

MUNICIPAL BUILDING, MOBILE, ALABAMA, NOVEMBER 5, 2024

The Council of the City of Mobile, Alabama, met in the City Council’s Conference Room on the ninth floor of the Mobile Government Plaza on Tuesday, November 5, 2024, at 9:00 a.m.

Councilmembers:

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

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

Ricardo Woods, City Attorney, made a declaration that it is appropriate for the Council to move into executive session to discuss pending and anticipated litigation. Council President Small called for a roll call vote to go into executive session, and to reconvene into the regular meeting at 10:30 a.m., and the vote was as follows:

Penn: Aye
Carroll: Aye
Small: Aye
Reynolds: Aye
Daves: Aye
Woods: Aye
Gregory: Aye

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the Council move into executive session at approximately 9:26 a.m.

Approved:

COUNCIL PRESIDENT

CITY CLERK

MUNICIPAL BUILDING, MOBILE, ALABAMA, NOVEMBER 5, 2024

The City Council of the City of Mobile, Alabama, met in the Auditorium of the Government Plaza on Tuesday, November 5, 2024, at 10:30 a.m., for the regular meeting.

The meeting was called to order by the City Clerk.

Dr. Bobby Morton, Public Safety Chaplain offered the invocation.

The Presiding Officer led the Pledge of Allegiance.

Present on Roll Call:

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

STATEMENT OF RULES BY PRESIDING OFFICER

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

MINUTES OF NOVEMBER 5, 2024

APPROVAL OF MINUTES

Minutes of the meetings of October 29, 2024, were approved as submitted.

COMMUNICATIONS FROM THE MAYOR

Mayor Stimpson offered supporting comments on the “Pay-as-You-Go” amendment on the general election ballot today.

Mayor Stimpson announced that the City’s Legal Department will host a “Traffic Warrant Clinic” for citizens to take care of traffic warrants without the risk of arrest.

Mayor Stimpson invited the public to attend the annual lighting of the Christmas tree at Mardi Gras Park on November 15, 2024 at 5:30 p.m.

Mayor Stimpson presented a proclamation declaring the 2024 Christmas on the Coast Ornament the “Official Christmas Ornament of the City of Mobile”.

ADOPTION OF THE AGENDA

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

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

Nays: None

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

APPEALS

Request of Leo Ferreira for a waiver of the Noise Ordinance at Cathedral Square on November 9, 2024, from 2:00 p.m. – 6:00 p.m. (District 2).

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

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

Nays: None

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

Request of Erin Mansour for a waiver of the Noise Ordinance at 172 S. Georgia Avenue on November 9, 2024, from 4:00 p.m. – 8:00 p.m. (District 2).

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

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

Nays: None

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

Request of Haley Harrison for a waiver of the Noise Ordinance at 54 N. Reed Avenue on November 15, 2024, from 6:00 p.m. – 10:00 p.m. (District 2).

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

MINUTES OF NOVEMBER 5, 2024

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

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

Request of Christina Boyd for a waiver of the Noise Ordinance at Mardi Gras Park on November 23, 2024, from 4:30 p.m. – 7:30 p.m. (District 2).

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

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

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

Request of Leo Ferreira for a waiver of the Noise Ordinance at Cathedral Square on December 21, 2024, from 2:00 p.m. – 6:00 p.m. (District 2).

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

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

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

PRESENTATIONS OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

NON-AGENDA ITEMS:

Nina Dortch, 1111 E. I-65 Service Rd., S., invited the Council to the 2nd annual “Name that Tune” benefit for the Opportunities Days school tour.

Sabrina Mass, 1050 Belvedere Circle, W., commented on abuse of power and comments related to threatening the Council.

Apostle Valenia Green, 603 Delaware Street, spoke about abuse and neglect in the community towards the poor and disabled, as well as Ordinances 41-054, 55-055, and 57-056.

Reverend Ray Bourn, 603 Delaware Street, remarked on the abuse and neglect of the poor and Ordinances 41-054, 55-055, and 57-056.

AGENDA ITEMS:

The following people spoke about resolution 50-1044:

1. Cooper Thurber, 261 Dauphin Street
2. Fred Rendfrey, 261 Dauphin Street
3. Peter Drey, 256 State Street
4. John Griffin, 253 State Street

ORDINANCES HELD OVER:

ORDINANCE TO AMEND SECTION 41.5, “LOITERING IN PARKS OR PLAYGROUNDS,” OF THE CODE OF THE CITY OF MOBILE, ALABAMA. The

MINUTES OF NOVEMBER 5, 2024

following ordinance, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

ORDINANCE: 41-054-2024

Sponsored by: Mayor Stimpson

WHEREAS, the City of Mobile (City), by and through its City Council, has heretofore adopted Section 41.5, of The Code of the City of Mobile, Alabama, 1965;

WHEREAS, the City wishes to amend the forementioned Code Section in order to implement and incorporate relevant changes made to state laws and to improve the clarity of said Code Section; and

WHEREAS, this Ordinance is enacted to accomplish said goals.

