source

10049000 / 42140

ATTACHMENTS:

1. Resolution Mirth Artists LLC 2026-09-10
2. Mirth Artists LLC agreement 2026-09-10

REVIEWERS:

Patricia Primm

Logan Gewin

Cherlina Monteiro

James Barber

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, the Agreement for Construction of City of Mobile Mardi Gras Float between the City of Mobile and Mirth Artists LLC, for the construction of a custom City of Mobile Mardi Gras float, for a base contract price of \$45,725.00 and a total amount not to exceed \$55,725.00, exclusive of the separately procured chassis welding described in the Agreement, which Agreement is attached hereto, or one with wording substantially similar thereto, and made a part hereof as though set forth in full, and to take such further action as may be necessary to effectuate the Agreement. A copy of the Agreement is on file in the office of the City Clerk.

ADOPTED:

City Clerk

AGREEMENT FOR CONSTRUCTION OF CITY OF MOBILE MARDI GRAS FLOAT

THIS AGREEMENT is entered into by and between the **CITY OF MOBILE, ALABAMA** ("City"), and **MIRTH ARTISTS LLC**, Benjamin Kaiser, Owner, 2112 Luckner Court, Mobile, Alabama 36618 ("Mirth Artists"), for construction of the City of Mobile custom Mardi Gras float described below.

1. SCOPE OF WORK. Mirth Artists shall construct a custom City of Mobile Mardi Gras float in accordance with the approved design concept attached as Exhibit A and the specifications stated in this Agreement. The Work includes all labor, supervision, materials, equipment, carpentry, lighting, artistry, and construction of sculptures necessary to complete the float, except for the chassis welding separately addressed in Section 6.

Mirth Artists, acting through Benjamin Kaiser as project supervisor, shall supervise and coordinate all portions of the Work, including the work of its employees, subcontractors, carpenters, electricians, artists, and other persons performing Work on its behalf. Mirth Artists remains responsible for their work and compliance with this Agreement.

The float shall be constructed on property owned by the Infant Mystics. Mirth Artists shall coordinate with the Infant Mystics concerning permission to use the property and access necessary to perform the Work. The City is not responsible for providing access to or making arrangements for use of the Infant Mystics property.

Mirth Artists shall not substitute materials or materially change the approved design without the prior written approval of Brandi Montgomery or another representative designated in writing by the City. Approval of a design or material change does not authorize additional compensation unless the additional compensation is separately approved in accordance with this Agreement.

The Work shall include the following minimum specifications:

(a) Carpentry. Construction of the wooden wagon base and the lower and upper decks of a 12-foot by 32-foot float on the City-provided 10-ton wagon; walls or aprons around the upper and lower decks; framed areas for male and female relief stations with manual sustained-waste collection; and steps at the center rear of the float. The carpentry work includes all new materials and labor.

(b) Lighting. Two police-motorcycle sculptures with flashing blue lights and headlights; the fire-truck sculpture with flashing red lights, two headlights, and a bar light; four RGB lights on each side of the outside apron; three RGB lights on each side of the center ride; two RGB lights on the front of the float to illuminate the fountain; additional lights in the trees and fountain as reasonably needed to carry out the approved design; commercial-type four-foot, two-bulb LED fixtures inside the masker area; and an electrical connection for generator use running through the tongue of the wagon.

(c) Artistry and Sculptures. Construction and painting of the Bienville fountain, two motorcycle-police sculptures, a fire-truck sculpture, trees, coins, flowers, buildings, banners, and the other artistic elements shown in the approved design concept. Negative spaces shall be filled with chicken wire and papier-mache to form the cloud depicted in the design. Manufactured elements may include ornate fencing, police barricades, and refurbished City street lamps.

2. COMPLETION, INSPECTION, AND ACCEPTANCE. Mirth Artists shall achieve final completion of the float no later than December 22, 2026.

Mirth Artists shall notify the City in writing when the float is ready for inspection. The City shall inspect the float within three business days after receiving that notice. If the City identifies any incomplete or nonconforming Work, it shall provide Mirth Artists with a written list of those items. Mirth Artists shall correct

all listed items and notify the City when the corrections are complete. The City shall reinspect the corrected Work within two business days after receiving that notice.

Final completion occurs only when: (a) all Work required by this Agreement has been completed; (b) the City has inspected the float; (c) Mirth Artists has corrected all incomplete or nonconforming Work identified during the inspection; and (d) the City has accepted the completed float in writing. The City's inspection, standing alone, does not constitute acceptance.

Mirth Artists shall provide its initial notice that the float is ready for inspection sufficiently before December 22, 2026, to allow the inspection, correction, and reinspection process to be completed by that date.

After the City's written acceptance of the completed float, the City shall arrange to relocate and store it for the City's future use.

3. CONTRACT PRICE. The City shall pay Mirth Artists a fixed base contract price of Forty-Five Thousand Seven Hundred Twenty-Five Dollars (\$45,725.00) for completion of the Work described in this Agreement. The base contract price is allocated as follows:

- (a) Carpentry – \$16,500.00;
- (b) Lighting – \$3,225.00; and
- (c) Artistry and construction of sculptures – \$26,000.00.

The base contract price includes all labor, supervision, materials, equipment, supplies, transportation, and other expenses necessary to complete the Work, except for the chassis welding separately addressed in Section 6 and additional work properly authorized under Section 4.

4. CHANGES AND ADDITIONAL WORK. Mirth Artists shall not make a material change to the approved design, perform additional work, or incur an additional charge without the City's prior written approval. Before performing the proposed work, Mirth Artists shall submit a written request describing: (a) the proposed change or additional work; (b) the additional cost; and (c) any effect on the completion date.

Approval by Brandi Montgomery or another designated City representative of a design or material change does not, by itself, authorize additional compensation. Any increase in compensation must be separately approved in writing through all contracting and purchasing procedures required by the City and applicable law.

The aggregate amount of all additional work approved under this Section shall not exceed Ten Thousand Dollars (\$10,000.00). Accordingly, the total amount payable to Mirth Artists under this Agreement shall not exceed Fifty-Five Thousand Seven Hundred Twenty-Five Dollars (\$55,725.00). This maximum does not include the separately procured chassis welding addressed in Section 6.

Mirth Artists is not entitled to payment for unauthorized changes, additional work, or cost overruns.

5. PAYMENT TERMS. Subject to receipt of a proper invoice and completion of the City's customary payment procedures, the City shall pay the fixed base contract price in the following installments:

- (a) \$15,241.00 after this Agreement has been fully executed by both parties;
- (b) \$15,242.00 after completion of the carpentry portion of the Work and verification of that completion by the City; and

(c) \$15,242.00 after final completion and the City's written acceptance of the float in accordance with Section 2.

Any additional compensation properly authorized under Section 4 shall be payable only after the additional work has been completed and accepted by the City. Payment does not constitute acceptance of incomplete or nonconforming Work and does not waive any right or remedy available to the City.

6. CHASSIS WELDING. Mirth Artists shall coordinate with Universal Metal concerning the chassis welding and shall provide the specifications reasonably necessary for the welding to accommodate the float's construction and the anticipated weight of the float and its occupants.

Universal Metal is not a subcontractor of Mirth Artists under this Agreement. The cost of the welding is not included in the contract price payable to Mirth Artists. Any welding services performed by Universal Metal shall be separately invoiced to the City and are subject to the City's applicable purchasing, authorization, and payment procedures. Mirth Artists has no authority to obligate the City to pay Universal Metal or any other third party.

7. INSURANCE. Mirth Artists shall maintain workers' compensation insurance as required by Alabama law for its employees performing the Work and shall provide evidence of such coverage to the City before beginning the Work and upon request. Mirth Artists shall require each subcontractor performing any portion of the Work to maintain workers' compensation coverage as required by law.

The insurance requirements stated in this Section do not limit Mirth Artists' responsibility for its obligations under this Agreement or for loss, damage, injury, or claims caused by the acts or omissions of Mirth Artists or persons performing Work on its behalf. The allocation of risk of loss for the float is governed by Section 10.

8. CITY-PROVIDED 10-TON WAGON. The City has purchased and provided the 10-ton wagon on which Mirth Artists shall construct the float. Title to the wagon remains with the City.

Before beginning construction, Mirth Artists shall inspect the wagon and promptly notify the City in writing of any observable condition that may make it unsuitable for the Work or require a change to the approved design, contract price, or completion date. Mirth Artists' commencement of construction without providing such notice constitutes its acknowledgment that the wagon is suitable for the Work based on conditions reasonably observable at that time.

9. APPROVED DESIGN CONCEPT. The approved design concept attached as Exhibit A is incorporated into this Agreement and identifies the intended appearance and design of the completed float. Mirth Artists shall construct the float in accordance with Exhibit A and the specifications stated in this Agreement.

If Exhibit A is inconsistent with this Agreement, this Agreement controls. Exhibit A does not modify the contract price, authorize additional work or compensation, change the completion date, or alter any other obligation stated in this Agreement.

10. RISK OF LOSS AND CARE OF THE WORK. Until the City accepts the completed float in writing, Mirth Artists shall protect and preserve the Work, materials, and partially completed float while they are in the possession or control of Mirth Artists. Risk of loss or damage remains with Mirth Artists until the City's written acceptance, except to the extent the loss or damage is caused by the City. After written acceptance, risk of loss passes to the City.

11. NO SEPARATE POST-ACCEPTANCE WARRANTY. Mirth Artists shall complete the Work in accordance with this Agreement and shall correct incomplete or nonconforming Work identified before the City's final acceptance. Except for those obligations, Mirth Artists provides no separate warranty covering the float after final acceptance. This Section does not release Mirth Artists from liability for fraud, intentional misconduct, or damage caused by its acts or omissions.

12. RESPONSIBILITY FOR THE WORK AND CLAIMS. Mirth Artists is responsible for the acts and omissions of its employees, agents, subcontractors, and other persons performing any portion of the Work on its behalf. To the extent permitted by law, Mirth Artists shall indemnify and hold harmless the City and its officers and employees from claims, liabilities, damages, losses, and expenses arising from bodily injury or property damage caused by the negligent or wrongful acts or omissions of Mirth Artists or persons performing Work on its behalf. This obligation does not apply to the extent a claim is caused by the negligence or wrongful conduct of the City.

13. LICENSES, PERMITS, AND LEGAL REQUIREMENTS. Mirth Artists shall obtain and maintain all licenses, permits, permissions, inspections, and approvals required for its performance of the Work. Unless the City expressly agrees otherwise in a written amendment, the City is not responsible for obtaining or paying for those items. Mirth Artists shall perform the Work in compliance with applicable laws, codes, and safety requirements.

14. SUBCONTRACTORS. Mirth Artists may engage qualified subcontractors to perform portions of the Work but remains fully responsible for their work, payment, supervision, conduct, and compliance with this Agreement. No subcontractor has a contractual relationship with the City or a right to payment from the City. Upon request, Mirth Artists shall provide the City with the name and function of each material subcontractor. Universal Metal is separately addressed in Section 6.

15. TERMINATION. The City may terminate this Agreement for convenience by giving written notice to Mirth Artists. Upon such termination, the City shall pay Mirth Artists for satisfactorily completed Work and reasonable, documented, noncancelable material costs incurred before receipt of the notice, less amounts previously paid. The City shall not be liable for anticipated profits on unperformed Work. If the amounts previously paid by the City exceed the amount payable under this paragraph, Mirth Artists shall refund the excess to the City within thirty calendar days after termination.

Either party may terminate this Agreement for a material breach that remains uncured ten calendar days after written notice describing the breach. The City may terminate immediately if Mirth Artists abandons the Work or engages in fraud or intentional misconduct relating to this Agreement. Upon termination, Mirth Artists shall stop incurring costs, protect the Work, and deliver to the City all completed or partially completed Work and materials for which the City has paid.

16. DELAYS. Mirth Artists shall promptly notify Brandi Montgomery in writing of any circumstance that may delay completion. The notice must describe the cause of the delay, its anticipated duration, and the steps being taken to minimize it. An extension of the completion date is effective only if approved in writing by the City. A delay or extension does not authorize additional compensation unless the City separately approves that compensation in accordance with Section 4.

17. USE OF INFANT MYSTICS PROPERTY. Mirth Artists shall obtain and maintain all permission necessary to enter and use the Infant Mystics property for the Work. Mirth Artists is responsible for coordinating site access, utilities, security, working hours, cleanup, and restoration directly with the Infant Mystics. Mirth Artists shall avoid unreasonable interference with the property and shall repair damage caused by its construction activities or by persons performing Work on its behalf. The City makes no representation concerning the condition, availability, security, or suitability of the property.

18. OWNERSHIP AND USE OF THE FLOAT. Upon the City's payment of all amounts properly due and written acceptance of the completed float, title to the completed float and incorporated materials shall vest in the City. Mirth Artists grants the City a perpetual, irrevocable, royalty-free right to possess, display, photograph, maintain, repair, alter, restore, and use the float for City and public purposes. Mirth Artists shall obtain any permissions from its employees, artists, and subcontractors necessary to grant these rights.

19. INDEPENDENT CONTRACTOR. Mirth Artists is an independent contractor and not an employee, agent, partner, or joint venturer of the City. Mirth Artists controls the means and methods of performing the Work, subject to the requirements of this Agreement, and is solely responsible for the compensation, supervision, and conduct of persons performing Work on its behalf.

20. ASSIGNMENT. Mirth Artists shall not assign this Agreement or delegate responsibility for the overall performance of the Work without the City's prior written consent. The use of subcontractors permitted under Section 14 does not relieve Mirth Artists of responsibility for the Work.

21. GOVERNING LAW AND VENUE. Alabama law governs this Agreement. Any legal action arising from this Agreement shall be brought in a court of competent jurisdiction in Mobile County, Alabama.

22. ENTIRE AGREEMENT AND AMENDMENTS. This Agreement and Exhibit A contain the entire agreement between the City and Mirth Artists concerning the Work and supersede prior or contemporaneous proposals, emails, text messages, conversations, estimates, representations, and understandings concerning the Work. This Agreement may be amended only by a written instrument executed through all approval and signature procedures required by the City. No City employee or representative may orally amend this Agreement or authorize additional compensation.

23. WAIVER AND SEVERABILITY. A party's failure to enforce a provision of this Agreement does not waive that provision or any other provision. If a court determines that any provision is invalid or unenforceable, the remaining provisions shall remain in effect to the fullest extent permitted by law.

24. AUTHORITY TO EXECUTE. Each person signing this Agreement represents that he or she is authorized to execute it on behalf of the identified party. The Agreement becomes effective only after it has received all approvals and signatures required by the City.

SIGNATURES

CITY OF MOBILE, ALABAMA

By: _____

Name: _____

Title: _____

Date: _____

MIRTH ARTISTS LLC

By: _____

Benjamin Kaiser, Owner

Date: _____

EXHIBIT A
APPROVED DESIGN CONCEPT

City of Mobile - Float Project
Update – June 24, 2026

Float Name – “Mobile, Alabama on Parade”

Main Design

- Barricade across the front with a “Visit Mobile” “Born to Celebrate” logo banner on the barricade
- Back of float painted to resemble the rear of a firetruck with possibly ladders protruding from each side like mounted on the side of the firetruck
- Motor cop on each side with the front wheel of the cycle in position over the front wheel of the float chassis – possibly with blue light flashing
- Ketchum fountain from Bienville Square
- Bankhead tunnel
- Oak Trees with a Crichton Leprechaun hanging in one
- Building facades with spires similar to RSA designs
- Wrought iron fencing
- Gas street lamp with Mardi Gras No Parking sign attached
- Azaleas
- Large beads
- Moon Pie

Items to include in Oval and Round vignettes around the float using both sides (no need to duplicate per side)

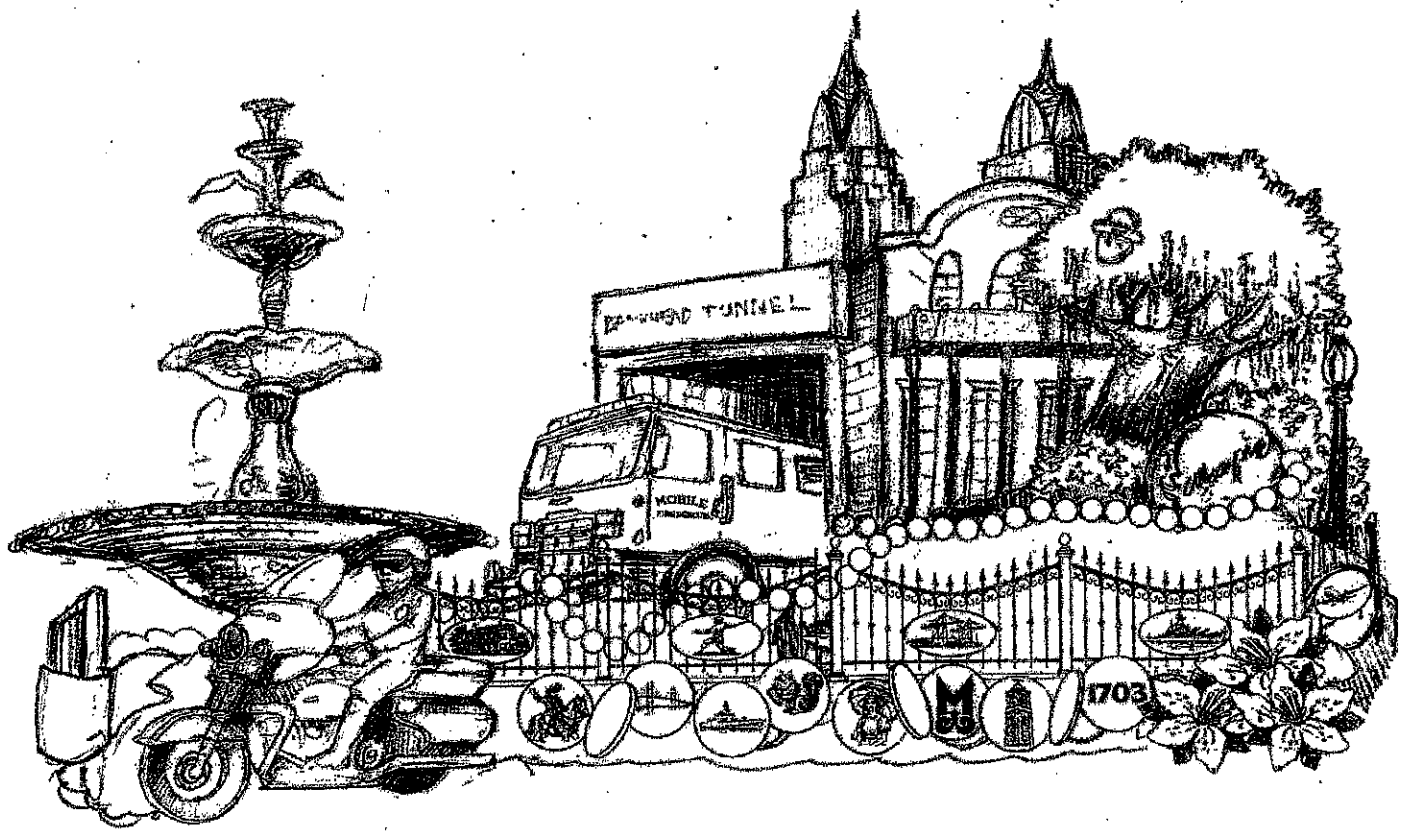
- Airplane (to highlight plane building)
- Africatown bridge spans
- Cannon
- Historic Home (modeled after Bragg Mitchell)
- Azalea Trail Maids
- Battleship (not necessarily the USS Alabama) but to highlight shipbuilding
- Hall of Fame Walk – highlight of baseball and football
- City of Mobile M logo
- Cathedral spires (two gold domes)
- USA Bell Tower
- Doubloon with “Mother of Mystics” Established 1703
- Squirrel with peanut
- Marshal on a horse