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

Section 1: Section 41.5 of the Mobile City Code, 1965, is hereby amended and restated to read as follows:

Sec. 41-5. Loitering in parks or playgrounds

- (1) All city parks close at dark, except for boat ramps located in city parks or otherwise posted or during City sponsored or co-sponsored events.
- (2) It shall be unlawful for persons to remain in the city parks or playgrounds of the city after dark or the posted hours of operation.
- (3) **Penalties.**
 - (a) A violation of this article may be punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment for a term not to exceed six (6) months, or by both as determined by the municipal court.
 - (b) In lieu of, or in addition to the penalty provided in this section, a person in violation of this article may be required to perform community service work as prescribed by the court.

Miscellaneous provisions:

Repealer. All ordinances and laws, or parts thereof, that are in conflict with the provisions of this Ordinance, are hereby repealed.

Severability. The provisions of this Ordinance are severable. If any part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, that declaration shall not affect the part or parts that remain.

Publication. That the City Clerk of the City of Mobile is hereby authorized and directed to advertise the adoption of this Ordinance as required by law.

Effective Date. This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

The ordinance was read by the City Clerk, whereupon Councilmember Gregory moved to hold the ordinance over until the regular meeting of November 26, 2024, which was seconded by Councilmember Daves and the vote was as follows:

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

MINUTES OF NOVEMBER 5, 2024

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the ordinance held over until the regular meeting of November 26, 2024.

ORDINANCE TO AMEND ARTICLE V, "PANHANDLING," OF THE CODE OF THE CITY OF MOBILE, ALABAMA. The following ordinance, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

ORDINANCE: 55-055-2024

Sponsored by: Mayor Stimpson

WHEREAS, the City of Mobile (City), by and through its City Council, has heretofore adopted Article V, of The Code of the City of Mobile, Alabama, 1965;

WHEREAS, the City wishes to amend the forementioned Code Section in order to implement and incorporate relevant changes made to state laws and to improve the clarity of said Code Section; and

WHEREAS, this Ordinance is enacted to accomplish said goals.

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

Section 1: Article V of the Mobile City Code, 1965, is hereby amended and restated to read as follows:

ARTICLE V. – AGGRESSIVE SOLICITATION

Sec. 55-101. - Definitions.

(4) Solicitation means any solicitation in which a person requests an immediate donation of money, food, cigarettes or other thing of value from another person, and includes but is not limited to seeking donations where the person being solicited receives either nothing or an item of little or no monetary value in exchange for a donation, under circumstances where a reasonable person would understand that the transaction is in substance a donation.

(5) Aggressive solicitations means:

- a. Solicitation while intentionally, knowingly recklessly touching the solicited person without the solicited person's consent;
- b. Approaching or following the person being solicited in a manner that is intended or is likely to cause a reasonable person to be intimidated into responding affirmatively to the solicitation;
- c. Solicitation while the solicited person while a patron of an outside cafe;
- d. Intentionally, knowingly or recklessly obstructing the safe or free passage of the person being solicited or requiring the person to take evasive action to avoid physical contact with the person making the solicitation;
- e. Following behind, ahead or alongside a person who walks away from and/or has clearly communicated a request to stop the solicitation;
- f. Using profane, intimidating or abusive language, either during the solicitation or following a refusal to make a donation, or making any statement, gesture, or other communication during the solicitation which would cause a reasonable person to be fearful or feel compelled comply affirmatively;
- g. Solicitation in a group of two (2) or more adults;
- h. Solicitation when either the solicitation or the person being solicited is located at any of the following locations:

MINUTES OF NOVEMBER 5, 2024

- i. at a bus stop;
- ii. in any public transportation vehicle or public transportation facility;
- iii. in a vehicle which is stopped on a public street or alley, so not to create a hazard and/or disrupt or impede the regular flow of traffic;
- iv. or within twenty (20) feet in any direction from an automatic teller machine or entrance to a bank or check-cashing business;
- i. Solicitation while under the influence of alcohol or a controlled substance.

(Ord. No. 55-027-2010, § 1-102, 9-21-10)

Sec. 55-102. - Prohibited acts.

(1) It shall be unlawful for any person to engage in Solicitation:

- a. On private property located within the city:
 - i. If the Solicitor refuses to leave the private property when requested by the owner, tenant or lawful occupant of the property; or
 - ii. b. If the owner, tenant, or lawful occupant has asked the person not to solicit on the property or has posted a sign clearly indicating that solicitations are not welcome on the property.

(2) It shall be unlawful to engage in aggressive solicitation.

(Ord. No. 55-027-2010, § 1-103, 9-21-10)

Sec. 55-103. - Exceptions.

Solicitations made in connection with fundraising events held by or on behalf of charitable organizations for which a special event permit has been obtained shall not be deemed solicitation and shall not be unlawful under section 55-102.

(Ord. No. 55-027-2010, § 1-104, 9-21-10)

Sec. 55-104. - Penalties.

- (1) A violation of this article may be punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment for a term not to exceed six (6) months, or by both as determined by the municipal court.
- (2) In lieu of, or in addition to the penalty provided in this section, a person in violation of this article may be required to perform community service work as prescribed by the court.

(Ord. No. 55-027-2010, § 1-105, 9-21-10)

Sec. 55-105. - Construction and severability.

- (1) Severability is intended throughout and within the provisions of the article. If any section, sentence, clause, or phrase of this article is held invalid or unconstitutional by a court of competent jurisdiction, then such judgment shall in no way affect or impair the validity of the remaining portions of this article.
- (2) This article is not intended to proscribe any demand for payment for services rendered or goods delivered.
- (3) This article is not intended to create a result through enforcement that is absurd, impossible or unreasonable. The article should be held inapplicable in any such cases where its application would be unconstitutional under the Constitution of the State of Alabama or the Constitution of the United States of America.

MINUTES OF NOVEMBER 5, 2024

Miscellaneous provisions:

Repealer. All ordinances and laws, or parts thereof, that are in conflict with the provisions of this Ordinance, are hereby repealed.

Severability. The provisions of this Ordinance are severable. If any part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, that declaration shall not affect the part or parts that remain.

Publication. That the City Clerk of the City of Mobile is hereby authorized and directed to advertise the adoption of this Ordinance as required by law.

Effective Date. This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

The ordinance was read by the City Clerk, whereupon Councilmember Gregory moved to hold the ordinance over until the regular meeting of November 26, 2024, which was seconded by Councilmember Daves and the vote was as follows:

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

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the ordinance held over until the regular meeting of November 26, 2024.

ORDINANCE TO AMEND SECTION 57.73, “OBSTRUCTIONS ON SIDEWALKS,” OF THE CODE OF THE CITY OF MOBILE, ALABAMA. The following ordinance, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

ORDINANCE: 57-056-2024

Sponsored by: Mayor Stimpson

WHEREAS, the City of Mobile (City), by and through its City Council, has heretofore adopted Section 57.73, of The Code of the City of Mobile, Alabama, 1965;

WHEREAS, the City wishes to amend the forementioned Code Section in order to implement and incorporate relevant changes made to state laws and to improve the clarity of said Code Section; and

WHEREAS, this Ordinance is enacted to accomplish said goals.

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

Section 1: Section 57.73 of the Mobile City Code, 1965, is hereby amended and restated to read as follows:

Sec. 57-73. Obstructions on sidewalks - Generally

- (6) No person who walks, stands, sits, lies, or places an object in such a manner as to intentionally block passage by another person or require another person to take evasive action to avoid physical contact, or who, after being ordered to move by law enforcement officers, remains in or on any public sidewalk in such a manner as to block or impair the movement of pedestrians.
- (7) This ordinance does not apply to any object authorized by the City of Mobile.
- (8) **Penalties**
 - (c) A violation of this article may be punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment for a term not to exceed six (6) months, or by both as determined by the municipal court.

MINUTES OF NOVEMBER 5, 2024

(d) In lieu of, or in addition to the penalty provided in this section, a person in violation of this article may be required to perform community service work as prescribed by the court.

(Code 1965, § 55-10)

Cross reference— Obstructing free passage of streets, § 49-1.

Miscellaneous provisions:

Repealer. All ordinances and laws, or parts thereof, that are in conflict with the provisions of this Ordinance, are hereby repealed.

Severability. The provisions of this Ordinance are severable. If any part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, that declaration shall not affect the part or parts that remain.

Publication. That the City Clerk of the City of Mobile is hereby authorized and directed to advertise the adoption of this Ordinance as required by law.

Effective Date. This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

The ordinance was read by the City Clerk, whereupon Councilmember Gregory moved to hold the ordinance over until the regular meeting of November 26, 2024, which was seconded by Councilmember Daves and the vote was as follows:

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

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the ordinance held over until the regular meeting of November 26, 2024.