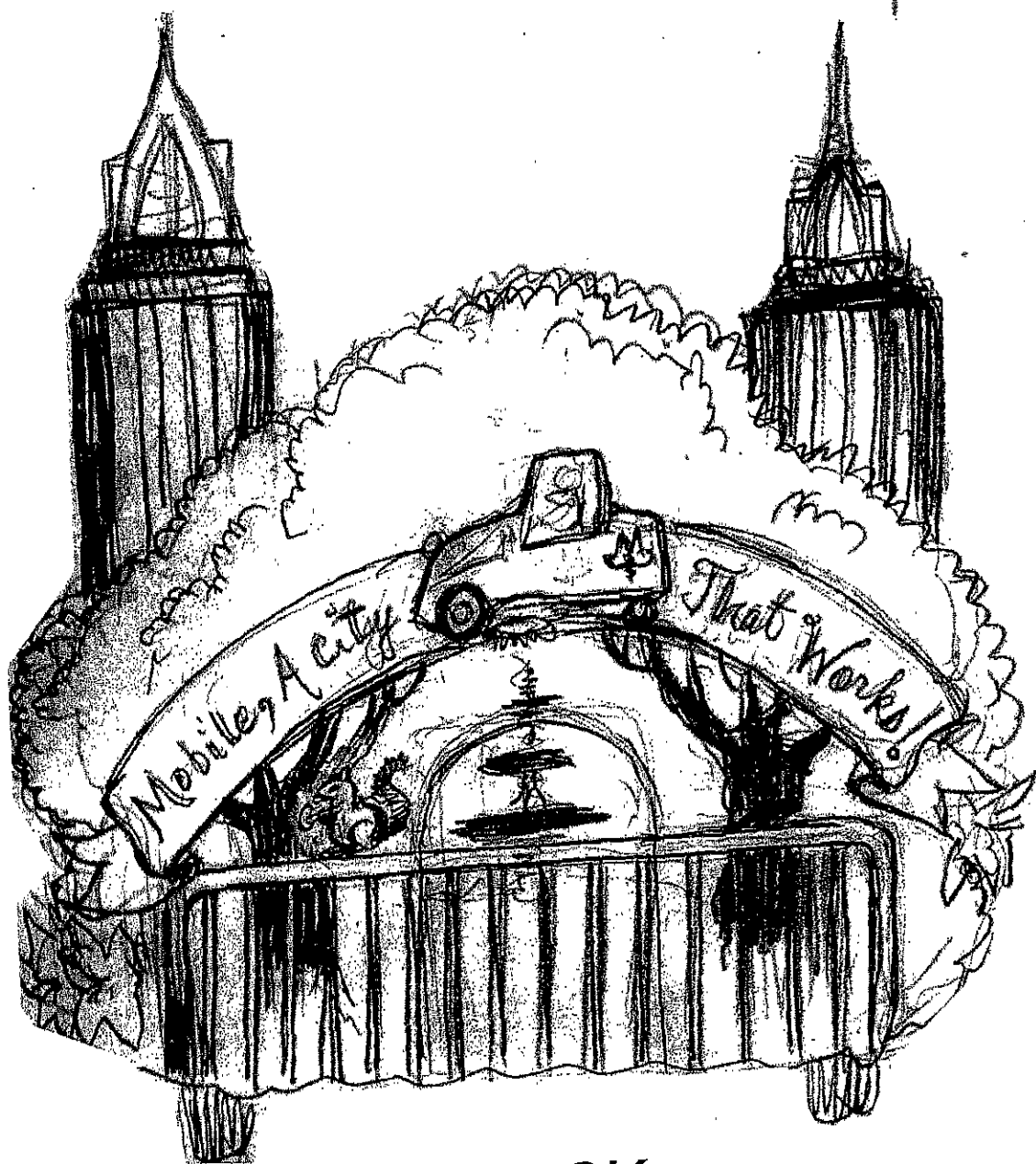
Design to allow for:

- Easy transfer for riders to walk from one side of float to the other
- Upper deck in the back/rear for additional riders but designed that if there were no riders on top that the float would not look empty.
- Two relief areas – Men’s with urinal and Ladies with a toilet seat
- Lighting/night use
- Ability for bead racks to be attached to the interior sides
- Storage for throws



FRONT





BACK



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to VC3 Inc for annual renewal of ThinkGard network cybersecurity and backup and disaster recovery software and services for MIT.

Amount of Contract:

\$125,540.00

Funding Source

General fund.

ATTACHMENTS:

1. 20260908 VC3 Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

Print Page Reset

Agenda of: 15 September 2026 Item No. _____
Date

Submitted by: Procurement John Paine, Purchasing Agent
Department Department Head

Sponsored by: Spiro N. Cheriogotis Mayor
Name 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 VC3 Inc.

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to VC3 Inc for annual renewal of ThinkGard network
cybersecurity and backup and disaster recovery software and services for MIT.
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: \$125,540.00

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: Bid exempt as software and professional services.

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:

RESOLUTION

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
<u>17816</u>	2026	(5000) INFORMATION TECHNOLOGY	ANNUAL RENEWAL OF THINKGARD NETWORK CYBERSECURITY AND BACKUP AND DISASTER RECOVERY SOFTWARE AND SERVICES FOR MIT (BID EXEMPT AS SOFTWARE AND PROFESSIONAL SERVICES)	\$125,540.00	<u>(297843 VC3 INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017816-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 1
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Vendor VC3 INC 1301 GERVAIS ST COLUMBIA, SC 29201 Tel#803-733-7333	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference GREG HOLLIDAY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/04/26	297843				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

PER STATE OF ALABAMA BID LAW SPECIAL EXEMPTION 41.16.51(a)(15) PRIOR PO #25013812, 24013756, AND 21015783. REFERENCE -20230816-103049879. DATA SECURITY & DISASTER RECOVERY.

EMAIL PO TO:
JEREMY@THINKGUARD.COM.

001	JEREMY CURRIE 1-205-834-5730 Co-Managed BCDR 36TB S6 Appliance (MSRP \$10,740.00) (Owned By Datto) Replacing MobileAL-TG1 S4E36 SN: D85ED3077A90 Enterprise 36 TB Appliance S6-36 • CPU: AMD EPYC 9255 (24c/48t, 3.20GHZ) • RAM: 192GB DDR5 ECC (12x 16GB) • RAID Z1: 3x 20TB SAS • NICs: 2x 10GbE Base-T • OS Drive: 480GB m.2 NAND SSD • Performance Cache: (SLOG) 960GB SATA 2.5" SSD • 1100W dual, redundant (1+1) hot-plug • Chassis: 1U rackmount full-depth • 5 Year Manufacturer Warranty (100% DISCOUNT)	2.00 EACH	0.00000	0.00
1	1000.10.23.5000.5000.5000.0000.0000.42115.			.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017816-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 2
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Vendor VC3 INC 1301 GERVAIS ST COLUMBIA, SC 29201 Tel#803-733-7333	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference GREG HOLLIDAY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/04/26	297843				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference ZACH Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602			
002	DataGard 36TB S6 1Yr TBR / Service (Monthly \$5210.00) Services Included in Monthly Rate: • 1 Year Time-Based Retention in US-based datacenters (1TBR) • Bicoastal Data Center offsite replication locations • Ongoing daily monitoring and management of all backup appliances: • Customizable local backup schedules per server (from every 5 minutes to 24hours) • Experienced Support team that checks on every appliance daily • Initial remediation of backup errorsCommunication with client if assistance or intervention is needed for production servers •	2.00 EACH	62520.00000	125040.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017816-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 3
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Vendor VC3 INC 1301 GERVAIS ST COLUMBIA, SC 29201 Tel#803-733-7333	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference GREG HOLLIDAY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/04/26	297843				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
1	Monitor daily mini disaster recovery test via screenshot verifications • Telephone and email on-call service available 24/7/365 • Annual Cloud Disaster Recovery Test, including a document DR Plan for appliance servers. • Full ThinkGard Support team assistance for any restoration event: • 24/7 assistance during all disaster events • Mounting backup points for simple file/volume recoveries • Local and/or cloud virtualization in the event of server(s) loss • 30 days of offsite virtualization, after which a fee of \$200.00 per 24 hours will incur.			125040.00

1 1000.10.23.5000.5000.5000.0000.0000.42115. 125040.00

Ship To
MIT
651 CHURCH STREET
MOBILE, AL 36602
Delivery Reference
ZACH

Deliver To
MIT

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017816-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved	Page 4
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Vendor VC3 INC 1301 GERVAIS ST COLUMBIA, SC 29201 Tel#803-733-7333	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference GREG HOLLIDAY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/04/26	297843				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
	651 CHURCH STREET MOBILE, AL 36602			
003	Migration Services – Enterprise (Professional Services) One Time Fee	2.00 EACH	250.00000	500.00
1	1000.10.23.5000.5000.5000.0000.0000.42115.			500.00
	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference ZACH Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602			

[Requisition Link](#)

Requisition Total 125540.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.10.23.5000.5000.5000.0000.0000.42115.	125540.00	1045783.62
INFORMATION TECHNOLOGY EXP SOFTWARE COSTS		

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017816-00 FY 2026 Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved
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Page 5

Vendor VC3 INC 1301 GERVAIS ST COLUMBIA, SC 29201 Tel#803-733-7333	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference GREG HOLLIDAY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/04/26	297843				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
***** Approval/Conversion Info *****				
	Activity Date Clerk			Comment
	Approved 09/04/26 GREG HOLLIDAY			Auto approved by: 91057606
	Approved 09/04/26 SCOTT KEARNEY			
	Approved 09/04/26 UDARA JAYASENA			Auto approved by: 91057606
	Approved 09/08/26 DONALD ROSE			Auto approved by: 9105fola
	Approved 09/08/26 SANDRA LEWIS			Auto approved by: 9105fola
	Approved 09/08/26 STEVEN KRONINGER			Auto approved by: 9105fola
	Approved 09/08/26 MARYLYN BUSCHELL			Auto approved by: 9105fola
	Approved 09/08/26 JAMES NEESE			Auto approved by: 9105fola
	Approved 09/08/26 REBECCA CRUMPLER			Auto approved by: 9105fola
	Approved 09/08/26 ANNE FOLEY			
	Approved 09/08/26 JOHN PAINE			Auto approved by: 9105fola

Authorized By: _____ Date: _____

Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to Prime Professional Concrete Pumping & Finishing LLC for storm drainage vegetation and debris removal - 739 Dawes Road to 825 Bonnevill Drive.

Amount of Contract:

\$23,200.00

Funding Source

General fund

ATTACHMENTS:

1. 20260910 Prime Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 15 September 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 Prime Professional Concrete Pumping & Finishing LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Prime Professional Concrete Pumping & Finishing LLC for storm drainage vegetation and debris removal - 739 Dawes Road to 825 Bonneville Drive.
General fund

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$23,200.00

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:

RESOLUTION

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
<u>17872</u>	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – 739 DAWES ROAD TO 825 BONNEVILLE DRIVE (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	\$23,200.00	<u>(299670) PRIME PROFESSIONAL CONCRETE PUMPING & FINISHING LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017872-00 FY 2026 Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155. Review: Buyer: 9105paij Status: Approved
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Page 1

Vendor PRIME PROFESSIONAL CONCRETE PUMPING & 6174 RIVER RUN CIRCLE THEODORE, AL 36582 Tel#2512983814	Ship To PUBLIC WORKS ADMIN. 1900 HURTEL STREET BEFORE 2:30 P.M. MOBILE, AL 36605 ASHLEY.ADAMS@CITYOFMOBILE.ORG
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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
09/08/26	299670				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-181 739 DAWES RD TO 825 BONNEVILLE DR Additional Description Notes DISTRICT 6	1.00 EACH	23200.00000	23200.00
1	1000.40.20.2070.2096.2070.0000.0000.42155.			23200.00

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 23200.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.42155.	23200.00	1476837.93
STORMWATER EXP		
DITCH MAINTENANCE		

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00017872-00 FY 2026 Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155. Review: Buyer: 9105paij Status: Approved
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Page 2

Vendor PRIME PROFESSIONAL CONCRETE PUMPING & 6174 RIVER RUN CIRCLE THEODORE, AL 36582 Tel#2512983814	Ship To PUBLIC WORKS ADMIN. 1900 HURTEL STREET BEFORE 2:30 P.M. MOBILE, AL 36605 ASHLEY.ADAMS@CITYOFMOBILE.ORG
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Deliver To
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 MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/08/26	299670				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
***** Approval/Conversion Info *****				
	Activity Date Clerk			Comment
	Approved 09/09/26 MATTHEW ANDERSON			
	Approved 09/09/26 ASHLEY ADAMS			Auto approved by: 910516584
	Approved 09/09/26 MATTHEW ANDERSON			
	Approved 09/09/26 SHONNDA SMITH			Auto approved by: 910516584
	Approved 09/09/26 CHERI BOUCHER			Auto approved by: 910516584
	Approved 09/09/26 DONALD ROSE			Auto approved by: 9105paij
	Approved 09/09/26 SANDRA LEWIS			Auto approved by: 9105paij
	Approved 09/09/26 STEVEN KRONINGER			Auto approved by: 9105paij
	Approved 09/09/26 MARYLYN BUSCHELL			Auto approved by: 9105paij
	Approved 09/09/26 JAMES NEESE			Auto approved by: 9105paij
	Approved 09/09/26 REBECCA CRUMPLER			Auto approved by: 9105paij
	Approved 09/09/26 ANNE FOLEY			Auto approved by: 9105paij
	Approved 09/09/26 JOHN PAINE			

Authorized By: _____ Date: _____
Signature

EXHIBIT A
LOCATION MAP(S) AND PHOTOS





Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonymcromwell768@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 provisions 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



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	ADDITIONAL INSURED	INSURANCE	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	☐ CLAIMS-MADE ☐ OCCUR						EXCESS TO RENTED PREMISES (EA OCCURRENCE) \$
							MED. EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PROJECT ☐ LOC						PRODUCTS - COM/PROP 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	N/A				PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (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 \$

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

ACORD 25 (2016/03)

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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:

Signature:

Print Name:

Print Name:

Date:

Date:

WITNESSED BY:

Signature:

Signature:

Print Name:

Print Name:

Address:

Address:

Date:

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.

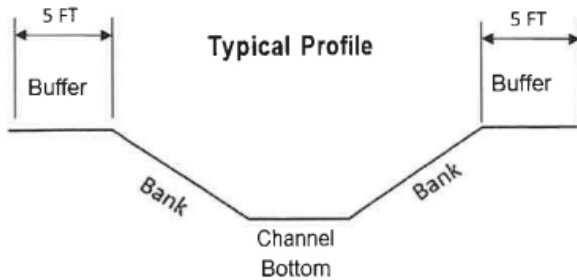
The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

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

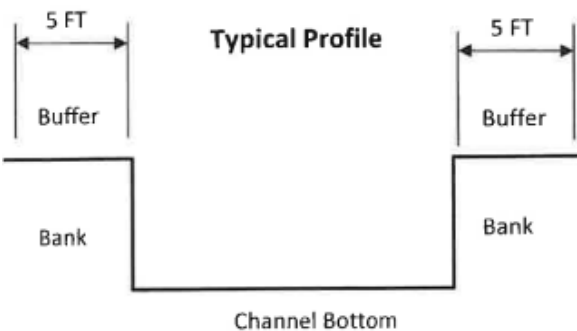
Ditch Maintenance Standards

Trapezoidal Ditch Maintenance Standards



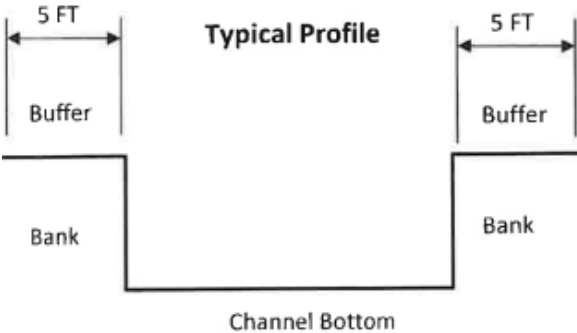
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



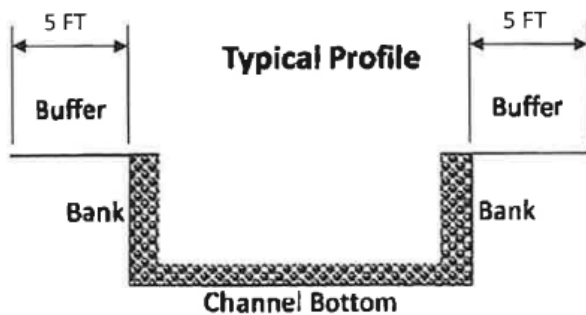
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



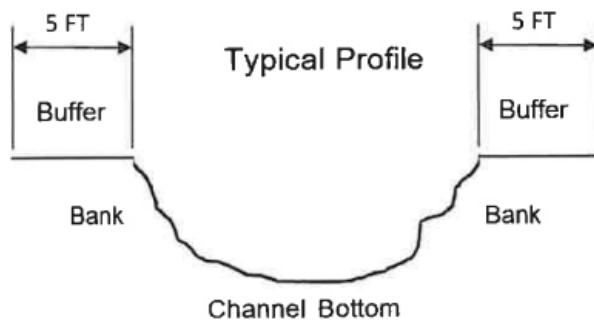
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

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: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to Long Lewis Ford of the Shoals, Inc for one Ford Bronco Sport 4x4 SUV for Real Estate Asset Management.