CIP RESOLUTIONS HELD OVER:

AUTHORIZE AGREEMENT WITH FORREST DANIELL & ASSOCIATES, P.C. FOR FIRE STATION #19 DESIGN; \$187,439.40. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 01-1031-2024

Sponsored by: Mayor Stimpson and Councilmember Reynolds

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

Name of Company: Forrest Daniell & Associates, P.C.

Project Name: CIP MFRD Fire Station No. 19 – New Station

Project Number: FD-032-24

Amount: \$187,439.40

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

MINUTES OF NOVEMBER 5, 2024

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

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

RESOLUTIONS HELD OVER:

AUTHORIZE AGREEMENT WITH HUGHES 360 SERVICES, LLC TO PROVIDE STORM DRAINAGE DITCH CLEANING SERVICES; ELAINE DR., FOREST GLEN DR., AND ANDERSON DR.; \$225,000.00. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 01-1032-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, a contract, by and between the City of Mobile and Hughes 360 Services, LLC, to provide storm drainage ditch cleaning services on Elaine Drive, Forest Glen Drive, and Anderson Drive, in an amount of approximately \$225,000.00, as outlined in the contract attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the Office of the City Clerk.

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

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

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

AUTHORIZE AGREEMENT WITH HUGHES 360 SERVICES, LLC FOR STORM DRAINAGE DITCH CLEANING SERVICES ON WILKINS ROAD; \$250,000.00. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 01-1033-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, a contract, by and between the City of Mobile and Hughes 360 Services, LLC, to provide storm drainage ditch cleaning services on Wilkins Road to I-65 Service Road, in an amount of approximately \$250,000.00, as outlined in the contract attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the Office of the City Clerk.

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

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

MINUTES OF NOVEMBER 5, 2024

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

AUTHORIZE CONSTRUCTION SERVICES AGREEMENT WITH WHITE-SPUNNER CONSTRUCTION, LLC; \$100,000.00. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 01-1034-2024

Sponsored by: Councilmembers Penn, Carroll, Small, Reynolds, Daves, Woods, & Gregory, and Mayor Stimpson

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

Name of Company: White-Spunner Construction, LLC

Project Name: Construction Services Agreement between City of Mobile and White-Spunner, LLC
COM Project # 2025-3005-06

Estimated Cost: \$100,000.00

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

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

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

APPROVE PURCHASE ORDER TO QUICK BUILDINGS, LLC FOR PORTABLE BUILDING FOR PINEHILL RECYCLING CENTER; \$78,804.00. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 08-1035-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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:

MINUTES OF NOVEMBER 5, 2024

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>803</u>	2025	(3032) ARCHITECTURAL ENGINEERING	PORTABLE BUILDING FOR PINEHILL RECYCLING CENTER (SEALED BID 5900)	\$78,804.00	<u>(290398) QUICK BUILDINGS LLC</u>

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

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

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

APPROVE PURCHASE ORDER TO SHI INTERNATIONAL CORP. FOR IPAD PRO TABLETS FOR BUILD MOBILE; \$21,476.08. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 08-1036-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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>446</u>	2025	(3040) BUILD MOBILE EXEC DIRECTOR	15 IPAD PRO COMPUTER TABLETS FOR BUILD MOBILE (AL STATE CONTRACT)	\$21,476.08	<u>(272641) SHI INTERNATIONAL CORP</u>

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

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

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

APPROVE PURCHASE ORDER TO SHI INTERNATIONAL CORP. FOR RENEWAL OF ADOBE ENTERPRISE SOFTWARE FOR MIT; \$68,502.00. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

MINUTES OF NOVEMBER 5, 2024

RESOLUTION: 08-1037-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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>1292</u>	2025	(5000) INFORMATION TECHNOLOGY	ANNUAL RENEWAL OF ADOBE ENTERPRISE SOFTWARE SUBSCRIPTIONS FOR MIT (AL STATE CONTRACT)	\$68,502.00	<u>(272641) SHI INTERNATIONAL CORP</u>

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

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

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

APPROVE PURCHASE ORDER TO UNIVERSITY OF SOUTH ALABAMA FOR FALL SEMESTER TUTITION EMT AND PARAMEDIC CLASSES FOR MFRD; \$92,890.00.

The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 08-1038-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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>910</u>	2025	(1510) FIRE ADMINISTRATION	FALL SEMESTER TUITION FOR FIREFIGHTERS: 7 FOR ADVANCED EMT, 4 FOR 2 ND SEMESTER PARAMEDIC, 7 FOR 3 RD SEMESTER PARAMEDIC (INTERGOVERNMENTAL; PROFESSIONAL SERVICE)	\$92,890.00	<u>(281269) UNIVERSITY OF SOUTH ALABAMA</u>

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

MINUTES OF NOVEMBER 5, 2024

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

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

AUTHORIZE CONTRACT WITH GORAM AIR CONDITIONING, INC. FOR HVAC MAINTENANCE AND REPAIRS AT VARIOUS CITY FACILITIES; NTE \$300,000.00.

The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 21-1039-2024

Sponsored by: Mayor Stimpson

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

Name of Company: GORAM AIR CONDITIONING, INC.

Project Name: SERVICE CONTRACT – HVAC MAINTENANCE AND REPAIR – VARIOUS CITY OF MOBILE FACILITIES

Project Number: SC-018-24

Amount: NTE \$300,000 PER YEAR

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

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

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

AUTHORIZE CONTRACT WITH OSPREY INITIATIVE, LLC FOR CITYWIDE STORMWATER LITTER COLLECTION AND ANALYSIS SERVICES; \$500,000.00.

The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 21-1040-2024

Sponsored by: Mayor Stimpson and Councilmembers Penn, Carroll, Small Reynolds, Daves, Woods, and Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized 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 Osprey Initiative, LLC, for approximately twelve months, renewable annually for two additional one year periods, for stormwater litter collection and analysis services as outlined in the contract attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the Office of the City Clerk.

MINUTES OF NOVEMBER 5, 2024

Name of Company: Osprey Initiative, LLC

Project Name: Citywide Stormwater Litter Collection and Analysis Services

Estimated Cost: \$500,000.00

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

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

Nays: None

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

CONSIDER ASSENTING TO THE VACATION OF AN ALLEY ADJACENT TO PROPERTY LOCATED AT 1001-1003 OAK STREET. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 47-1042-2024

Sponsored by: Councilmember Carroll

WHEREAS, Michael Heath Stephens, Daniel L. McCleave, Nicki Patterson, Michael Laughlin and Caroline Wilson ("Owners") own real property located within the city limits of the City of Mobile, Alabama (hereinafter referred to as "Owners' Property") said property being more particularly shown on Exhibit "B" which is attached hereto and incorporated herein by reference; and

WHEREAS, Owners, as the abutting and affected land owners, propose to vacate that certain alley lying between Owners' Property and Oak Street, said alley being more particularly described on Exhibit "A" which is attached hereto and incorporated herein by referenced; and

WHEREAS, the alley proposed to be vacated is located entirely within the city limits of the City of Mobile, Alabama; and

WHEREAS, the Owners attest the City has never maintained or exercised any dominion or control over the alley and the public has not relied on the alley for access; and

WHEREAS, said vacation will not deprive any other property owners of such right as they may have to convenient and reasonable means of ingress and egress to and from their property; and

WHEREAS, the Owners are the owners of all the real property abutting the alley; and

WHEREAS, it is the purpose and intention of the Owners, as the abutting property owners, to vacate the alley as described in Exhibit "A" hereto, and they do hereby indicate their consent to such vacation in accordance with Section 23-4-20 and/or Section 35-2-54 of the Code of Alabama (1975) by executing this declaration of vacation; and

WHEREAS, it is the intent of the Owners that upon said vacation, Owners will own fee simple interest to all of the vacated alley, subject to the below reservations for existing utilities.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the abutting owners between the Owners' Property and the alley, do execute this Declaration of Vacation, declaring the same to be vacated in accordance with the provisions of Section 23-4-20 and/or Section 35-2-54 of the Code of Alabama (1975) and

MINUTES OF NOVEMBER 5, 2024

all public rights in the alley as hereinabove setout are hereby divested, subject to the assent of the Mobile City Council, and further subject to the following:

(a) An easement be excepted from this vacation and be retained in favor of Mobile Area Water and Sewer System to operate and maintain existing facilities until they are either relocated or abandoned.

(b) AT&T Alabama are reserved all rights and privileges necessary and convenient for full enjoyment of use of its facilities within and adjacent to the area to be vacated; including the right of ingress and egress to and from said facilities, the right to cut and/or trim trees/limbs which, in their sole opinion would interfere with said facilities, and the right to prohibit use of the land vacated in a manner which violates the National Electric Safety Code.

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

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

Nays: None

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

CONSIDER A VACATION FEE AS A CONDITION OF THE VACATION OF AN ALLEY ADJACENT TO 1001-1003 OAK STREET; \$1,739.31. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 47-1043-2024

Sponsored by: Councilmember Carroll

BE IT RESOLVED by the City Council of the City of Mobile that the vacation fee for the vacation of an alley adjacent to 1001-1003 Oak Street, as per Resolution # 47-1042, is hereby set at \$1,739.31.