Amount of Contract:

\$32,189.50

Funding Source

General fund

ATTACHMENTS:

1. 20260909 Long Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 15 September 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 Long Lewis Ford of the Shoals, Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Long Lewis Ford of the Shoals, Inc for one Ford Bronco
Sport 4x4 SUV for Real Estate Asset Management.
General fund

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$32,189.50

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: 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:

RESOLUTION

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
<u>14308</u>	2026	(2050) FLEET MANAGEMENT-GARAGE	ONE FORD BRONCO SPORT 4X4 SUV FOR REAL ESTATE ASSET MANAGEMENT (AL STATE CONTRACT)	\$32,189.50	<u>(290649 LONG LEWIS FORD OF THE SHOALS INC</u>

Adopted:

City Clerk

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014308-00 FY 2026 Acct No: 1000.45.20.3030.3030.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Approved	Page 1
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Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.GOV Delivery Reference TRAVESIA AGEE Deliver To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/23/26	290649				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
001	2025 OR NEWER FORD BRONCO SPORT AS FOLLOWS: 4X4 1.5L ECOBOOST ENGINE W/AUTO START-STOP TECHNOLOGY, ELECTRIC PARKING BRAKE, ELECTRONIC BRAKE ASSIST, 8-SPEED AUTO TRANSMISSION, HOSS 1.0 OFF-ROAD TUNED SUSPENSION, GRILLE-CARBONIZED GRAY W/BRONCO MOLDED IN WHITE, PRIVACY GLASS-2ND ROW AND LIFTGATE, WHEELS-17" CARBONIZED GRAY-PAINTED HIGH GLOSS ALUMINUM, CLIMATER CONTROLS W/REAR AIR DUCT, CARPETED CARGO FLOOR, SEATS CLOTH BUCKET CLOTH, 6 WAY DRIVER/4WAY PASSENGER, REAR CENTER ARMREST(FOLD-DOWN W/2 CUPHOLDERS), SUN VISORS W/MIRRORS (DRIVER/PASSENGER), FORD CO-PILOT 360 INCLUDES AUTO HIGH BEAM HEADLAMPS, BLIS W/CROSS-TRAFFIC, LANE KEEPING SYSTEM, DRIVER ALERT, PRE-COLLISION ASSIST W/AUTOMATIC EMERGENCY BRAKING, DYNAMIC BRAKE SUPPORT, REAR VIEW CAMERA, PRE-COLLISION BRAKING, MIRRORS SIDEVIEW HEATED GLASS, REAR VIEW CAMERA, PUSH BUTTON START, SIRIUS RADIOXM, ADVANCE TRAC, HILL START ASSIST, FORD PASS CONNECT, FRONT AND REAR STABILIZER, INTELIGENT	1.00 EACH	31449.50000	31449.50

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014308-00 FY 2026 Acct No: 1000.45.20.3030.3030.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Approved	Page 2
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Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.GOV Delivery Reference TRAVESIA AGEE Deliver To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/23/26	290649				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
	ACCESS PUSH START, 12.3" INSTRUMENT CLUSTER DISPLAY, SYNC 4 W/13.2" LCD CAPACITIVE TOUCHSCREEN IN CENTER STACK W/SWIPE CAPABILITY, CLOUD CONNECTED, 911 ASSIST, CAR PLAY AND ANDROID AUTO COMPATIBLE, DIGITAL OWNERS MANUAL, CONVERSATIONAL VOICE RECOGNITION, SEATING UP TO 5, WIRELESS CHARGING PAD, REVERSE SENSORS, WHITE IN COLOR. PRICING AS PER STATE OF ALABAMA CONTRACT T-191 MA22000003123 LINE 2 AND YOUR QUOTE DATED 9-9-2026 Additional Description Notes ----- 2025 OR NEWER FORD BRONCO SPORT AS FOLLOWS: 4X4 1.5L ECOBOOST ENGINE W/AUTO START-STOP TECHNOLOGY, ELECTRIC PARKING BRAKE, ELECTRONIC BRAKE ASSIST, 8-SPEED AUTO TRANSMISSION, HOSS 1.0 OFF-ROAD TUNED SUSPENSION, GRILLE-CARBONIZED GRAY W/BRONCO MOLDED IN WHITE, PRIVACY GLASS-2ND ROW AND LIFTGATE, WHEELS-17" CARBONIZED GRAY-PAINTED HIGH GLOSS ALUMINUM, CLIMATER CONTROLS W/REAR AIR DUCT, CARPETED CARGO FLOOR, SEATS CLOTH BUCKET CLOTH, 6 WAY DRIVER/4WAY PASSENGER, REAR CENTER ARMREST(FOLD-DOWN W/2 CUPHOLDERS), SUN VISORS W/MIRRORS (DRIVER/PASSENGER), FORD CO-PILOT 360 INCLUDES AUTO HIGH BEAM HEADLAMPS, BLIS W/CROSS-TRAFFIC, LANE KEEPING SYSTEM, DRIVER ALERT, PRE-COLLISION ASSIST W/AUTOMATIC EMERGENCY BRAKING, DYNAMIC BRAKE SUPPORT, REAR VIEW CAMERA, PRE-COLLISION BRAKING, MIRRORS SIDEVIEW HEATED GLASS, REAR VIEW CAMERA, PUSH BUTTON START, SIRIUS RADIOXM, ADVANCE TRAC, HILL START ASSIST, FORD PASS CONNECT, FRONT AND REAR STABILIZER, INTELLIGENT ACCESS PUSH START, 12.3" INSTRUMENT CLUSTER DISPLAY, SYNC 4 W/13.2" LCD CAPACITIVE TOUCHSCREEN IN CENTER STACK W/SWIPE			

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014308-00 FY 2026 Acct No: 1000.45.20.3030.3030.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Approved	Page 3
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Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.GOV Delivery Reference TRAVESIA AGEE Deliver To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/23/26	290649				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
	CAPABILITY, CLOUD CONNECTED, 911 ASSIST, CAR PLAY AND ANDROID AUTO COMPATIBLE, DIGITAL OWNERS MANUAL, CONVERSATIONAL VOICE RECOGNITION, SEATING UP TO 5, WIRELESS CHARGING PAD, REVERSE SENSORS,WHITE IN COLOR.			

AS REQUESTED BY 3030-REAM

1	1000.45.20.3030.3030.3030.0000.0000.45040.	31449.50
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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

002	FREIGHT	370.00 MILE	2.00000	740.00
	Vendor Item Inventory Item/Loc 14009			
1	1000.45.20.3030.3030.3030.0000.0000.45040.	740.00		

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014308-00 FY 2026 Acct No: 1000.45.20.3030.3030.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Approved
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Page 4

Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.GOV Delivery Reference TRAVESIA AGEE Deliver To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
06/23/26	290649				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 32189.50

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.45.20.3030.3030.3030.0000.0000.45040.		
	32189.50	2810.50
REAL ESTATE/ASSET MGT EXP	FLEET VEHICLES	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	09/09/26	JOHN PAINE	GL Allocation changed
CCancelled	09/09/26	JOHN PAINE	GL Allocation changed
Approved	06/24/26	MATTHEW ANDERSON	Auto approved by: 910518244
Approved	06/24/26	SHONNDA SMITH	
Approved	06/24/26	CHERI BOUCHER	Auto approved by: 910518244
Approved	09/09/26	MATTHEW ANDERSON	
Approved	09/09/26	SHONNDA SMITH	Auto approved by: 910516584

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014308-00 FY 2026 Acct No: 1000.45.20.3030.3030.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Approved
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Page 5

Vendor
LONG LEWIS FORD OF THE SHOALS, INC
2800 WOODWARD AVE

Ship To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET

MUSCLE SHOALS, AL 35661

MOBILE, AL 36604
AGEET@CITYOFMOBILE.GOV

Tel#256-386-7800
Fax 256-263-4613

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
06/23/26	290649				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
Approved	09/09/26 CHERI BOUCHER	Auto approved by:	910516584	
Forward	08/27/26 PATRICIA KENNEDY-JONES	Automatic Forward to	9105paij	
Approved	09/09/26 DONALD ROSE	Auto approved by:	9105paij	
Approved	09/09/26 SANDRA LEWIS	Auto approved by:	9105paij	
Approved	09/09/26 STEVEN KRONINGER	Auto approved by:	9105paij	
Approved	09/09/26 MARYLYN BUSCHELL	Auto approved by:	9105paij	
Approved	09/09/26 JAMES NEESE	Auto approved by:	9105paij	
Approved	09/09/26 REBECCA CRUMPLER	Auto approved by:	9105paij	
Approved	09/09/26 ANNE FOLEY	Auto approved by:	9105paij	
Approved	09/09/26 JOHN PAINE	Auto approved by:	9105paij	

Authorized By: _____ Date: _____
Signature

General Information

Contract

Ford Fleet T191 Long Lewis Shoals

Supplier

Long-Lewis Ford Lincoln Volkswagon Mitsubishi Chevrolet

Linked Solicitation

Ford Fleet T191 -Bid-

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.

Type

Master Agreement

Contract Code

MA220000003123

Sourcing Number

SRC0000007870

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
Christina	Croteau	christina.croteau@longlewis.net	256-710-5229
Christina	Croteau	christina.croteau@longlewis.net	256-710-5229

2 Record(s)

Contract Scope

Organizations

State of Alabama

Contract Validity

Start Date

6/14/2022

End Date

6/14/2027

Documents

Items

Item Name	Product Code	UOM
Ford Escape	220000003123-1	31,289.50 Each
Ford Bronco Sport	220000003123-2	38,050.50 Each

- [Master_Agreement_V1.pdf](#)
- [2023 Order Bank Opening Updates.pdf](#)
- [Master_Agreement_V1 \(7\).pdf](#)
- [Updated Ford_Bid_specs T191 5-23-22.pdf](#)
- [Ford 2023 Order Bank Opening Updates.pdf](#)
- [MA220000003123_Long_Lewis_of_the_Shoals_T191_V1.pdf](#)

Item Name	Product Code	UOM	
Ford Edge	220000003123-4	34,658.50	Each
Ford Expedition	220000003123-5	56,125.50	Each
Ford Transit Passenger 15 Van	220000003123-9	54,880.50	Each
Ford Transit Cargo Van	220000003123-11	44,998.50	Each
Optional Equipment	220000003123-36	0.00	USD
Vehicle Delivery	220000003123-37	0.00	USD



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

To approve issuance of purchase order to Truck Equipment Sales Inc for three Ford F250 extended cab pickup trucks with Knapheide 696 utility bodies for Facilities Maintenance.

Amount of Contract:

\$180,171.00

Funding Source

General fund

ATTACHMENTS:

1. 20260910 Truck Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 15 September 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 Truck Equipment Sales Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Truck Equipment Sales Inc for three Ford F250 extended cab pickup trucks with Knapheide 696 utility bodies for Facilities Maintenance.
Sealed bid 6067

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$180,171.00

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 bud 6067

How many bidders received bid packages (if applicable): 17 + web

How many bidders submitted bids (if applicable): 3

If this is not the lowest bid, explain why not:

RESOLUTION

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
<u>14503</u>	2026	(2050) FLEET MANAGEMENT – GARAGE	THREE FORD F250 EXTENDED CAB PICKUP TRUCKS WITH KNAPHEIDE 696 UTILITY BODIES FOR FACILITIES MAINTENANCE (SEALED BID 6067)	\$180,171.00	(208560) TRUCK <u>EQUIPMENT</u> <u>SALES INC</u>

Adopted:

City Clerk

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014503-00 FY 2026 Acct No: 1000.45.20.3030.3035.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Released
---	--

Page 1

Vendor TRUCK EQUIPMENT SALES INC 4700 RANGELINE RD MOBILE, AL 36619 Tel#251-666-8606 Fax 251-666-8676	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.GOV Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604
---	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/11/26	208560				FLEET MANAGEMENT-GARAGE

LN Description / Account	Qty	Unit Price	Net Price
001 3/4 TON CHASSIS W/UTILITY BODY AS SPECIFIED: 2025 FORD F250 OR NEWER EXTENDED 3/4 TON UTILITY BODY (KNAPHIEDE 696) WITH PIPE RACKS;TOW PACKAGE;PLATFORM RUNNING BOARDS;4 CORNER LED STROBE LIGHTS;SPRAY-IN BEDLINER; INVERTER WITH 120V/400W OUTLET TRUCK TO BE AS PER THE SPECIFICATIONS ISSUED WITH BID #6067 PRICING AS PER YOUR QUOTE AND CITY OF MOBILE BID #6067 Additional Description Notes	3.00 EACH	60057.00000	180171.00

3/4 TON CHASSIS W/UTILITY BODY AS SPECIFIED: 2025 FORD F250 EXTENDED 3/4 TON UTILITY BODY (KNAPHIEDE 696) WITH PIPE RACKS;TOW PACKAGE;PLATFORM RUNNING BOARDS;4 CORNER LED STROBE LIGHTS;SPRAY-IN BEDLINER; 120V/400W OUTLET

AS REQUESTED BY 3035-FACILITIES MAINT.

1 1000.45.20.3030.3035.3030.0000.0000.45040.	180171.00
--	-----------

Ship To
MOTOR POOL - ATTN: ADAM LYNN
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
TRAVESIA AGEE

Deliver To

Bill To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604 SEAN.CLARK@CITYOFMOBILE.ORG	Requisition 00014503-00 FY 2026 Acct No: 1000.45.20.3030.3035.3030.0000.0000.45040. Review: Buyer: 9105paij Status: Released	Page 2
---	--	--------

Vendor TRUCK EQUIPMENT SALES INC 4700 RANGELINE RD MOBILE, AL 36619 Tel#251-666-8606 Fax 251-666-8676	Ship To MOTOR POOL - ATTN: ADAM LYNN 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.GOV Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/11/26	208560				FLEET MANAGEMENT-GARAGE

LN	Description / Account	Qty	Unit Price	Net Price
	MUNICIPAL GARAGE ATTN: SEAN 770 GAYLE STREET MOBILE, AL 36604			

[Requisition Link](#)

Requisition Total	180171.00
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***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.45.20.3030.3035.3030.0000.0000.45040.	180171.00	6299.00
FACILITY MAINTENANCE EXP		
FLEET VEHICLES		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	09/10/26	JOHN PAINE	GL Allocation changed
Approved	07/14/26	MATTHEW ANDERSON	Auto approved by: 910518244
Approved	07/14/26	SHONNDA SMITH	
Approved	07/14/26	CHERI BOUCHER	Auto approved by: 910518244
Forward	08/11/26	MATTHEW ANDERSON	Automatic Forward to 910518638
Approved	08/12/26	SHONNDA SMITH	
Approved	08/12/26	ASHLEY ADAMS	Auto approved by: 910518244
Approved	08/12/26	CHERI BOUCHER	Auto approved by: 910518244
Rejected	08/06/26	JOHN PAINE	description and quote do not m
Forward	08/27/26	PATRICIA KENNEDY-JONES	Automatic Forward to 9105paij
Queued	09/10/26	MATTHEW ANDERSON	Automatic Forward to 9105paij
Queued	09/10/26	SHONNDA SMITH	Automatic Forward to 9105paij
Queued	09/10/26	CHERI BOUCHER	Automatic Forward to 9105paij
Pending		DONALD ROSE	Automatic Forward to 9105paij
Pending		SANDRA LEWIS	Automatic Forward to 9105paij
Pending		STEVEN KRONINGER	Automatic Forward to 9105paij

BID TABULATION FOR BID #6067

¾ TON EXTENDED CAB TRUCK WITH UTILITY BODY

	NASHVILLE AUTOMOTIVE DBA SERRA CHEVROLET	TRUCK EQUIPMENT SALES	FLEETCO
CAB WITH UTILITY BODY NO LADDER RACK	NO BID	2027 FORD F250 KNAPHEIDE BODY \$57,607.00	2027 FORD F250 READING CL-U98 \$59,604.65
CAB WITH UTILITY BODY WITH LADDER RACK	2026 CHEVROLET 3500 READING SLS098ASW BODY \$67,788.00 LOCAL VENDOR ADJUSTMENT \$74,566.80	2027 FORD F250 KNAPHEIDE BODY \$60,057.00	2027 FORD F250 READING CL-U98 \$62,084.12 2027 FORD F250 READING CL-U98 \$61,069.12

SEALED BID

CITY OF MOBILE

BID SHEET

Do Not Return Via Email or Fax

Mailing Address:
P. O. Box 1948
Mobile, Alabama 36633
(251) 208-7434

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

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:
8/18/2026	6067	MOTOR POOL	BROAD STREET

This bid must be received and stamped by the Purchasing office not later than: 12:01 P.M., WEDNESDAY, SEPTEMBER 9, 2026

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	3/4 TON EXTENDED CAB TRUCK WITH UTILITY BODY					
APPX 2-8	Vendor to provide NEW chassis with Reading Model U98 Body WITH NO LADDER RACK, or equal, already mounted to chassis. Chassis Make_____ Model_____ Body Make_____ Model_____ Provide literature and specifications on product bid. State Warranty _____ Location of Installation _____					
APPX 2-8	Vendor to provide NEW chassis with Reading Model U98 Body WITH LADDER RACK, or equal, already mounted to chassis. Chassis Make_____ Model_____ Body Make_____ Model_____ Provide literature and specifications on product bid. State Warranty _____ Location of Installation _____					
Page 1 of 2			TOTAL			

**RETURN ONE SIGNED COPY OF THIS BID
IN ENCLOSED ENVELOPE**

State delivery time within _____ days of receipt of P.O.

Phone Number _____

Firm Name _____

Email Address _____

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 Alabama, 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	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 2 of 2 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. If you have any questions, please feel free to 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. TO BE AWARDED ALL OR NONE.					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

CHASSIS SPECIFICATIONS

	YES	NO
1. 3/4-TON 2-WHEEL DRIVE CHASSIS		
2. EXTENDED CAB		
3. GASOLINE ENGINE		
4. POWER WINDOWS, MIRRORS, AND DOOR LOCKS		
5. SINGLE REAR AXLE		
6. ALL WEATHER TIRES		
7. AIR CONDITIONING		
8. VINYL SEATS		
9. POWER INVERTER 120V/400 WATT MOUNTED IN CAB IN MIDDLE OF FLOOR BOARD		
10. CHASSIS COLOR TO BE WHITE		
11. TOWING PACKAGE		
12. SPARE TIRE WITH CRANK DOWN STORAGE		
13. CAB TO AXLE – 56 INCHES		
14. FACTORY-MOUNTED STEPS OR RUNNING BOARD		

Chassis shall have a receiver hitch.

Utility body compartments shall have an LED lighting that is switched with a manual toggle switch. Compartment lights may be powered from the truck’s taillight circuit.

Receiver hitch to be accessible.

Rear bumper shall be a recessed frame mounted bumper with center recess to trailer hitch.

Rear bumper recess shall allow for mounting of pintle hitch if City so desires. (Pintle access cut out.)

BODY SPECIFICATIONS

The Following MINIMUM are for a utility body- to be installed on new CAB//CHASSIS with factory receiver hitch. Cab to axle measure is 56 inches. Utility body is 97.25 inches long x 76 inches wide.