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

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

Nays: None

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

DETERMINE WHETHER THE DOWNTOWN MOBILE BUSINESS IMPROVEMENT DISTRICT SHOULD BE CONTINUED, MODIFIED, OR TERMINATED. The following resolution, which was introduced and read at the regular meeting of October 29, 2024 and held over until the regular meeting of November 5, 2024, was called up by the Presiding Officer.

RESOLUTION: 50-1044-2024

Sponsored by: Councilmember Carroll

WHEREAS, on May 10, 2005, the City Council of the City of Mobile adopted Ordinance No. 50-039 to establish the Downtown Mobile Business Improvement District pursuant to and in accordance with Title 11, Chapter 54B, of the Code of Alabama; and,

MINUTES OF NOVEMBER 5, 2024

WHEREAS, Section 13(a) of the Ordinance provides that within ninety (90) days after the adoption and approval of the fifth annual budget for the District, the City Council of the City of Mobile shall set a hearing to determine whether the District should be continued, modified, or terminated; and,

WHEREAS, notice of the date, place, and time set for the hearing has been posted in at least three places within the District, and notice of the hearing and a copy of the new District Management Plan have been mailed to the owners of real property within the District, as required by Section 13(b) of the Ordinance; and,

WHEREAS, on October 29, 2024, the City Council conducted the public hearing required by Section 13(a) to determine whether the District should be continued, modified, or terminated.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that having conducted the hearing required by the Ordinance, the City Council determines that the District shall be continued.

BE IT FURTHER RESOLVED that the District shall continue to be governed by the Ordinance, and that within ninety (90) days after the adoption of the fifth annual budget during the continued term of the District, the City Council of the City of Mobile shall set a hearing as required by the Ordinance to determine whether the District should be further continued, modified, or terminated.

The resolution was read by the City Clerk, whereupon Councilmember Daves moved to adopted the resolution, which was seconded by Councilmember Gregory.

Councilmember Carroll then moved to amend the Management Plan as follows:

DOWNTOWN MOBILE BUSINESS IMPROVEMENT DISTRICT MANAGEMENT PLAN

Section 1 Why renew the Business Improvement District

As per State Law the District must be renewed after five years of operation.

“Within 90 days after the adoption and approval of the fifth annual budget for any self-help business improvement district, the municipality shall set a hearing to determine whether the district should be continued, modified or terminated. At least 20 days before the hearing, notice of the date, place and time of the hearing shall be posted in at least three places within the district and mailed, along with the new District Management Plan to each real property owner who paid assessments to the district during the previous year.”

This District Management Plan has been created by the Board of Directors (Board) of the Downtown Mobile District Management Corporation to guide the operations of the Downtown Mobile Self-Help Business Improvement District for the period July 1, 2025 to June 30, 2030.

Purpose of the District

The purpose of the Business Improvement District is to:

- Ensure the vitality of the business, residential, and arts district in Downtown Mobile
- Stabilize and increase the property values in downtown while retaining businesses
- Attract new business investment to downtown.

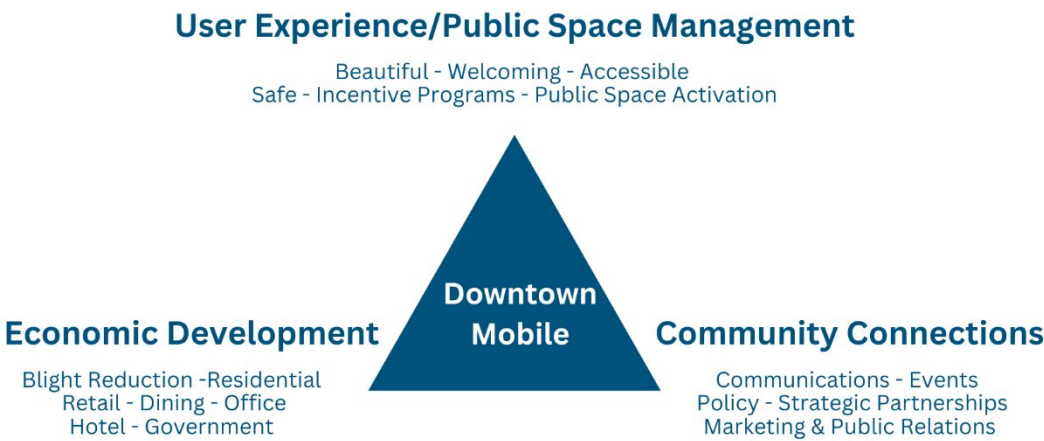
Vision for Downtown

As a part of the renewal process, the Board defined the vision for downtown Mobile in the year 2030:

Downtown Mobile will be an attractive, active, and dynamic regional hub.