	YES	NO
1. Body Shell - The body shell is to be constructed of 14-gauge two-sided A40 Galvanneal steel. The compartment tops and backs are to be a one-piece seamless design. All doors, door openings, drip rails, and other exposed steel edges are to be hemmed for strength, safety, and resistance to corrosion.	_____	_____
2. Floor - The floor plate is to be constructed of a minimum of 12-gauge treadplate with a 13/8" return flange on each side. The side compartment back panel should overlap and interlock with the floor flange, providing support for the weight of the side compartment.	_____	_____
3. Understructure - Cross sills are to be constructed from 11-gauge steel with 50,000 psi minimum yield strength.	_____	_____
4. Tailgate - The tailgate is to be constructed of 14-gauge two-sided A40 Galvanneal steel. The tailgate is to be a minimum of 12 "high and be a slammable style.	_____	_____
5. Doors - The doors are to be constructed of 20-gauge two-sided A40 Galvanneal steel. The doors are to be double paneled with hat section reinforcements.	_____	_____
6. Hinges - Corrosion resistant all stainless steel continuous hinges are to be installed to provide full length support for the doors and pry-proof security with a built-in weather shield. Hinges are to be spot welded to the door frames and must be supported with a six-year warranty .	_____	_____
7. Rotary Latches - Zinc plated corrosion resistant rotary latches are riveted to the doors with non-corrosive aluminum rivets incorporating stainless steel mandrels. The rotary latches are to be slam-latchable. The latching cam is to be elongated to allow the latch to move vertically relative to the lock strike to prevent torsional damage.	_____	_____
8. Door Strikers - Adjustable strikers are to be affixed to the door frames with screws. (Welded-on door strikers are not acceptable.)	_____	_____
9. Door Seals - Automotive "bulb type" neoprene door seals are to be installed by the manufacturer of the body on all door frames.	_____	_____
10. Door Retainers - Double spring over center door retainers are to be installed on all vertical doors. Retainers need to hold doors in positive open or closed position. (Other types of retainers, like cables or chains, are not acceptable.)	_____	_____

11.	Shelving - Shelves are to be constructed of 18-gauge bright spangled galvanized steel. All shelves are to have hemmed dividers on 4" centers. Shelves need to have a minimum capacity rating of 250-lbs.	_____	_____
12.	Shelving - 2 adjustable shelves with dividers street and curbside front vertical 1 adjustable shelf with dividers street and curbside rear vertical 1 adjustable shelf curbside horizontal.	_____	_____
13	Exterior Prime Paint - The body is to be completely immersed in electro deposition gray epoxy prime paint featuring a zinc phosphate pre coat and seal for additional corrosion protection. Prime paint is to be oven cured to provide a hard, durable finish.	_____	_____
14.	Interior Paint - Interior paint is to be a mid-gloss, mar resistant, light gray finish.	_____	_____
15.	Final Paint - Factory painted white inside of compartments and exterior of body.	_____	_____
16.	Undercoating - The body is to be completely undercoated by the body manufacturer using a water base acrylic.	_____	_____
17.	Installation - The manufacturer of the body is to supply a recommended installation process along with detailed installation instructions that conform to all applicable Federal Motor Vehicle Safety Standards. Rear body-to-chassis mounting brackets need to incorporate bumper support as well as provide FMVSS 30 I protection. Furthermore, the manufacturer of the body is to supply an owner manual describing the proper care and maintenance of the body for the user.	_____	_____
18.	Warranty - The following items are to be covered by a minimum six (6) year limited warranty to the first owner/user of record.	_____	_____
19.	No Rust-Thru Guarantee	_____	_____
20.	Continuous Door Hinges -Guaranteed not to fail to operate or come off product.	_____	_____
21.	Latches and Lock Cylinders -Guaranteed against failure.	_____	_____
22.	Shelves -Guaranteed not to fail in bending under a maximum 250 lb. rated load.	_____	_____
23.	Lighting - Lighting is to meet all FMVSS standards. The wiring harness is to be encased in a plastic loom and all wires are to be colored for ease of troubleshooting. The wire harness must have connectors that are compatible with Ford, GM, and Dodge chassis without splicing. The stop/tail/turn and backup lights are to be recessed in the rear of the body. The stop/tail/turn lights are to be clear-back style. The side marker lights are to be recessed in the body drip rail for protection.	_____	_____
24.	Interior Compartment - The rear compartments are to be illuminated from clear back style taillights. All Lighting compartments are to be illuminated with lights powered off taillight circuit. Manual toggle switches are required on each light.	_____	_____

- | | | | |
|-----|---|-------|-------|
| 25. | Lighting Wire - Wires must be retained by a fastening system. | _____ | _____ |
| 26. | Retention Interior Light Guard and Warning Lights - Light guards are to be installed by the body manufacturer to provide protection for recessed stop/tail/turn, backup lights, and warning lights. The wiring harness needs to be protected also. | _____ | _____ |
| 27. | Bumper - Drop step bumper with pintle recess cutout. | _____ | _____ |
| 28. | Ladder rack Kargo Master pipe rack constructed of 2" steel tubing, powder coated with a load rating of 1700 lbs. Cross bars are 62 inches wide. Ladder rack ratchet straps with J-hooks, two (2) on each side. | _____ | _____ |
| 29. | Bed liner Inside of body between compartments shall have sprayed in bed liner applied. Spray in Bed liner shall be applied to the bottom of the open area as well as the sides up to the top of the compartments. Vendor shall also spray the tops of the compartments with the same Material as the sides and bottom of the center opening of the bottom. There shall be four (4) drain holes, one in each corner, each drain hole shall have an opening no less than 1" open area after body has been painted and sprayed with spray in liner to allow for the drainage of rain and wash water | _____ | _____ |
| 30. | There shall be four (4) drain holes, one in each corner, each drain hole shall have an opening no less than 3/4" open area after body has been painted and sprayed with spray in liner to allow for the drainage of rain and wash water. | _____ | _____ |
| 31. | Four corner warning lights - Four (4) corner LED lights with rear round or square light heads recessed into the rear of the utility body Whelen brand LED or Equal-all LED with 5-year warranty. Front four (4) Corner Warning Lights shall not be installed in headlight/tum signal/parking light fixture. Any vehicle delivered with the front four corner warning lights installed in the headlight/tum signal/parking light fixtures will be refused and only accepted once vendor replaces the light fixture with the new ones. | _____ | _____ |
| 32. | Chassis to be provided with crank down spare tire mount with tire. Vendor shall make sure that both items are accessible with the body bid by bidder. | _____ | _____ |



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

N/A



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

Jennifer White

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Kimley-Horn's contract is a renewal of the services to provide active traffic signal management and complaint resolution with our City's advanced signal network.

Amount of Contract:

300,000.00

Funding Source

G-STPM4925

ATTACHMENTS:

1. Kimley-Horn CMP Contract
2. Kimley-Horn CMP Resolution

REVIEWERS:

Adam Spence
John Forrester
Logan Gewin
Cherlina Monteiro
James Barber



**CONGESTION MANAGEMENT PROGRAM
CITY OF MOBILE ARTERIAL MANAGEMENT PROJECT**

PROJECT NO. 2026-2060-02

**ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.**



STATE OF ALABAMA
CITY OF MOBILE

PROFESSIONAL SERVICES CONTRACT

This AGREEMENT made and entered into as of the date of execution and between the CITY OF MOBILE, ALABAMA a Municipal Corporation of the State of Alabama (hereinafter called the CITY), acting by and through its MAYOR and CITY COUNCIL, and **KIMLEY-HORN AND ASSOCIATES, INC.** ("ENGINEER").

WHEREAS, KIMLEY-HORN AND ASSOCIATES, INC. is uniquely qualified in the business of professional engineering, planning and infrastructure design.

WHEREAS, the City of Mobile desires to engage KIMLEY-HORN AND ASSOCIATES, 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 **Kimley-Horn and Associates, Inc.**

NOTICE TO PROCEED - A written notice to proceed issued by the TRAFFIC ENGINEER as set out in Section III.

PROJECT - **Congestion Management Program Arterial Management Project, City of Mobile Project No. 2026-2060-02.** This is for traffic engineering of existing conditions (traffic volumes, signal operation, database management, etc.) to develop a plan to mitigate the impacts of increased traffic associated with continued growth within the City of Mobile and provide short term and long term recommendations for the mitigation of the traffic, to include but not be limited to, traffic signal operations and intelligent transportation systems measures. **The professional engineering services includes the completion of a quarterly operational improvement report for each major arterial within the City of Mobile and Mobile County and a yearly report summarizing the project's comprehensive improvements (see taskings for exact corridors).**

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 Specifications for Highway Construction, latest 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.

TRAFFIC ENGINEER - That person designated by the CITY as TRAFFIC ENGINEER or his appointed assistant.

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.

III. SCOPE OF WORK

The ENGINEER shall ensure that all engineers, technical staff, 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 TRAFFIC ENGINEER, all qualifications of all engineers, technical staff, agents and any substitutions, replacements or additions prior to appointment or use by the ENGINEER. Although the TRAFFIC ENGINEER shall have the right to suspend the work wholly, or in part, due to any inadequacies, as opined by the TRAFFIC ENGINEER, of any of ENGINEER'S technical staff, engineers or agents, all acts by the ENGINEER, or ENGINEER'S technical staff, engineers or agents are the sole responsibility and liability of the ENGINEER.

The total number of signals assigned to the Engineer in this contract is outlined in Appendix A and all are within the Mobile County, AL.

The scope of work is divided into the following Tasks:

1. Kick-Off Meeting and Stakeholder Engagement
2. Centrac and Synchro Database Management
3. Grid analysis
4. Signal Timing Optimization and Adjustments
5. Event management planning, operations and timing concept development
6. Traffic Responsive development and support on various routes
7. In-person quarterly corridor performance evaluations to include after action reports and one yearly system report summarizing the resulting benefits from the improvements achieved through this scope of work.

A. TASK 1 - KICK-OFF MEETING AND STAKEHOLDER ENGAGEMENT

The ENGINEER will prepare for, facilitate, and document a kick-off meeting with the TRAFFIC ENGINEER. Additionally, the ENGINEER will work with the TRAFFIC ENGINEER to schedule and attend meetings with relevant stakeholders. The anticipated stakeholders include the CITY, COUNTY, ALDOT, City of Mobile Police Department (MPD), City of Mobile Administration, and Mobile County Administration. It is anticipated that up to three (3) individual stakeholder group meetings will occur.

The goal of the initial stakeholder meetings is to gain support and buy-in from the police departments, CITY, and COUNTY leaders to gather all relevant feedback and observations and existing plans, as well as to understand the resources that each entity has at its disposal.

B. TASK 2 – Centrac and Synchro Database Management

The Engineer will utilize their knowledge with the Centrac and Synchro software suites to accomplish database management to maintain consistency with the CITY AND COUNTY'S signal timing files. The Engineer will verify the same database values are in signal controllers, Centrac server and Synchro models on a weekly basis for traffic signals with working communications. This will be a task accomplished using Centrac and/or the ability to obtain data for the local devices locally.

The Engineer will reference the CITY and COUNTY event plan standards and reassign plan numbering to be consistent with the adopted standard and summarize the plans in each respective entity notes section. This is to include all plans scheduled and unscheduled to run per intersection's TOD. The goal is for each signal's plans to have a brief description of it's designed use kept in Centrac for easy reference during operational management.

Centracs and Synchro database management can include but is not limited to:

- Event Plan standardization and creation of notes field per entity (signal) in Centracs
- Development of additional models for grid operation improvements.
- Maintaining a living synchro model for each arterial that corresponds to local and server settings.
- Construction of Action Sets within Centracs for streamlined operations and efficient incident management
- Development of automated reporting to aid in maintenance notifications and needed operational improvements.
- Creation of live time-space diagrams for each corridor within Centracs
- Configure database settings for detector data collection to leverage the available devices in the field for counts where applicable.

C. TASK 3 – Grid Analysis

Previous retiming efforts have shown the TRAFFIC ENGINEER that there are additional opportunities for improvement throughout the urban and suburban sections. The CITY AND COUNTY would like the Engineer to focus on sections were applying a “grid network” methodology by time of day to aide in side street function. The Engineer will work with the CITY AND COUNTY on identifying these key locations for potential improvements.

D. TASK 4 – Signal Timing Optimization and Adjustments

The Engineer will review existing time of day plans along each coordinated route utilizing ClearGuide probe and signal trends data to decide if modifications to off-peak periods are needed to minimize side-street delay. This will include evaluating portions of signalized corridors for uncoordinated “free” operations during off-peak periods.

This task is also intended to capture the CITY AND COUNTY needs for consultant assistance that will arise due to public comments, commercial development, and during construction projects impacting signal operations. The Engineer will assist in changing signal parameters to address the change in condition.

E. TASK 5 – Event management planning, operations and timing concept development

The Engineer will develop flush plans for incident management for each of the assigned corridors. These plans should be designed for completely saturated conditions based on the existing geometry in the field and using HCM methodology to simulate maximum vehicles per hour per lane.

The Engineer will develop event related plans to cover known City operations such as Mardi Gras, various parades, temporary project outages, large downtown conferences, and University of South Alabama events.

It is required the Engineer provides in-person support for major events such as Mardi Gras, USA game days, and inclement weather. One representative will be available for a total of 5 days in support of the City's active management initiative.

F. TASK 6 – Traffic Responsive (TR) development and support

The Engineer will utilize this task to continue the City's desire to implement traffic responsive (TR) systems along select corridors to capture un-predicable traffic patterns. The routes currently planned for TR development include Airport Blvd from Sage Ave to Pinebrook Ave and Schillinger Road from Ziegler Blvd to Grelot Road (combined with Airport Blvd from Dawes Rd to McKenna Ct). This task is to tie-in the remaining portions of Airport Blvd, Schillinger Road, and additional routes as identified by the Traffic Engineer.

G. TASK 7 – In person quarterly corridor performance evaluations to include after action reports and one yearly system report summarizing the resulting benefits from the improvements achieved through this scope of work.

IV. TERM

The Services are to be performed beginning upon execution of this Agreement by both parties August, 2026 through August 31, 2027. 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.

V. 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 mutually agree upon the completion time of August 31, 2027 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. Upon termination, the CITY, at its sole discretion, shall only pay for those services satisfactorily rendered. 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 and COUNTY. 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 ENGINEER each bind 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 the PROJECT. 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.

VI. BASIS OF PAYMENT

Any language to the contrary in this Agreement notwithstanding, all payments to the ENGINEER for professional engineering services shall be made *only* in return for work actually performed toward 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 A. 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 TRAFFIC ENGINEER.

Overhead shall be limited to the actual audited overhead rates. Salary increases shall be limited to a maximum of five (5) percent per year. Profit will be maintained at ten (10) percent of these costs. When the CITY requires the ENGINEER to stay overnight at a project, the ENGINEER will be reimbursed for actual expenses up to the maximum allowable by State Law. Employees whose vehicles are used for work-related mileage (excluding mileage for commuting) will be compensated at the prevailing Federal mileage rate as approved by the General Services Administration. Out-of-pocket expenses, not to exceed \$100.00, will be paid as direct cost plus ten (10) percent. Purchases over \$100.00 will require written authorization from the CITY and COUNTY.

For performance by the ENGINEER of the services provided for in this CONTRACT, and as full and complete compensation therefore, including all approved expenditures and expenses incurred by the ENGINEER in connection with this CONTRACT, and subject to conformity with all provisions of this CONTRACT, the CITY will pay the ENGINEER as follows:

A. The total compensation to the CONSULTANT for services provided for when performed under this AGREEMENT will be as follows:

1. Direct Salary and Wages – Actual salary and wages paid to personnel while actually engaged in the performance of the work. All payments to the ENGINEER for professional engineering services shall be made only in return for work actually performed in completion of the PROJECT and properly documented to the CITY.

2. Expenses – Actual CITY approved expenses associated with direct actual cost paid by the ENGINEER not included in the overhead rates, applicable to services provided under this CONTRACT. Subsistence for personnel engaged for assignments under this CONTRACT at rates payable under State Law. Vehicle mileage for work related mileage at the prevailing Federal mileage rate as approved by the General Services Administration. Other direct cost is allowed at cost plus a ten (10) percent profit, except for the cost of sub-consultants, which is limited to a five (5) percent administrative fee.

3. For work performed out of the ENGINEER'S home or branch office, the ENGINEER'S home office overhead and labor additive rate of 195.87 percent (for Fiscal Year Ending 12-31-2026) shall be applied to direct salary and wages. Home office Facilities Capital Cost of Money (FCCM) rate is 0.88 percent (for Fiscal Year Ending 12-31-2026) of the direct labor and no profit shall be allowed on the said item. Any sub-consultant's overhead and labor additive rate shall not exceed prime consultant's rate. This rate shall be fixed for the life of the CONTRACT unless revised by Supplemental Agreement.
 4. Profit at the rate of ten (10) percent applied to direct salary, overhead, and approved expenses, except for the cost of sub-consultants, which is limited to a five (5) percent administrative fee.
 5. Any paid overtime shall require prior authorization from the TRAFFIC ENGINEER. Billable overtime is all time worked over Forty Hours each week or holidays observed by the ENGINEER. The hourly overtime rate will be 1.5 times the billable rate. Hours worked on holidays observed in the CITY on the work that is being performed by the ENGINEER will be billable at an hourly rate of 2 times the regular billing rate.
 6. The maximum amount payable to the ENGINEER for work provided for under this CONTRACT shall not exceed Three-Hundred Thousand, and no/100 Dollars (\$300,000).
- B. Failure to perform professional services shall result in an equitable deduction from ENGINEER's compensation, without limitation or waiver of any other remedy available to CITY for such failure.
 - C. Certified payroll reports for the personnel actively engaged on work included in this CONTRACT will be furnished with each payment request.
 - D. Payments to the ENGINEER shall be made not more than monthly. Payment shall be subject to the submission by the ENGINEER of such vouchers or invoices, daily progress reports and such evidence of performance that the CITY may deem necessary. The original invoice shall be submitted by the ENGINEER to the CITY for review and payment.
 - E. The acceptance by the ENGINEER of the final payment will constitute and operate as a release to the CITY of all claims and of any liability of the CITY to the ENGINEER, its representatives and/or assigns for all things done, furnished, or relating to the services rendered by the ENGINEER under, or in connection with this CONTRACT, or any part thereof, provided that no unpaid invoices exist because of extra work required at the request of the CITY.
 - F. In the event of termination of this CONTRACT due to failure by the ENGINEER to perform any and/or all 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.

VII. INDEMNITY

INDEMINIFICATION: The ENGINEER shall indemnify and hold harmless CITY, its officers, elected officials, agents, representatives, and employees for any and all claims, injuries, losses, 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 sub-consultant 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 and/or County except as permissible under §41-9A-3, Alabama Code (1975) or subsequent codifications thereof.

VIII. 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.

IX. INSURANCE

A. For the duration of this Agreement, ENGINEER shall maintain the following minimum amount for each Project:

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, and 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 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. *If ENGINEER 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 this contract, then automobile coverage is not required.*

5. 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.

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 separately attached to the certificate of insurance (ACORD 101, Additional Remarks Schedule).

1. Waiver of Subrogation—All insurance policies shall be endorsed to waive rights of subrogation in favor of the City of Mobile.
2. Additional Insured - All insurance policies shall be endorsed to name the City of Mobile as an Additional Insured (except Workers' Compensation and Professional Liability, when applicable).
3. Primary Insurance - All insurance policies shall be endorsed to provide that all such insurance policies are primary and non-contributing with any other insurance maintained by the City of Mobile (except Workers' Compensation and Professional Liability, when applicable).
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.

X. SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision and this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

XI. NO THIRD-PARTY BENEFIT

Service Provider and the City enter this Agreement for their mutual benefit and not for the benefit of any third parties

XII. NOTICE

Any communication given pursuant to this Agreement will be in writing to the parties as listed below:

City of Mobile:
City Attorney
City of Mobile Legal Department
Post Office Box 1827
Mobile, Alabama 36633-1827

City of Mobile:
City Traffic Engineer
City of Mobile Traffic Engineering Department
852 Gayle Street
Mobile, Alabama 36604

County:
c/o Brad Wittmann, P.E.
Mobile Government Plaza
205 Government Street
Mobile, AL 36644-1600

Engineer:
c/o Seth Tibbs, P.E.
Kimley-Horn & Associates, Inc.
11 N Water Street, Suite 9290
Mobile, AL 36602

XIII. IMMIGRATION COMPLIANCE

By signing this Agreement, ENGINEER 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, ENGINEER 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 ENGINEER employs one or more employees within the State of Alabama, Service Provider shall provide documentation establishing that Service Provider is enrolled in the *E-Verify* program.

XIV. 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.

XV. NON-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.

XVI. 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 is Mobile County, Alabama.

XVII. E-BUILDER

The City utilizes e-Builder as its project management system. E-Builder is a secure data collection site: <https://app.e-builder.net>. ENGINEER shall use e-Builder as an essential component to project management with the City of Mobile.

XVIII. ENTIRE AGREEMENT: This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings with respect thereto. No other agreements, representations, warranties or other matters, whether oral or written, will be deemed to bind the parties hereto with respect to the subject matter hereof. This Agreement shall not be altered, modified or amended in whole or in part, except in a writing executed by each of the parties hereto.

KIMLEY-HORN AND ASSOCIATES, INC.

By: Charles H. Starling III

Print: Charles H. Starling III

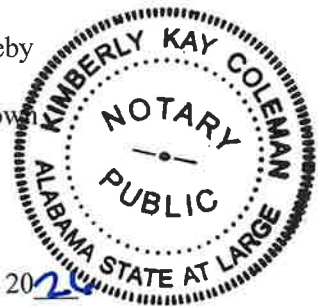
Its: Authorized Agent

Address: 11 N Water Street, Suite 9290
Mobile, AL 36602

Telephone: 251. 751. 2527

STATE OF ALABAMA
CITY OF MOBILE

I, Kimberly Kay Coleman a Notary Public in and for said State and County, hereby certify that Charles H. Starling III, whose name as Authorized agent of Kimley-Horn and Associates, Inc. is signed to the foregoing conveyance and who are known to me acknowledged before me on this day, that, being informed of these contents of the conveyance, he as such officer and with full authority, executed the same voluntary on the day the same bears date.



Given under my hand and notarial seal on this the 25th day of August, 2020

Kimberly Kay Coleman
NOTARY PUBLIC

My Commission Expires: June 13, 2020

CITY OF MOBILE, A Municipal Corporation

By: _____
Spiro N. Cheriogotis
Mayor

ATTEST:

By: _____
Its City Clerk

Print: _____

Attachment A

What Agency owns (maintains) the traffic signal?	Responsible consultant	Major	Minor
City_of_Mobile	Kimley Horn	Grelot Rd	Somerby Dr
City_of_Mobile	Kimley Horn	Montlimar Blvd	Michael Blvd
City_of_Mobile	Kimley Horn	Michael Blvd	Downtowner BLvd
City_of_Mobile	Kimley Horn	University Blvd	Morrison Dr
City_of_Mobile	Kimley Horn	University Blvd	Grelot Rd
City_of_Mobile	Kimley Horn	Grelot Rd	Knollwood Dr
City_of_Mobile	Kimley Horn	Hillcrest Rd	Grelot Rd
City_of_Mobile	Kimley Horn	Hillcrest Rd	Omni Park Dr
City_of_Mobile	Kimley Horn	Hillcrest Rd	Wall St
City_of_Mobile	Kimley Horn	Montlimar Blvd	Festival Centre
City_of_Mobile	Kimley Horn	Downtowner Blvd	Midmost Dr
City_of_Mobile	Kimley Horn	Airport Blvd	I65 SB Ramp
City_of_Mobile	Kimley Horn	Airport Blvd	Foreman Rd
City_of_Mobile	Kimley Horn	University Blvd	Lagniappe
City_of_Mobile	Kimley Horn	University Blvd	Bit and Spur Rd
City_of_Mobile	Kimley Horn	Cody Rd	Le Flore Dr
City_of_Mobile	Kimley Horn	Old Shell Rd	Cody Rd
City_of_Mobile	Kimley Horn	Old Shell Rd	Foreman Rd
City_of_Mobile	Kimley Horn	Old Shell Rd	Hillcrest Rd
City_of_Mobile	Kimley Horn	Old Shell Rd	Jaguar Blvd
City_of_Mobile	Kimley Horn	Old Shell Rd	Student Services Dr
City_of_Mobile	Kimley Horn	University Blvd	Old Shell Rd
City_of_Mobile	Kimley Horn	University Blvd	USA Dr
City_of_Mobile	Kimley Horn	University Blvd	William and Mary St
City_of_Mobile	Kimley Horn	University Blvd	USA Dr
City_of_Mobile	Kimley Horn	Old Shell Rd	Ridgelawn Dr
City_of_Mobile	Kimley Horn	Dauphin St	McGregor Ave
City_of_Mobile	Kimley Horn	Springhill Ave	Pfc John O New Dr
City_of_Mobile	Kimley Horn	Ziegler Blvd	Forest Hill Dr
City_of_Mobile	Kimley Horn	Ziegler Blvd	Cody Rd
City_of_Mobile	Kimley Horn	University Blvd	Ziegler Blvd
City_of_Mobile	Kimley Horn	University Blvd	University Blvd Loop
City_of_Mobile	Kimley Horn	University Blvd	Overlook Rd
City_of_Mobile	Kimley Horn	Springhill Ave	McGregor Ave
City_of_Mobile	Kimley Horn	Old Shell Rd	McGregor Ave
City_of_Mobile	Kimley Horn	Springhill Ave	Tuthill Ln
City_of_Mobile	Kimley Horn	Old Shell Rd	Tuthill Ln

City_of_Mobile	Kimley Horn	Old Shell Rd	AM South Access
City_of_Mobile	Kimley Horn	Dauphin St	Springhill Medical Dr
City_of_Mobile	Kimley Horn	Dauphin St	I65 W Service Rd
City_of_Mobile	Kimley Horn	Dauphin St	I65 SB Ramp
City_of_Mobile	Kimley Horn	Dauphin St	Sage Ave
City_of_Mobile	Kimley Horn	Dauphin St	Dauphin Square Conn
City_of_Mobile	Kimley Horn	Dauphin St	Northgate Dr
City_of_Mobile	Kimley Horn	Dauphin St	Springdale Blvd
City_of_Mobile	Kimley Horn	Dauphin St	I65 NB Ramp
City_of_Mobile	Kimley Horn	Airport Blvd	Windsor Dr
City_of_Mobile	Kimley Horn	Grelot Rd	Regency Oaks Dr
City_of_Mobile	Kimley Horn	Airport Blvd	Montlimar Dr
City_of_Mobile	Kimley Horn	Ziegler Blvd	Gaillard Dr
City_of_Mobile	Kimley Horn	Airport Blvd	Mall West
City_of_Mobile	Kimley Horn	Airport Blvd	Azalea Rd
City_of_Mobile	Kimley Horn	Airport Blvd	Bel Air Blvd
City_of_Mobile	Kimley Horn	Airport Blvd	Berwyn Dr
City_of_Mobile	Kimley Horn	Airport Blvd	Cody Rd
City_of_Mobile	Kimley Horn	Airport Blvd	Downtowner Blvd
City_of_Mobile	Kimley Horn	Airport Blvd	General Bullard Blvd
City_of_Mobile	Kimley Horn	Airport Blvd	Hillcrest Rd
City_of_Mobile	Kimley Horn	Airport Blvd	Hillview Rd
City_of_Mobile	Kimley Horn	Airport Blvd	I65 NB Ramp
City_of_Mobile	Kimley Horn	Airport Blvd	McNeil Ave
City_of_Mobile	Kimley Horn	Airport Blvd	Providence Hospital Dr
City_of_Mobile	Kimley Horn	Airport Blvd	Pinemont Dr
City_of_Mobile	Kimley Horn	Airport Blvd	Sage Ave
City_of_Mobile	Kimley Horn	Airport Blvd	Mall East
City_of_Mobile	Kimley Horn	Airport Blvd	University Blvd
City_of_Mobile	Kimley Horn	Azalea Rd	Michael Blvd
City_of_Mobile	Kimley Horn	Azalea Rd	Pleasant Valley Rd
City_of_Mobile	Kimley Horn	Ziegler Blvd	Chalet Dr
City_of_Mobile	Kimley Horn	Cody Rd	Providence Park Dr
City_of_Mobile	Kimley Horn	Dauphin St	Du Rhu Dr
City_of_Mobile	Kimley Horn	Dauphin St	Rimes Rd
City_of_Mobile	Kimley Horn	Old Shell Rd	Mitchell Center Dr
City_of_Mobile	Kimley Horn	Airport Blvd	Schillinger Rd
City_of_Mobile	Kimley Horn	Airport Blvd	Dawes Rd
City_of_Mobile	Kimley Horn	Schillinger Rd	Old Government St
City_of_Mobile	Kimley Horn	Schillinger Rd	Target Access
City_of_Mobile	Kimley Horn	Airport Blvd	Alverson Rd

City_of_Mobile	Kimley Horn	Dawes Rd	Old Government St
City_of_Mobile	Kimley Horn	Schillinger Rd	Old Shell Rd
City_of_Mobile	Kimley Horn	Schillinger Rd	Lowes Access
City_of_Mobile	Kimley Horn	Schillinger Rd	Thomas Rd
City_of_Mobile	Kimley Horn	Schillinger Rd	Zeigler Blvd
City_of_Mobile	Kimley Horn	Three Notch Rd	Bush Ln
City_of_Mobile	Kimley Horn	Three Notch Rd	Old Pascagoula Rd
City_of_Mobile	Kimley Horn	Airport Blvd	Pinebrook Access
City_of_Mobile	Kimley Horn	Airport Blvd	McKenna Ct
City_of_Mobile	Kimley Horn	University Blvd	Walmart Access
City_of_Mobile	Kimley Horn	University Blvd	Campus Quarters
City_of_Mobile	Kimley Horn	University Blvd	Bear Fork Rd
City_of_Mobile	Kimley Horn	Schillinger Rd	Hitt Rd
City_of_Mobile	Kimley Horn	Airport Blvd	Walmart Access
City_of_Mobile	Kimley Horn	Schillinger Rd	Howells Ferry Rd
City_of_Mobile	Kimley Horn	Cottage Hill Rd	McFarland Rd
City_of_Mobile	Kimley Horn	Cottage Hill Rd	Dawes Rd
City_of_Mobile	Kimley Horn	Cottage Hill Rd	Leroy Stevens Rd
City_of_Mobile	Kimley Horn	Cottage Hill Rd	Schillinger Rd
City_of_Mobile	Kimley Horn	Schillinger Rd	Grelot Rd
City_of_Mobile	Kimley Horn	Grelot Rd	Old Dawes Rd
City_of_Mobile	Kimley Horn	Dawes Rd	Leroy Stevens Rd
City_of_Mobile	Kimley Horn	Old Shell Rd	Parkway East
City_of_Mobile	Kimley Horn	Airport Blvd	Mall West
City_of_Mobile	Kimley Horn	University Blvd	Gaillard Dr
City_of_Mobile	Kimley Horn	Old Shell Rd	Alverson Rd
City_of_Mobile	Kimley Horn	Cody Rd	Hitt Rd
City_of_Mobile	Kimley Horn	Cody Rd	Grelot Rd
City_of_Mobile	Kimley Horn	Cottage Hill Rd	Cody Rd
City_of_Mobile	Kimley Horn	Zeigler Blvd	Athey Rd
City_of_Mobile	Kimley Horn	Schillinger Rd	Cottages of Schillinger
Mobile_County	Kimley Horn	Theodore Dawes Rd	SALP Access
Mobile_County	Kimley Horn	Theodore Dawes Rd	Nan Gray Davis Rd
Mobile_County	Kimley Horn	Theodore Dawes Rd	Carol Plantation Rd
Mobile_County	Kimley Horn	Schillinger Rd	Silver Pine Rd
Mobile_County	Kimley Horn	Jeff Hamilton Rd	McFarland Rd
Mobile_County	Kimley Horn	Dawes Rd	Dawes Lake Rd
Mobile_County	Kimley Horn	Three Notch Rd	Gold Mine Rd
Mobile_County	Kimley Horn	McDonald Rd	Theodore Dawes Rd
Mobile_County	Kimley Horn	Schillinger Rd	Theodore Dawes Rd
Mobile_County	Kimley Horn	Schillinger Rd	Three Notch Rd

Mobile_County	Kimley Horn	Three Notch Rd	Sollie Rd
Mobile_County	Kimley Horn	Three Notch Rd	Hillcrest Rd
Mobile_County	Kimley Horn	Three Notch Rd	Carol Plantation Rd
Mobile_County	Kimley Horn	Old Pascagoula Rd	Carol Plantation Rd
Mobile_County	Kimley Horn	Theodore Dawes Rd	Old Pascagoula Rd
Mobile_County	Kimley Horn	Theodore Dawes Rd	Spanish Trail Ct
Mobile_County	Kimley Horn	McDonald Rd	Old Pascagoula Rd
Mobile_County	Kimley Horn	CR-39	County Farm Rd
Mobile_County	Kimley Horn	Padgett Switch Rd	Half Mile Rd
Mobile_County	Kimley Horn	Airport Blvd	Air Terminal Dr
Mobile_County	Kimley Horn	Airport Blvd	Flave Pierce Rd
Mobile_County	Kimley Horn	Airport Blvd	Snow Rd
Mobile_County	Kimley Horn	Snow Rd	Tanner Williams Rd
Mobile_County	Kimley Horn	Tanner Williams Rd	Hubert Pierce Rd
Mobile_County	Kimley Horn	Zeigler Blvd	Tanner Williams Rd
Mobile_County	Kimley Horn	Tanner Williams Rd	Mariner Dr
Mobile_County	Kimley Horn	Howells Ferry Rd	Snow Rd
Mobile_County	Kimley Horn	Snow Rd	Wulff Rd
Mobile_County	Kimley Horn	Snow Rd	Nursery Rd
Mobile_County	Kimley Horn	McCrary Rd	Spice Pond Rd
Mobile_County	Kimley Horn	Tanner Williams Rd	Eliza Jordan Rd
Mobile_County	Kimley Horn	Airport Blvd	Eliza Jordan Rd

Project No.	RTOP Expansion - City of Mobile	
County	Mobile	
Description	City of Mobile RTOP support	
Scope of Work	Signal timing and operations	
Project Length	Miles	
Consultant	Kimley-Horn	
GRAND TOTAL OF FEE PROPOSAL		
Corridor Study		\$299,711
	GRAND TOTAL FEE	\$299,711

Combined overhead rate (%) >>>>>>>>>>	195.87
---------------------------------------	--------

Facilities Capital Cost of Money (if used) >>>>> 0.88

LABOR RATES

Classification	Daily Rate
Project Manager	\$479.68
Sr Engineer	\$549.60
Engineer II	\$479.68
Engineer I	\$361.28
Engineering Technician/CADD	\$315.04
QA/QC	\$549.60

****Certification of Out-of-Pocket Expenses:**

If Out-of-Pocket Expenses are included in this proposal, we hereby certify that these costs are not included in the Combined Overhead Rate and are typically invoiced to all clients as a direct job cost.

Seth Tibbels

Signed

Date _____

Project Manager

Position/Title

On-Call Services		RTOP Expansion - City of Mobile				
		Mobile				
		City of Mobile RTOP support				
		Signal timing and operations				
		0.00 Miles				
Scope of Work						
Project Length						
Consultant Kimley-Horn						
		Sr. Engineer	Engineer II	Engineer I	Engineering Tech	QA/QC
TRAFFIC SIGNAL TIMING PLAN DEVELOPMENT						
Task 1 - Kick-Off Meeting and Stakeholder Engagement						
		2.00	3.00	3.00	4.00	1.00
Task 2 - Contracs and Synchro Database Management						
		2.00	4.00	5.00	6.00	1.00
Task 3 - Grid Analysis						
		3.00	5.00	8.00	8.00	1.00
Task 4 - Signal Timing Optimization and Adjustments						
		3.00	7.00	10.00	12.00	1.00
Task 5 - Event Management Planning, Operations, and Timing Concept Development						
		3.00	7.00	10.00	12.00	1.00
Task 6 - Traffic Responsive (TR) Development and Support						
		3.00	7.00	5.00	7.00	1.00
Task 7 - In-Person Quarterly Corridor Performance Evals						
		19.00	40.00	51.00	61.00	7.00
Task 1-7 Totals						
TOTALS						
		19.00	40.00	51.00	61.00	7.00

Project No.	RTOP Expansion - City of Mobile		
County	Mobile		
Description	City of Mobile RTOP support		
Scope of Work	Signal timing and operations		
Project Length	Miles		
Consultant Kimley-Horn			
Fee Proposal (Corridor Study)			
PERSONNEL COST			
	Man-days x Daily Rate		
Project Manager (10% of Eng. Personnel)	17.80	\$ 479.68	\$ 8,538.30
Sr. Engineer	19.00	\$ 549.60	\$ 10,442.40
Engineer II	40.00	\$ 479.68	\$ 19,187.20
Engineer I	51.00	\$ 361.28	\$ 18,425.28
Engineering Technician/CADD	61.00	\$ 315.04	\$ 19,217.44
QA/QC	7.00	\$ 549.60	\$ 3,847.20
Total Direct Labor			\$ 79,657.82
Combined Overhead (%)	195.87		\$ 156,025.77
Out-of-Pocket Expenses**			\$ 7,507.50
Sub-Total			\$ 243,191.09
Operating Margin (10%)			\$ 24,319.11
Sub-Total			\$ 267,510.20
SUB-CONSULTANTS (attach man-day & fee FROM each sub-consultant; show total fee for each here)			
Traffic Data Collection			\$ 30,000.00
Subconsultant Administration Expense (5%)			\$ 1,500.00
Sub-Total			\$ 299,010.20
Facilities Capital Cost of Money (% of Direct Labor)	0.88		\$ 700.99
TOTAL FEE			\$ 299,711.19

**See Grand Total Fee sheet

Project No.	RTOP Expansion - City of Mobile			
County	Mobile			
Description	City of Mobile RTOP support			
Scope of Work	Signal timing and operations			
Project Length	Miles			
Consultant Kimley-Horn				
Out-of-pocket Expenses (Corridor Study)				
TRAVEL COST				
Mileage Cost	Trips	Miles/Trip	\$/Mile	Total
Site Visit	100	75	\$0.725	\$ 5,437.50
Site Visit	2	600	\$0.725	\$ 870.00
Total Mileage Cost				\$ 6,307.50
Subsistence Cost	Days	# People	\$/Day	Total
Travel allowance (6 hour trips)			\$11.25	\$ -
Travel allowance (12 hour trips - meal provided by others)			\$20.00	\$ -
Travel allowance (12 hour trips)			\$30.00	\$ -
Travel allowance (overnight)***	6	2	\$100.00	\$ 1,200.00
Travel allowance (rental cars)			\$50.00	\$ -
Total Subsistence Cost				\$ 1,200.00
Total Travel Cost				\$ 7,507.50
Communication Cost (telephone, fax, etc.)				Total
				\$ -
Postage Cost (overnight, stamps, etc.)				Total
				\$ -
Other (provide description on next line)				Total
				\$ -
Total Out-of-pocket Expenses				\$ 7,507.50
Comments:				

***You must have ALDOT approval for ANY overnight trips of less than 100 miles.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/18/2026

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 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 Edgewood Partners Ins Center 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	CONTACT NAME: EPIC Construction & Design COI Team	
	PHONE (A/C, No, Ext): 770-552-4225 FAX (A/C, No):	
INSURED Kimley-Horn and Associates, Inc. 421 Fayetteville Street, Suite 600 Raleigh, NC 27601	E-MAIL ADDRESS: CnDCerts@epicbrokers.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: National Union Fire Ins Co of Pittsburg	19445
	INSURER B: New Hampshire Insurance Company	23841
	INSURER C: Lloyd's of London	85202
	INSURER D: Columbia Casualty Company	31127
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 1432038079**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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			GL5268169	4/1/2026	4/1/2027	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$25,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA4489663 (AOS) CA2970071 (MA)	4/1/2026 4/1/2026	4/1/2027 4/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			8038116944	4/1/2026	4/1/2027	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	WC067961230 (AOS) WC013711885 (CA)	4/1/2026 4/1/2026	4/1/2027 4/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE - EA EMPLOYEE \$2,000,000 E.L. DISEASE - POLICY LIMIT \$2,000,000
C	Professional Liability			RLUSP26000552026	4/1/2026	4/1/2027	Per 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)

Re: Project #2026-XXXX-XX, Congestion Management Program Arterial Management Project.
City of Mobile, AL is named as an Additional Insured with respects to General & Automobile Liability where required by written contract. The above referenced liability policies with the exception of workers compensation and professional liability are primary & non-contributory where required by written contract. Waiver of Subrogation in favor of Additional Insured where required by written contract & allowed by law. Umbrella Follows Form with respects to General, Automobile & Employers Liability Policies. Should any of the above described policies be cancelled by the issuing insurer before the expiration date thereof, we will endeavor to provide 30 days' written notice (except 10 days for nonpayment of premium) to the Certificate Holder.

CERTIFICATE HOLDER**CANCELLATION**

City of Mobile, AL
852 Gayle Street
Mobile, AL 36604

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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ENDORSEMENT

This endorsement, effective 12:01 A.M. 04/01/2026
forms a part of Policy No. CA4489663
issued to KIMLEY-HORN AND ASSOCIATES, INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

ADDITIONAL INSURED:

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE CONTRACTUALLY BOUND TO PROVIDE
ADDITIONAL INSURED STATUS BUT ONLY TO THE EXTENT OF SUCH PERSON'S OR
ORGANIZATION'S LIABILITY ARISING OUT OF THE USE OF A COVERED AUTO.

I. SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured, is amended to add:

- d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

- (1) The coverage and/or limits of this policy, or
- (2) The coverage and/or limits required by said contract or agreement.



AUTHORIZED REPRESENTATIVE

ENDORSEMENT

This endorsement, effective 12:01 A.M. 04/01/2026
forms a part of Policy No. CA4489663
issued to KIMLEY-HORN AND ASSOCIATES, INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

INSURANCE PRIMARY AS TO CERTAIN ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, B., General Conditions, 5., Other Insurance, c., is amended by the addition of the following sentence:

The insurance afforded under this policy to an additional insured will apply as primary insurance for such additional insured where so required under an agreement executed prior to the date of accident. We will not ask any insurer that has issued other insurance to such additional insured to contribute to the settlement of loss arising out of such accident.

All other terms and conditions remain unchanged.



Authorized Representative or
Countersignature (in States Where
Applicable)

ENDORSEMENT

This endorsement, effective 12:01 A.M. 04/01/2026
forms a part of Policy No. CA4489663
issued to KIMLEY-HORN AND ASSOCIATES, INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, A. - Loss Conditions, 5. - Transfer of Rights of Recovery Against Others to Us, is amended to add:

However, we will waive any right of recover we have against any person or organization with whom you have entered into a contract or agreement because of payments we make under this Coverage Form arising out of an "accident" or "loss" if:

- (1) The "accident" or "loss" is due to operations undertaken in accordance with the contract existing between you and such person or organization; and
- (2) The contract or agreement was entered into prior to any "accident" or "loss".

No waiver of the right of recovery will directly or indirectly apply to your employees or employees of the person or organization, and we reserve our rights or lien to be reimbursed from any recovery funds obtained by any injured employee.



AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS - SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service,

maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable limits of insurance;
- whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
PURSUANT TO APPLICABLE WRITTEN CONTRACT OR AGREEMENT YOU ENTER INTO.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions**:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

the **Insured's** obligation to pay shall have been fully and finally determined either by judgment against them or by written agreement between them, the claimant and the underwriters. Nothing contained herein shall give any person or organization any right to join the underwriters as a party to any **Claim** against the **Insured** to determine their liability, nor shall the underwriters be impleaded by the **Insureds** or their legal representative in any **Claim**.

XX. SUBROGATION

In the event of any payment under this Insurance, the underwriters shall be subrogated to all the **Insureds'** rights of recovery therefore against any person or organization, and the **Insured** shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The **Insured** shall do nothing to prejudice such rights. The underwriters agrees to waive its rights of recovery against any person or entity of the **Named Insured** for a **Claim** which is covered pursuant to Insuring Clause I.A and/or I.B. of this Policy to the extent the **Named Insured** had , prior to such **Claim**, a written agreement to waive such rights. Any recoveries shall be applied first to subrogation expenses, second to **Damages** and **Claims Expenses** paid by the underwriters, and third to the Deductible. Any additional amounts recovered shall be paid to the **Named Insured**.

XXI. ENTIRE AGREEMENT

By acceptance of this Policy, all **Insureds** agree that this Policy embodies all agreements existing between them and the underwriters relating to this Insurance. Notice to any agent or knowledge possessed by any agent or by any other person shall not effect a waiver or a change in any part of this Policy or estop the underwriters from asserting any right under the terms of this Policy; nor shall the terms of this Policy be waived or changed, except by written endorsement issued to form a part of this Policy, signed by the underwriters.

XXII. VALUATION AND CURRENCY

All premiums, limits, deductibles, **Damages** and other amounts under this Policy are expressed and payable in the currency of the United States. If judgment is rendered , settlement is denominated or another element of **Damages** under this Policy is stated in a currency other than United States dollars or if **Claims Expenses** are paid in a currency other than United States dollars, payment under this Policy shall be made in United States dollars at the rate of exchange published in the *Wall Street journal* on the date the judgment becomes final or payment of the settlement or other element of **Damages** is due or the date such **Claims Expenses** are paid.

XXIII. BANKRUPTCY

Bankruptcy or insolvency of the **Insured** shall not relieve the underwriters of their obligations nor deprive the underwriters of its rights or defenses under this Policy.

XXII. AUTHORIZATION

By acceptance of this Policy, the **Insureds** agree that the **Named Insured** will act on their behalf with respect to the giving and receiving of any notice provided for in this Policy, the payment of premiums and the receipt of any return premiums that may become due under this Policy, and the agreement to and acceptance of endorsements.

XXIII. HEADINGS

The descriptions in the headings and subheadings of this Policy are solely for convenience, and form no part of the terms and conditions of coverage.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement changes the policy to which it is attached effective on inception date of the policy unless a different date is indicated below.

This endorsement, effective 12:01 AM 04/01/2026

forms a part of Policy No. WC 067-96-1230

Issued to KIMLEY-HORN AND ASSOCIATES, INC.

By NEW HAMPSHIRE INSURANCE COMPANY

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION TO WHOM YOU BECOME
OBLIGATED TO WAIVE YOUR RIGHTS OF RECOVERY
AGAINST, UNDER ANY WRITTEN CONTRACT OR AGREEMENT
YOU ENTER INTO PRIOR TO THE OCCURRENCE OF LOSS.

CONTINUED NEXT PAGE

This form is not applicable in Kansas for private construction contracts as defined in K.S.A. 16-1801 through K.S.A. 16-1807 or public construction contracts as defined in K.S.A. 16-1901 through 16-1908, except where permitted by statute or other applicable law, such as for use in wrap-up insurance programs.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This form is not applicable in California, Kentucky, New Hampshire, New Jersey, Texas, or Utah.

WC 00 03 13
(Ed. 04/84)

Countersigned by _____



Authorized Representative

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute 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 change order will be on file in the office of the City Clerk.

Name of company: Kimley-Horn and Associates, Inc.

City of Mobile project name: Congestion Management Program City of Mobile Arterial Management Project

Capital project no.: G-STPM4925

Contract amount: \$300,000.00

Adopted:



City Clerk



CAPITAL CONTRACT SUMMARY SHEET

N/A



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

John Forrester, City Engineer

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Scope of work includes: professional services for traffic signal management, timing operations, signal event management and general (RTOP) services.

Amount of Contract:

300,000.00

Funding Source

G-STPM4925

ATTACHMENTS:

1. AECOM CMP Contract
2. AECOM CMP Resolution

REVIEWERS:

Adam Spence
John Forrester
Logan Gewin
Cherlina Monteiro
James Barber



**CONGESTION MANAGEMENT PROGRAM
CITY OF MOBILE AETRIAL MANAGEMENT PROJECT**

PROJECT NO. 2026-2060-03

**ENGINEER:
AECOM Technical Services, INC.**



STATE OF ALABAMA
CITY OF MOBILE

CONTRACT

This AGREEMENT made and entered into as of the date of execution and between the CITY OF MOBILE, ALABAMA a Municipal Corporation of the State of Alabama (hereinafter called the CITY), acting by and through its MAYOR and CITY COUNCIL, and **AECOM Technical Services, INC.** (hereinafter called the "ENGINEER").

WITNESSETH, that in consideration of the mutual covenants and agreements herein contained, the parties hereto do mutually 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 **AECOM, Inc.**

NOTICE TO PROCEED - A written notice to proceed issued by the TRAFFIC ENGINEER as set out in Section III.

PROJECT - Congestion Management Program Arterial Management Project, City of Mobile Project No. 2026-2060-03. This is for engineering of existing conditions (traffic volumes, signal operation, database

management, etc.) to develop a plan to mitigate the impacts of increased traffic associated with continued growth within the City of Mobile, and provide short term and long term recommendations for the mitigation of the traffic, to include but not be limited to, traffic signal operations and intelligent transportation systems measures. **The professional engineering services includes the completion of a quarterly operational improvement report for each major arterial within the City of Mobile and a yearly report summarizing the project's comprehensive improvements (see taskings for exact corridors).**

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 Specifications for Highway Construction, latest 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**.

SIGNAL SYSTEMS ENGINEER – That person designated by ALDOT as **SIGNAL SYSTEM ENGINEER** or his appointed assistant.

TRAFFIC ENGINEER - That person designated by the **CITY** as **TRAFFIC ENGINEER** or his appointed assistant.

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.

III. SCOPE OF WORK

The ENGINEER shall ensure that all engineers, technical staff, 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 TRAFFIC ENGINEER, all qualifications of all engineers, technical staff, agents and any substitutions, replacements or additions prior to appointment or use by the ENGINEER. Although the TRAFFIC ENGINEER shall have the right to suspend the work wholly, or in part, due to any inadequacies, as opined by the TRAFFIC ENGINEER, of any of ENGINEER'S technical staff, engineers or agents, all acts by the ENGINEER, or ENGINEER'S technical staff, engineers or agents are the sole responsibility and liability of the ENGINEER.

This scope of work is for signals maintained by the City of Mobile and ALDOT. The list of signals included in this scope are included in Attachment A.

The scope of work is divided into the following Tasks:

1. Kick-Off Meeting and Stakeholder Engagement
2. Centrac and Synchro Database Management
3. Grid analysis
4. Time of Day improvements
5. Event management planning, operations and timing concept development
6. Traffic Responsive development and support on various routes
7. In-person quarterly corridor performance evaluations to include after action reports and one yearly system report summarizing the resulting benefits from the improvements achieved through this scope of work.
8. Traffic Signal Technician Services
9. Staff TMC Support & Training

A. TASK 1 - KICK-OFF MEETING AND STAKEHOLDER ENGAGEMENT

The ENGINEER will prepare for, facilitate, and document a kick-off meeting with the TRAFFIC ENGINEER. Additionally, the ENGINEER will work with the TRAFFIC ENGINEER to schedule and attend meetings with relevant stakeholders. The anticipated stakeholders include the ALDOT, City of Mobile Police Department (MPD), City of Mobile Administration, and Mobile County Engineering. It is anticipated that up to three (3) individual stakeholder group meetings will occur.

The goal of the initial stakeholder meetings is to gain support and buy-in from the police departments and City leaders to gather all relevant feedback and observations and existing plans, as well as to understand the resources that each entity has at its disposal.

B. TASK 2 – Centrac and Synchro Database Management

The Engineer will utilize their knowledge with the Centrac and Synchro software suites to accomplish database management to maintain consistency with the City of Mobile and ALDOT's signal timing files. The Engineer will verify the same database values are in signal controllers, Centrac server and Synchro models on a weekly basis for traffic signals with working communications. This will be a task accomplished using Centrac and/or the ability to obtain data for the devices locally.

The Engineer will reference the City of Mobile and ALDOT's event plan standards and reassign plan numbering to be consistent with the adopted standard and summarize the plans in each respective entity notes section. This is to include all plans scheduled and unscheduled to run per intersection's TOD. The goal is for each signal's plans to have a brief description of it's designed use kept in Centrac for easy reference during operational management.

Centrac and Synchro database management can include but is not limited to:

- Event Plan standardization and creation of notes field per entity (signal) in Centrac
- Development of additional models for grid operation improvements.

- Maintaining a living synchro model for each arterial that corresponds to local and server settings.
- Construction of Action Sets within Centracs for streamlined operations and efficient incident management plans.
- Development of automated reporting to aide in maintenance notifications and needed operational improvements.
- Creation of live time-space diagrams for each corridor within Centracs
- Configure database settings for detector data collection to leverage the available devices in the field for counts where applicable.

C. TASK 3 – Grid Analysis

Previous retiming efforts have shown the City there are additional opportunities for improvement throughout the urban and suburban sections. The City would like the Engineer to focus on sections of the City where applying a “grid network” methodology by time of day to aide in side street function. It is the City’s understanding during peak commuter periods the major route needs priority but during “off-peak” operations the use of advanced controller settings can improve minor street function. The Engineer will work with the City on identifying these key locations for potential improvements.

D. TASK 4 – Time of Day improvements

The Engineer will review existing time of day plans along each coordinated route utilizing Clearguide probe data and signal trends data to decide if modifications to off-peak periods are needed to minimize side-street delay. This will include evaluating portions of signalized corridors for uncoordinated “free” operations during off-peak periods.

This task is also intended to capture the City and ALDOT’s need for consultant assistance that will arise due to public comments, commercial development, and during construction projects impacting signal operations. The Engineer will assist in changing signal parameters to address the change in condition.

E. TASK 5 – Event management planning, operations and timing concept development

The Engineer will develop flush plans for incident management for each of the assigned corridors. These plans should be designed for completely saturated conditions based on the existing geometry in the field and using HCM methodology to simulate maximum vehicles per hour, per lane.

The Engineer will develop event related plans to cover known City and ALDOT operations such as Mardi Gras, various parades, temporary project outages, large downtown conferences, and Arena events.

It is required the Engineer provides in-person support for major events such as Mardi Gras, USA game days, and inclement weather. One representative will be available for a total of 6 days in support of the City’s active management initiative.

F. TASK 6 – Traffic Responsive (TR) development and support

The Engineer will utilize this task to continue the City’s desire to implement traffic responsive (TR) systems along select corridors to capture un-predicable traffic patterns. As well as, utilizing the City’s infrastructure to develop creative solutions through the use of logic control with the Centrac software suite.

G. TASK 7 – In-person quarterly corridor performance evaluations to include after action reports and one yearly system report summarizing the resulting benefits from the improvements achieved through this scope of work.

H. TASK 8 – Traffic Signal Technician Services

- a. The Engineer will provide traffic signal technician services upon request at intersections within the City limits of Mobile. The Engineer will provide: two (2) traffic signal technicians
- b. Various hand and power tools as required to remove the existing traffic signal cabinets, install the new traffic signal cabinets, and perform preventative maintenance.
- c. Miscellaneous hardware and supplies to include wire terminations, zip ties, electrical tape, and sealants as required to complete the installation of the new cabinets.
- o The City will provide:
 - Traffic signal cabinets to replace the existing cabinets.
 - Transportation of the traffic signal cabinets to each site.
 - A bucket truck and traffic signal laborer to complete any tasks that require aerial work.
 - Miscellaneous fittings and hardware as needed that are not included in the list of items to be provided by AECOM.
 - Traffic control at the intersections for times when the traffic signal will be out of service.
 - Any required modifications to the cabinet foundation or mounting plates as required based upon the difference between the size/footprint of the new cabinet compared to the old.
 - Any required traffic signal hardware/cable/wiring required to provide a functioning traffic signal in the new configuration. This includes traffic signal controllers, vehicle detection equipment, load switches, relays, video communication equipment, power services/strips, and any other required equipment not included in this list.
 - Traffic signal communications/network programming required to reestablish communications at the intersection.
- o The Engineer's traffic signal technicians will complete the following tasks at intersections as directed:
 - Conduct Preventative maintenance Inspections at intersections as directed by the City. Tasks to be completed are as follows:
 - Visual inspection of traffic signal equipment
 - Conduct traffic signal cabinet replacements at intersections as directed by the City. Tasks to be completed are as follows:
 - Assess existing phasing and condition of the wiring and equipment. AECOM will identify any safety concerns and bring them to the attention of the City for resolution.
 - After assessment and determination, the replacement can occur, AECOM technicians will begin their work when the City has traffic control in place and is prepared to assume control of the traffic at the intersection.
 - The technicians will cut power to the intersection and will begin the cabinet swap.
 - The technicians will remove the existing cabinet and then replace with a new cabinet provided by the City. As a part of this process the technicians will reconnect existing wiring from the existing cabinet to the new cabinet as required to provide a working traffic signal.
 - Once the traffic signal cabinets have been swapped, the technicians will verify all phasing is installed and functioning properly.
 - Once the Cabinet swap is complete, the technicians will notify the City traffic control to return the intersection to traffic signal control.
 - Once the technicians have completed their work at the intersection, they will notify the City the intersection is complete and ready for inspection. The City will conduct a final inspection of the intersection and will provide a punch list for each intersection within 24 hours of notification. The City will verbally give the punch list to the technicians and will follow up with an email to the Engineer. Once all punch list items have been addressed, the City will notify the Engineer in writing (via email) that the intersections have been accepted by the City and no further action from the Engineer is necessary.