As part of the process to set goals and a vision for 2030 the Board created a new guiding framework. This framework clearly defines the work areas for the next five years and illustrates the path to achieving the goals and fulfilling the 2030 vision.

**Downtown Mobile District Management Corporation
Framework**



In order to achieve the vision, the Board agreed that Downtown Mobile must:

- Have active, positive, street-level uses on its major streets
- Be known as a place that is very walkable, both day and night, and in which pedestrians have priority over automobiles
- Be known as a place where everyone feels comfortable using downtown on a daily basis
- Be a place that is alive 24/7, with a high number and diverse range of events and activities
- Be a place that has plentiful residential opportunities at all levels
- Be a place that has both vibrant recreational opportunities and productive industrial activity on its waterfront
- Be a place that is known for its creative scene
- Be a place that provides jobs and economic opportunity
- Be a place that celebrates its history and unique culture
- Be a center for international, North American, and regional corporate headquarters

In addition to the vision elements above, the Board defined additional goals that, when accomplished, will be a measure of success for Downtown Mobile in the year 2030. These goals are defined for each program area that is funded by BID assessment dollars.

USER EXPERIENCE / PUBLIC SPACE MANAGEMENT

Beautiful

- Increase the quantity of creative plantings and installations such as topiaries, tree beds, gateway plantings, and hanging baskets
- Expand spectacular holiday lighting by one block each year

Welcoming

- Keep downtown’s sidewalks weed-free year-round
- Install gateway art that marks the BID boundaries
- Ensure sidewalk dining is attractive, safe, pleasant, and plentiful
- Set and staff visitor Information cart in the visitor core
- Activate Bienville Square as a more active, welcoming public space

MINUTES OF NOVEMBER 5, 2024

Accessible (for all modes of transportation)

- Develop a plan for exceptional pedestrian sidewalk and corridor connections
- Support the implementation of the Downtown Street Optimization, including conversion of streets to two-way traffic, signal elimination, installation of bike lanes, addition of on-street parking, and addition of attractive and identifiable crosswalks
- Advocate for and educate about good, walkable urban street design
- Advocate for the sidewalks in the BID that are cracked and deteriorating to be replaced with new concrete, new or restored granite curbs, and flagstone pavers
- Advocate for pedestrian-scaled lighting (LoDa cast iron lamp post and luminaire) to continue throughout downtown
- Advocate for enhanced wayfinding, including information for visitors regarding parking options
- Encourage all commercial parking lots to be in compliance with the masking requirements of the Downtown Development District code

Safe

- Collaborate with public safety officials to support increased safety measures, including appropriate police strategies and presence, lighting, and traffic and noise management
- Coordinate with the City's homeless outreach efforts and local service providers to address homelessness and vagrancy
- Create a public education campaign concerning panhandling

Public Space Activation

- Partner with Visit Mobile to create a year-round program of street performers
- Create 1 or 2 recognizably branded art installations
- Create a "Fun Team" that coordinates a playful game program in public spaces
- Encourage murals and public art
- Promote visual arts/galleries of downtown
- Encourage and organize regular concerts of various descriptions
- Construct an artfully designed playground for children
- Install more public art, including some that is playful, with at least one major installation per year

ECONOMIC DEVELOPMENT

- Blight Reduction
 - Establish baseline of blight and vacancy and target incentives to combat both
- Residential
 - Catalyze private sector investment and develop 400 new multifamily units
 - Catalyze private sector investment and develop 20 new single-family houses
- Retail
 - Recruit one regional or national retailer/year
 - Encourage a diverse retail scene
 - Expand retail incentives
- Dining
 - Create and implement a restaurant district brand
- Office
 - Achieve a 10% vacancy rate in Class A & B-rated office properties.
 - Increase the number of downtown workers by 10%
- Hotel
 - Improve hotel guest experience in downtown

MINUTES OF NOVEMBER 5, 2024

- Establish baseline and increase hotel occupancy
 - Acquire and staff hospitality trike during key conventions
- Government
 - Retain public sector presence in downtown
 - Act as a collaborative partner in the redevelopment and integration of the Civic Center building and site
- Design Assistance
 - Provide design assistance on important projects to the BID

COMMUNITY CONNECTION

Communications, Marketing, and Public Relations

- Maintain and update the website, www.downtownmobile.org
- Expand storytelling efforts through social media, public relations, publications, electronic communications
- Increase marketing efforts to draw customers to dining and retail establishments: Coco Crawl, LoDa Libations, Sleigh the Storefront, etc.
- Create a strategic marketing plan to attract customers to our partner businesses through paid advertising
- Expand partnerships to amplify messaging

Events

- Support existing and promising new events through sponsorships and promotion
- Provide advice and logistical support to non-profit event producers
- Promote events of our members and those that will draw customers to downtown businesses
- Produce events in-house when resources are available

Section 2

District Improvement and Activity Plan and Budget

Process to Establish the Improvement and Activity Plan

Through a series of Board meetings beginning in 2024, District property owners collectively determined the priority for improvements and activities to be delivered by the Business Improvement District (BID).