Intersections will only be removed from service during daylight hours. Technicians will not begin the process of removing a traffic signal from service outside of daylight hours. However, if an intersection is still under construction after daylight hours, the Engineer and the City agree all parties

will work to get the intersection back into service as quickly and safely as possible. The City agrees to provide additional resources if such a situation arises.

In the event the Engineer or technicians observe an unsafe or non-standard traffic signal condition, the Engineer will immediately bring to the attention of the City for review and resolution. Any changes to the traffic signal operation will be completed only under direct order from the City.

The Engineer will not perform any traffic signal technician services at any intersection unless directed to do so in writing by the City. The City will notify the Engineer in writing the intersection locations and the services from this scope of services to be performed at each location. The City and the Engineer agree that no traffic signal technician services will be performed at any other location.

I. TASK 9 – AECOM will provide the City training support on an as needed basis as requested by the City and Agreed by AECOM. The training would cover training on basic tasks included in this scope of services. In addition AECOM would provide master Traffic Incident Management trainers to provide TIM training upon request and as needed and agreed by the City.

○ Project Exclusions:

The following are exclusions that will not be completed or provided by AECOM:

- The Engineer will not provide intersection traffic control when the intersection is out of service.
- The Engineer will not conduct any activities that require personnel to use a bucket truck or climb a ladder.
- The Engineer will not provide transportation for any traffic signal cabinets or equipment.
- The Engineer will not complete technician services at any other locations outside of those included in this scope of work.
- The Engineer will not change/modify the phasing at any location.
- The Engineer technicians will not modify traffic signal timings, communications devices, or controller settings.

○ Technician Services for fiscal year 2026:

- Perform preventative maintenance at 60 signalized intersections. Locations will be provided by the City of Mobile on request.
- Remove and re-install 15 signal cabinets. Locations will be provided by the City of Mobile on request.

IV. TERM

The Services are to be performed beginning upon execution of this Agreement by both parties August, 2026 through August 31, 2027. 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.

V. 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 mutually agree upon the completion time of August 2027 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. Upon termination, the CITY, at its sole discretion, shall only pay for those services satisfactorily rendered. 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 and ALDOT. 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 ENGINEER each bind 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 the PROJECT. 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.

VI. BASIS OF PAYMENT

Any language to the contrary in this Agreement notwithstanding, all payments to the ENGINEER for professional engineering services 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 A. 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 TRAFFIC ENGINEER.

Overhead shall be limited to the actual audited overhead rates. Salary increases shall be limited to a maximum of five (5) percent per year. Profit will be maintained at ten (10) percent of these costs. When the CITY requires the ENGINEER to stay overnight at a project, the ENGINEER will be reimbursed for actual expenses up to the maximum allowable by State Law. Employees whose vehicles are used for work-related mileage (excluding mileage for commuting) will be compensated at the prevailing Federal mileage rate as approved by the General Services Administration. Out-of-pocket expenses, not to exceed \$100.00, will be paid as direct cost plus ten (10) percent. Purchases over \$100.00 will require written authorization from the CITY and ALDOT.

For performance by the ENGINEER of the services provided for in this CONTRACT, and as full and complete compensation therefore, including all approved expenditures and expenses incurred by the ENGINEER in connection with this CONTRACT, and subject to conformity with all provisions of this CONTRACT, the CITY will pay the ENGINEER as follows:

A. The total compensation to the CONSULTANT for services provided for when performed under this AGREEMENT will be as follows:

1. Direct Salary and Wages – Actual salary and wages paid to personnel while actually engaged in the performance of the work. All payments to the ENGINEER for professional engineering services shall be made only in return for work actually performed in completion of the PROJECT and properly documented to the CITY.

2. Expenses – Actual CITY approved expenses associated with direct actual cost paid by the ENGINEER not included in the overhead rates, applicable to services provided under this CONTRACT. Subsistence for personnel engaged for assignments under this CONTRACT at rates payable under State Law. Vehicle mileage for work related mileage at the prevailing Federal mileage rate as approved by the General Services Administration. Other direct cost is allowed at cost plus a ten (10) percent profit, except for the cost of sub-consultants, which is limited to a five (5) percent administrative fee.

3. For work performed out of the ENGINEER'S home or branch office, the ENGINEER'S home office overhead and labor additive rate of 119.05 percent (for Fiscal Year Ending 10-3-2025) shall be applied to direct salary and wages. Home office Facilities Capital Cost of Money (FCCM) rate is 0.0 percent (for Fiscal Year Ending 10-3-2025) of the direct labor and no profit shall be allowed on the said item. Any sub-consultant's overhead and labor additive rate shall not exceed prime consultant's rate. This rate shall be fixed for the life of the CONTRACT unless revised by Supplemental Agreement.
 4. Profit at the rate of ten (10) percent applied to direct salary, overhead, and approved expenses, except for the cost of sub-consultants, which is limited to a five (5) percent administrative fee.
 5. Any paid overtime shall require prior authorization from the TRAFFIC ENGINEER. Billable overtime is all time worked over Forty Hours each week or holidays observed by the ENGINEER. The hourly overtime rate will be 1.5 times the billable rate. Hours worked on holidays observed in the CITY on the work that is being performed by the ENGINEER will be billable at an hourly rate of 2 times the regular billing rate.
 6. The maximum amount payable to the ENGINEER for work provided for under this CONTRACT shall not exceed Three-Hundred Thousand, and no/100 Dollars (\$300,000).
- B. Failure to perform professional services shall result in an equitable deduction from ENGINEER's compensation, without limitation or waiver of any other remedy available to CITY for such failure.
 - C. Certified payroll reports for the personnel actively engaged on work included in this CONTRACT shall be furnished with each payment request.
 - D. Payments to the ENGINEER shall be made not more than monthly. Payment shall be subject to the submission by the ENGINEER of such vouchers or invoices, daily progress reports and such evidence of performance that the CITY may deem necessary. The original invoice shall be submitted by the ENGINEER to the CITY for review and payment.
 - E. The acceptance by the ENGINEER of the final payment will constitute and operate as a release to the CITY of all claims and of any liability of the CITY to the ENGINEER, its representatives and/or assigns for all things done, furnished, or relating to the services rendered by the ENGINEER under, or in connection with this CONTRACT, or any part thereof, provided that no unpaid invoices exist because of extra work required at the request of the CITY.
 - F. In the event of termination of this CONTRACT due to failure by the ENGINEER to perform any and/or all 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.

VII. INDEMNITY

INDEMINIFICATION: The ENGINEER shall indemnify and hold harmless CITY, 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 sub-consultant 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 and/or County except as permissible under §41-9A-3, Alabama Code (1975) or subsequent codifications thereof.

VIII. 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.

IX. INSURANCE

A. For the duration of this Agreement, ENGINEER shall maintain the following minimum amount for each Project:

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 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 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**

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.

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.
2. Additional Insured - All policies of insurance, except those referenced under paragraph IX. A. 2., shall be endorsed to name City of Mobile as an Additional Insured
3. Primary Insurance - All policies of insurance, except those referenced under paragraph IX. A. 2., shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by the 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, 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.

X. SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision and this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

XI. NO THIRD-PARTY BENEFIT

Service Provider and the City enter this Agreement for their mutual benefit and not for the benefit of any third parties

XII. NOTICE

Any communication given pursuant to this Agreement will be in writing to the parties as listed below:

City of Mobile:
City Attorney
City of Mobile Legal Department
Post Office Box 1827
Mobile, Alabama 36633-1827

City of Mobile:
City Traffic Engineer
City of Mobile Traffic Engineering Department
852 Gayle Street Mobile, AL 36604

ALDOT:
c/o Ben Nichols, P.E.
1701 W-I65 Service Rd N
Mobile, AL 36618

Engineer:
c/o Cody Long, P.E.
AECOM Technical Services, Inc.
3800 Colonade Pkwy #400
Birmingham, AL 35243

XIII. IMMIGRATION COMPLIANCE

By signing this Agreement, ENGINEER 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, ENGINEER 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 ENGINEER employs one or more employees within the State of Alabama, Service Provider shall provide documentation establishing that Service Provider is enrolled in the *E-Verify* program.

XIV. ANTI-BOYCOTT

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.

XV. NON-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.

XVI. 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 is Mobile County, Alabama.

XVII. E-BUILDER

The City utilizes e-Builder as its project management system. E-Builder is a secure data collection site: <https://app.e-builder.net>. ENGINEER shall use e-Builder as an essential component to project management with the City of Mobile.

XVIII. ENTIRE AGREEMENT: This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings with respect thereto. No other agreements, representations, warranties or other matters, whether oral or written, will be deemed to bind the parties hereto with respect to the subject matter hereof. This Agreement shall not be altered, modified or amended in whole or in part, except in a writing executed by each of the parties hereto.

[Remainder of page intentionally left blank; Signature page to follow]

CITY OF MOBILE, A Municipal Corporation

AECOM Technical Services, Inc.

By: _____

Print: _____

Its: Authorized Agent

Address: 3800 Colonade Pkwy #400
Birmingham, AL 35243

Telephone: 205-970-0744

STATE OF ALABAMA
CITY OF MOBILE

I, Shannon Falls Williamon a Notary Public in and for said State and County, hereby
certify that John E. Laddell, whose name as Authorized agent of
AECOM Technical Services, Inc. is signed to the foregoing conveyance and who are known to me
acknowledged before me on this day, that, being informed of these contents of the conveyance, he as such
officer and with full authority, executed the same voluntary on the day the same bears date.

Given under my hand and notarial seal on this the 27th day of August, 2026.



Shannon Falls Williamon
NOTARY PUBLIC

My Commission Expires: 4/9/28

By: _____
Spiro N. Cheriogotis
Mayor

ATTEST:

By: _____
Its City Clerk
Print: _____

Attachment A

Signal ID	Main Street	Side Street	Consultant
93	Demetropolis Rd	Demetropolis Service Rd	AECOM
95	Cottage Hill Rd	University Blvd	AECOM
830	University Blvd	Marmara Dr	AECOM
96	Cottage Hill Rd	Demetropolis Service Rd	AECOM
97	Cottage Hill Rd	Natchez Trail Ct	AECOM
359	Cottage Hill Rd	Azalea Rd	AECOM
362	Azalea Rd	Japonica Ln	AECOM
358	Azalea Rd	Burma Rd	AECOM
100	Cottage Hill Rd	Montlimar Dr	AECOM
102	Cottage Hill Rd	WI-65 Service Rd S	AECOM
103	Cottage Hill Rd	E I-65 Service Rd S	AECOM
104	Cottage Hill Rd	Pleasant Valley Rd	AECOM
377	Cottage Hill Rd	Bel Air Blvd	AECOM
143	Cottage Hill Rd	Sage Ave	AECOM
394	Springdale Blvd	Emogene St	AECOM
284	Sage Ave	Emogene St	AECOM
361	Halls Mill Rd	Azalea Rd	AECOM
89	McVay Dr	Halls Mill Rd	AECOM
88	McVay Dr	Navco Rd	AECOM
148	Pleasant Valley Rd	McRae Ave	AECOM
80	Halls Mill Rd	Fairway Dr	AECOM
79	Holcombe Ave	Glenwood St	AECOM
159	S Broad St	Aerospace Blvd	AECOM
158	Michigan Ave	I-10 EB Exit 24	AECOM
157	Michigan Ave	Eagle Dr	AECOM
72	Michigan Ave	Duval St	AECOM
74	Duval St	Houston St	AECOM

73	Houston St	Dublin St	AECOM
69	Houston St	Virginia St	AECOM
367	S Broad St	Baltimore St	AECOM
66	S Broad St	Virginia St	AECOM
61	S Broad St	Texas St	AECOM
62	Michigan Ave	Texas St	AECOM
68	Michigan Ave	Virginia St	AECOM
67	Gayle St	Virginia St	AECOM
65	Washington Ave	Virginia St	AECOM
60	Washington Ave	Texas St	AECOM
58	Canal St	Washington Ave	AECOM
1	Canal St	I-10 Ramps	AECOM
55	Claiborne St	Church St	AECOM
218	Stanton Rd	Pennington St	AECOM
1626	University Hospital Dr	Mobile St	AECOM
220	Stanton Rd	University Hospital Dr	AECOM
244	Stanton Rd	Pleasant Ave	AECOM
226	MLK Ave	Carstens St	AECOM
249	MLK Ave	Lafayette St	AECOM
247	Lafayette St	Congress St	AECOM
393	MLK Ave	Peach St	AECOM
250	MLK Ave	Live Oak St	AECOM
251	MLK Ave	Kennedy St	AECOM
328	Airport Blvd	Florida St	AECOM
327	Airport Blvd	Durham Dr	AECOM
8	Airport Blvd	Pinehill Dr	AECOM
330	Airport Blvd	Glenwood St	AECOM
282	Old Shell Rd	I-65 Service Rd N	AECOM
280	Old Shell Rd	Sage Ave	AECOM
374	Old Shell Rd	New Shiloh Ave	AECOM
279	Old Shell Rd	Mobile St	AECOM
278	Old Shell Rd	Florida St	AECOM
277	Old Shell Rd	Upham St	AECOM
276	Old Shell Rd	Mobile Infirmary Blvd	AECOM
274	Old Shell Rd	Catherine St	AECOM
272	Old Shell Rd	Lafayette St	AECOM
352	Old Shell Rd	Ann St	AECOM
264	Dauphin St	Florida St	AECOM
289	Emogene St	Florida St	AECOM
263	Dauphin St	Fulton St	AECOM
261	Dauphin St	Carlen St	AECOM
259	Dauphin St	Houston St	AECOM
258	Dauphin St	Monterey St	AECOM
257	Dauphin St	Catherine St	AECOM

256	Dauphin St	Lafayette St	AECOM
349	Dauphin St	Ann St	AECOM
25	Government St	Royal St	AECOM
26	Water St	Government St	AECOM
32	Water St	Dauphin St	AECOM
31	Water St	Saint Francis St	AECOM
36	Water St	Saint Louis St	AECOM
314	Water St	Beauregard St	AECOM
376	Beauregard St	N Lawrence St	AECOM
253	Broad St	MLK Ave	AECOM
40	Broad St	Congress St	AECOM
53	Dauphin St	Saint Francis St	AECOM
9163049	AL 163	Boykin Blvd	AECOM
9163059	AL 163	Clubhouse Rd	AECOM
9163062	AL 163	Gulfdale Dr	AECOM
9163079	AL 163	Old Military Rd	AECOM
9163089	AL 163	McVay Dr	AECOM
9163092	AL 163	S Maryvale St	AECOM
9163096	AL 163	Zula Ln	AECOM
9163099	AL 163	Hurtel St	AECOM
9163103	AL 163	Duval St	AECOM
9965008	I-165	Whistler St	AECOM
9965009	I-165	Price Ave	AECOM
9965016	I-165	Wilson St	AECOM
9965019	I-165	MLK Dr	AECOM
9016312	US90	I-165	AECOM
9016313	US90	Grover Ave	AECOM
9016316	US90	US43 Loop	AECOM
9016320	US90	Cutoff Rd	AECOM
9016322	US90	Paper Mill Rd	AECOM
9013001	US43	Loop Rd	AECOM
9013003	US43	Meaher St	AECOM
9013006	US43	Edwards St	AECOM
9013010	US43	Paper Mill Rd	AECOM
9016361	US90	Bankhead East Portal	AECOM
9016366	US90	Addsco	AECOM
229	Springhill Ave	I-65 SB Ramp	AECOM
230	Springhill Ave	I-65 NB Ramp	AECOM
9865059	I-65 W Service Rd	I-65 SB Ramp	AECOM
9042219	US98	I-65 Service Rd	AECOM
9017023	US45	S Wilson Ave	AECOM
9017022	US45	Seale St	AECOM
9017021	US45	S Craft Hwy	AECOM
9017019	US45	Allison St	AECOM

9017017	US45	Gloria York Ave	AECOM
9017011	US45	Pleasant Ave	AECOM
9017008	US45	Cox St	AECOM
9017005	US45	Catherine St	AECOM
9017004	US45	Lafayette St	AECOM
9042224	US98	Western Dr	AECOM
9042226	US98	Springhill Ave	AECOM
9042228	US98	Union Ave	AECOM
9042229	US98	Hosfelt Ln	AECOM
9042231	US98	Bay Shore Ave	AECOM
9042233	US98	Mobile St	AECOM
9042236	US98	Florida St	AECOM
9042241	US98	Upham St	AECOM
9042243	US98	Stanton Rd	AECOM
9042247	US98	Mobile Infirmary Blvd	AECOM
9042248	US98	Infirmary Dr	AECOM
9042252	US98	Catherine St	AECOM
9042253	US98	Lafayette St	AECOM
9017000	US45	US98	AECOM
9042259	US98	Kennedy St	AECOM
9042263	Broad St	Springhill Ave	AECOM
9016194	US90	Lansdowne Dr	AECOM
9016197	US90	Knollwood Dr	AECOM
9016200	US90	Demetropolis Rd	AECOM
9016206	US90	Knob Hill Dr	AECOM
9016217	US90	Azalea Rd	AECOM
9016227	US90	Butler Dr	AECOM
9016228	US90	Lakeside Dr	AECOM
9016230	US90	I-65 SB Ramp	AECOM
9016233	US90	I-65 NB Ramp	AECOM
9016234	US90	Satchel Paige Dr	AECOM
9016236	US90	McVay Dr	AECOM
9016242	US90	Pleasant Valley Rd	AECOM
9016245	US90	Howell/Brookley Ave	AECOM
9016253	US90	Pinehill Dr	AECOM
9016257	US90	Glenwood St	AECOM
9016259	US90	AL 163	AECOM
9016263	US90	Houston St	AECOM
9016266	US90	Monterey St	AECOM
9016268	US90	Catherine St	AECOM
9016269	US90	Lafayette St	AECOM
9016271	US90	Bradford Ave	AECOM
9016272	US90	Michigan Ave	AECOM
9016273	US90	S Ann St	AECOM

9016277	US90	George St	AECOM
9016278	US90	Common St	AECOM
9016280	US90	Broad St	AECOM
9042267	US98	Scott St	AECOM
9042268	US98	Washington Ave	AECOM
9042269	US98	Cedar St	AECOM
9042270	US98	S Lawrence St	AECOM
9042271	US98	Claiborne St	AECOM
9042272	US98	Jackson St	AECOM
9042273	US98	Joachim St	AECOM
9042274	US98	Conception St	AECOM



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/08/2026

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 Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: LosAngeles.CertRequest@Marsh.Com CN101348564-STND-GAUE-26-27	CONTACT NAME: Marsh | U.S. Operations PHONE (A/C, No, Ext): 866-966-4664 E-MAIL: LosAngeles.CertRequest@marsh.com ADDRESS: Los Angeles, CA 90071 FAX (A/C, No): 212-948-0533
09 2026	INSURER(S) AFFORDING COVERAGE INSURER A : ACE American Insurance Company INSURER B : N/A INSURER C : Illinois Union Insurance Co INSURER D : INSURER E : INSURER F :
INSURED AECOM AECOM Technical Services, Inc. 3800 Colonnade Pkwy., Ste. 400 Birmingham, AL 35243	NAIC # 22667 N/A 27960

COVERAGES

CERTIFICATE NUMBER:

LOS-002909353-01

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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☒ LOC OTHER:	Y	Y	HDO G48947852	04/01/2026	04/01/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	ISA H11370445	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLR C72619973 (AOS) SCF C7262001A (PA & WI Retro)	04/01/2026 04/01/2026	04/01/2027 04/01/2027	☒ PER STATUTE E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	ARCHITECTS & ENG. PROFESSIONAL LIAB.			EON G21654693 005 "CLAIMS MADE"	04/01/2026	04/01/2027	Per Claim/Agg Defense included 1,000,000

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

Re: Congestion Management Project FY27.

City of Mobile named as additional insured for GL & AL coverages, but only as respects work performed by or on behalf of the named insured and where required by written contract. Waiver of Subrogation is applicable where required by written contract with respect to GL and AL.

CERTIFICATE HOLDER

City of Mobile
Attn: Adam Spence/Assistant Traffic Director
852 Gayle Street
Mobile, AL 36604

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

Marsh Risk & Insurance Services

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Project No.	
County	Mobile
Description	Congestion Management Project FY27
Scope of Work	Traffic Operations Support Services
Project Length	Miles
Consultant	AECOM

GRAND TOTAL OF FEE PROPOSAL

Traffic Engineering Services	\$299,961
Field Surveys	\$0
Preliminary Roadway Plans	\$0
Preliminary Bridge Plans	\$0
Right-of-Way Map, Tract Sketches and Deeds	\$0
Roadway Plans	\$0
Bridge Plans	\$0
GRAND TOTAL FEE	\$299,961

Combined overhead rate (%) >>>>>>>>>>>>>>

119.05

Facilities Capital Cost of Money (if used) >>>>>

0

LABOR RATES

Classification	Daily Rate
Project Manager	\$725.00
SR Engineer	\$576.00
Entry Level Engineer	\$365.00
Traffic Technician	\$350.00

****Certification of Out-of-Pocket Expenses:**

If Out-of-Pocket Expenses are included in this proposal, we hereby certify that these costs are not included in the Combined Overhead Rate and are typically invoiced to all clients as a direct job cost.

John E. Ladd

Signed

9/2/2026

Date _____

Vice President

Position/Title

Project No. _____ County Mobile Description Congestion Management Project FY27 Scope of Work _____ Project Length 0.00 Miles Consultant AECOM					
Traffic Engineering Services	SR Engineer	Entry Level Eng	Traffic Technician		
Task A: Traffic Signal Timing Services					
1 - Timing Support	80.00	50.00			
2 - Reporting/Databases	30.00	17.00			
Task A Totals	110.00	67.00	0.00	0.00	0.00
Task B: Signal Technician Services					
1 - Preventative Maintenance			30.0		
2 - Cabinet Swaps			30.0		
Task B Totals	0.00	0.00	60.00	0.00	0.00
Task C: Active Management					
1 - Event Management	6.00	6.00			
Task C Totals	6.00	6.00	0.00	0.00	0.00
TOTALS	116.00	73.00	60.00	0.00	0.00

Project No. _____			
County Mobile			
Description Congestion Management Project FY27			
Scope of Work _____			
Project Length 0.00 Miles			
Consultant AECOM			
Fee Proposal (Corridor Study)			
PERSONNEL COST			
	Man-days	x	Daily Rate
Project Manager (10% of Eng.)	6.70	\$	725.00 \$ 4,857.50
Engineer	116.00	\$	576.00 \$ 66,816.00
Engineering Technician/CADD	73.00	\$	365.00 \$ 26,645.00
Traffic Technician	60.00	\$	350.00 \$ 21,000.00
Total Direct Labor			\$ 119,318.50
Combined Overhead (%)	119.05		\$ 142,048.67
Out-of-Pocket Expenses**			\$ 11,325.00
Sub-Total			\$ 272,692.17
Operating Margin (10%)			\$ 27,269.22
Sub-Total			\$ 299,961.39
SUB-CONSULTANTS (attach man-day & fee FROM each sub-consultant; show total fee for each here)			
		\$	-
		\$	-
		\$	-
		\$	-
Subconsultant Administration Expense (5%)		\$	-
Sub-Total			\$ 299,961.39
Facilities Capital Cost of Money (% of Direct Labor)	0.00	\$	-
TOTAL FEE			\$ 299,961.39

**See Grand Total Fee sheet

Project No. _____ County Mobile Description Congestion Management Project FY27 Scope of Work _____ Project Length 0.00 Miles				
Consultant AECOM				
Out-of-pocket Expenses (Corridor Study)				
TRAVEL COST				
Mileage Cost	Trips	Miles/Trip	\$/Mile	Total
Travel	15	500	\$0.760	\$ 5,700.00
			\$0.760	\$ -
			\$0.760	\$ -
			\$0.760	\$ -
Total Mileage Cost				\$ 5,700.00
Subsistence Cost				
	Days	# People	\$/Day	Total
Travel allowance (6 hour trips)	0	0	\$11.25	\$ -
Travel allowance (12 hour trips - meal provided by others)	0	0	\$20.00	\$ -
Travel allowance (12 hour trips)	0	0	\$30.00	\$ -
Travel allowance (overnight)	25	3	\$75.00	\$ 5,625.00
				\$ -
Total Subsistence Cost				\$ 5,625.00
Total Travel Cost				\$ 11,325.00
PRINTING / REPRODUCTION COST				
Type of printing/reproduction	# of Sets	Sheets/Set	Total Sheets	Cost/Sheet
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Printing/Reproduction Cost				\$ -
Communication Cost (telephone, fax, etc.)				Total
				\$ -
Postage Cost (overnight, stamps, etc.)				Total
Other (provide description on next line)				Total
Total Out-of-pocket Expenses				\$ 11,325.00
Comments:				

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute 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 change order will be on file in the office of the City Clerk.

Name of company:	AECOM Technical Services, Inc.
City of Mobile project name:	Congestion Management Program City of Mobile Arterial Management Project
Capital project no.:	G-STPM4925
Contract amount:	\$300,000.00

Adopted:


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 Granbury Executive Transport, LLC, for a Certificate of Public Convenience and Necessity to operate a shuttle, sedan, and limousine service is hereby approved. A copy of said application is on file in the office of the City Clerk.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

James Roberts, Sr Dir-Neighborhood Dev

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Resolution to reaffirm previously accepted streets in Public Low-Rent Housing Project
Ala. 2-5

REVIEWERS:

Shakeena Cox
James Roberts
James Barber

RESOLUTION

Sponsored By: Mayor Spiro Cheriogotis

WHEREAS, the Mobile Housing Board did, through a deed recorded with the Probate Court of Mobile County, Alabama as Book 99, Page 262, give, dedicate, and convey unto the City of Mobile, a municipal corporation, its successors and assigns, for use as a public street, a strip of land 25 feet in width on each side of the center line of all the certain private streets located within Mobile Housing Board low-rent housing Project Ala. 2-5 including but not limited to, those now known as:

South Ann Street, Van Dorn Drive, Robert E. Lee Avenue, Partridge Avenue, Van Lee Circle, Forest Circle, Yellowhammer Drive, Flicker Drive, Woodpecker Drive, Titmouse Drive, Eagle Drive, Warbler Drive, Cardinal Drive West, Thrush Drive, Starling Drive, Raven Drive, Pelican Drive, Magpie Drive, Linnet Drive, Jay Drive, Ibis Road, Heron Drive, Bobolink Drive, Albatross Drive, Cardinal Drive East, Oriole Drive, Goldfinch Drive and Flamingo Drive, together with any and all cul-de-sac running therefrom.

WHEREAS, the form of said deed is now submitted to the City of Mobile with request that the same be accepted,

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

1. That the City of Mobile does hereby reaffirm the acceptance of the conveyance and dedication by Deed to the City of Mobile of all streets and alleys listed on the Deed which are located within Public Low-Rent Housing Project Ala. 2-5, a copy of said Deed attached as Exhibit A, and
2. That this acceptance specifically excepts and does not include the unnamed drive situated in the northwestern most part of the property abutting and terminating on the east side at Raven Drive, a survey of which is attached as Exhibit B, and
3. That this reaffirmation does not update or edit any additional action performed by the City of Mobile in the time since the original Deed from the Mobile Housing Board.
4. That the City Clerk is hereby authorized to attest the same and affix the official seal of the City of Mobile thereto.

Adopted:

Lisa C. Lambert, City Clerk

EXHIBIT A
(1959 Deed from MHA to COM)

STATE OF ALABAMA:

COUNTY OF MOBILE:

Reapproved

REAL
PROP

99 PAGE 262

KNOW ALL MEN BY THESE PRESENTS, that Mobile Housing Board, a body corporate and politic, in and for the consideration of One Dollar (\$1.00), cash, to it in hand paid by the City of Mobile, the receipt of which is hereby acknowledged, and for the further consideration of the benefits accruing to the Mobile Housing Board and to the public therefrom, does hereby (subject to the reservation in the Mobile Housing Board of the right to maintain, repair, replace and/or relocate any and all water, sewer, gas pipes and mains and all electric lines and poles and any other utility equipment located thereon or thereunder) give, dedicate and convey unto the City of Mobile, a municipal corporation, its successors and assigns, for use as a public street, a strip of land 25 feet in width on each side of the center line of all the certain private streets located within Mobile Housing Board low-rent housing Project Ala. 2-5 including, but not limited to, those now known as:

South Ann Street, Van Dorn Drive, Robert E. Lee Avenue, Partridge Avenue, Van Lee Circle, Forest Circle, Yellowhammer Drive, Flicker Drive, Woodpecker Drive, Titmouse Drive, Eagle Drive, Warbler Drive, Cardinal Drive, West, Thrush Drive, Starling Drive, Raven Drive, Pelican Drive, Magpie Drive, Linnet Drive, Jay Drive, Ibis Drive, Heron Drive, Bobolink Drive, Albatross Drive, Cardinal Drive, East, Oriole Drive, Goldfinch Drive and Flamingo Drive, and Canary Drive, together with any and all cul-de-sac running therefrom.

TO HAVE AND TO HOLD the same unto the said City of Mobile, a municipal corporation, its successors and assigns, for the uses and purposes of a public street.

IN WITNESS WHEREOF, the Mobile Housing Board has caused this instrument to be executed in its name and on its behalf by A. A. Evans, its Chairman, and its seal to be impressed hereto and attested by G. J. Drake, its Secretary on this 11th day of March, 1959.

MOBILE HOUSING BOARD

By:

A. A. Evans
its Chairman

ATTEST:



G. J. Drake
its Secretary

STATE OF ALABAMA:
COUNTY OF MOBILE:

I, the undersigned Notary Public in and for said County in said State, hereby certify that A. A. Evans and G. J. Drake whose names as Chairman and Secretary, respectively, of Mobile Housing Board, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they as such officers and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and seal this the 11th day of March, 1959.

Sue R. Riley
Notary Public, Mobile County, Alabama

STATE OF ALABAMA:
COUNTY OF MOBILE:

The City of Mobile hereby accepts the foregoing conveyance and dedication of the private streets located within Mobile Housing Board low-rent housing Project Ala. 2-5 pursuant to a Resolution adopted by the Commissioners of the City of Mobile on the 8th day of Sept., 1959.

IN WITNESS WHEREOF, the City of Mobile has caused this acceptance to be executed in its name and on its behalf by Henry R. Luscher, its Mayor, and its seal to be impressed thereon and attested by S. H. Hendrix, its Clerk, this 8th day of September, 1959.

CITY OF MOBILE

BY Henry R. Luscher
Its Mayor

ATTEST:

S. H. Hendrix
Its Clerk

STATE OF ALABAMA:
COUNTY OF MOBILE:

I, the undersigned Notary Public in and for said County in said State, hereby certify that Henry R. Luscher and S. H. Hendrix, whose names as Mayor and Clerk, respectively, of the City of Mobile, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they as such officers and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and seal this 9 day of SEP, 1959.

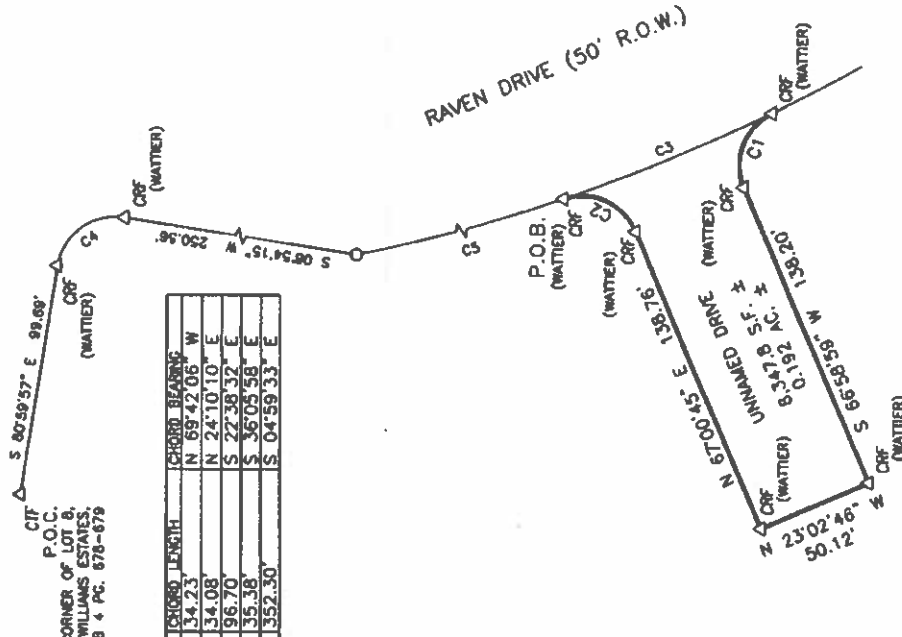
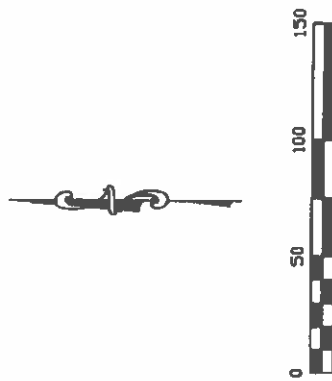
David Burns Norton
Notary Public, Mobile County, Alabama

STATE OF ALA. MOBILE CO.
FILED ON

23 8 21 AM '59

1959.
RECORDED
INDEXED
NOTARY PUBLIC
DAVID BURNS NORTON

EXHIBIT B
(Survey)



CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	86°24'51"	37.71	25.00	23.48	34.23	N 69°42'05" W
C2	85°56'08"	37.50	25.00	23.29	N 24°10'10" E	N 24°10'10" E
C3	7°33'28"	96.77	733.61	48.45	96.70	S 22°38'32" E
C4	90°04'13"	39.30	25.03	35.38	35.30	S 36°05'58" E
C5	27°47'12"	355.78	733.61	181.46	352.30	S 04°59'33" E

STATE OF ALABAMA
COUNTY OF MOBILE

COMMENCING AT A CHUMPED TOP PIPE AT THE NORTHEAST CORNER OF LOT 4, PHASE 2 WILLIAMS ESTATES, AS RECORDED IN MAP BOOK 4, PAGES 670-679 IN THE OFFICE OF THE ALABAMA DEPARTMENT OF REVENUE, MOBILE COUNTY, ALABAMA, SOUTH POINT BEING ON THE SOUTH LINE OF HUNTER STREET; THENCE SOUTH 80°59'37" EAST ALONG SAID SOUTH LINE 99.69 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 39.30 FEET (CHORD: SOUTH 37°05'38" EAST 35.38 FEET) TO A CAPPED REBAR AT THE P.T. THEREOF ON THE WEST LINE OF RANCH DRIVE; THENCE SOUTH 09°54'15" WEST ALONG SAID WEST LINE 250.36 FEET TO A CAPPED REBAR AT THE P.C. OF A 731.61 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE 355.78 FEET (CHORD: SOUTH 04°59'33" EAST 352.30 FEET) TO A CAPPED REBAR AT THE P.P.C. OF A 731.61 FOOT RADIUS CURVE TO THE LEFT AT THE POINT OF BEGINNING FOR THE UNIMMED DOME HEREIN DESCRIBED; THENCE SOUTHEASTWARDLY ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE 98.77 FEET (CHORD: SOUTH 22°30'37" EAST 96.96; 70 FEET) TO A CAPPED REBAR AT THE P.P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTWARDLY ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE 37.71 FEET (CHORD: NORTH 68°42'08" WEST 34.23 FEET) TO A CAPPED REBAR AT THE P.T. ON THE SOUTH LINE OF SAID UNIMMED DRIVE; THENCE SOUTH 66°58'59" WEST ALONG SAID SOUTH LINE 130.20 FEET TO A CAPPED REBAR ON THE WEST END OF SAID UNIMMED DRIVE; THENCE NORTH 23°02'46" WEST ALONG SAID WEST END 50.12 FEET TO A CAPPED REBAR ON THE NORTH LINE OF SAID UNIMMED DRIVE; THENCE NORTH 67°00'45" EAST ALONG SAID NORTH LINE 130.76 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTWARDLY ALONG THE WEST LINE OF SAID DOME AND ALONG THE ARC OF SAID CURVE 37.50 FEET (CHORD: NORTH 24°10'10" EAST 34.00 FEET) TO THE POINT OF BEGINNING AT THE P.T. OF SAID CURVE.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Matthew C. Roberts
2026.09.03
13:48:19-05'00'

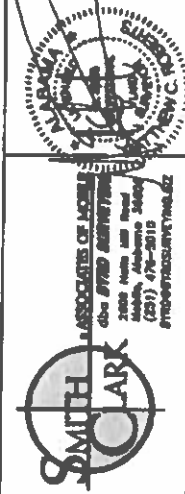
MATTHEW ROBERTS, ALABAMA LICENSE NO. 30355

FIGURES INVESTMENTS, LLC.

1781 RAVEN DRIVE
MOBILE, ALABAMA

REVISED 12/10/2013

PRINT OUT	HB	AD	GROUP	CLERK
			MR	
DATE	08/10/26		WLS	
		SOLD	1"=50'	
PROJECT NUMBER		N/A		
258S012				





AGENDA ITEM SUMMARY SHEET

Agenda of: September 15, 2026

Submitted by:

robert shreve

Sponsored by:

Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Authorize Settlement Agreement and Release of Claims: Rebecca Alleman Jones

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Resolution.Settlement Alleman Jones 2026

REVIEWERS:

Patricia Primm

Cherlina Monteiro

James Barber

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

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

Adopted:

City Clerk