The services and activities of the BID are tailored to meet the specific needs identified by the local business community that will continue funding the BID. The benefits include:

- Maintaining a cleaner, safer, and more attractive business district
- Helping to maintain and increase property values, improving sales and occupancy rates, thereby increasing the community's overall tax base
- Ensuring a stable and predictable resource base to fund supplemental services and programs
- Providing non-bureaucratic and innovative management for the business district
- Responding quickly to market changes and community needs
- Developing a stable environment and distinct identity for the business district, making it more competitive with surrounding retail and business centers
- Leveraging other resources, including money, services, and people

In developing the District Improvement and Activity Plan, the Board was guided largely by the goals and vision for downtown in 2030, the goals set by the committee, and a recognition that maintaining current investment in downtown and attracting new investment to downtown should be a high priority. The BID work programs are defined in these three broad areas:

**PUBLIC SPACE MANAGEMENT/USER EXPERIENCE
ECONOMIC DEVELOPMENT**

COMMUNITY CONNECTION

Focusing on these three areas allows the Downtown Mobile District Management Corporation to have flexibility to react to issues that change from year to year. The focus of each of these areas is described in general terms below.

Public Space Management/User Experience

Public Space Management encompasses the clean and safe programs that are provided by the BID Service Ambassadors. Public Space Management is broader than just cleaning and safety services. It also includes parking, lighting, events, and public art. The approach is to consider all of the elements that contribute to the user’s downtown experience and develop programs to proactively improve the total experience. Public Space Management/User Experience is focused on providing a welcoming place that is beautiful, easy to walk about, and provides a pleasurable experience for a very diverse audience.

Economic Development

Economic Development encompasses programs that target the recruitment and retention of business investment in downtown. Economic Development is broad and includes focusing on economic development in seven areas:

- Blight reduction
- Residential
- Retail
- Dining
- Office
- Hotel
- Government

It also includes advocacy of development/zoning issues, public infrastructure (such as street and sidewalk design), incentive programs, design assistance, and programs to attract new residential investment in downtown - essentially anything that contributes to improving the economic vitality of downtown.

Community Connections

The program area of Community Connections includes all of the ways that the organization communicates to stakeholders and markets downtown. This program area also includes event production and the formation of strategic public and private partnerships to facilitate events and stakeholder outreach. Advocacy and public policy efforts also fall under the Community Connections program.

2024/2025 Operating Budget

The total BID improvement and activity plan budget for 2024/2025 is projected at **\$2,280,190**. Private property assessment revenue is projected at **\$1,228,000 or 53.9% of the BID Budget**. Every dollar of assessment income is leveraged by \$0.86 of additional income. The balance of the District revenue is generated from government in-lieu fees, earned income, and program revenue. Management staff expenses and support services are allocated to program costs depending on the position and the type of work actually performed. The budget is made up of the following components:

PUBLIC SPACE MANAGEMENT/USER EXPERINCE \$1,139,425 (50%)

SAFETY

Downtown Mobile Hospitality Program

The District hospitality/safety program’s mission is to support the police department, property owners, and tenants in overall crime prevention efforts and reduction in neighborhood street disorder, while offering a customer service orientation to pedestrians. Ambassadors provide highly visible neighborhood presence and are intended to supplement, not supplant, individual building security and the Mobile Police Department. Through daily foot and vehicle patrols of the District, the Ambassadors work to deter aggressive panhandling and other unsuitable behavior.

MINUTES OF NOVEMBER 5, 2024

They handle a myriad of quality-of-life problems: including drinking in public, urinating in public, indecent exposure, trespassing, and scavenging.

The BID Ambassadors respond to calls to the District Hotline, a phone number used by visitors who need motorist aid (gas, jump starts, and flat tire repair) or visitor information. They perform goodwill gestures such as helping lost persons, providing directions, conducting tours, and escorting office workers to parking.

They patrol assigned routes evenly, covering all property daily on designated routes within the district. They are professional, assertive, friendly, courteous, people-oriented individuals in excellent physical condition. The BID Ambassadors complete 40 hours of customized classroom district training and field training.

MAINTENANCE

Business Improvement District Ambassadors

BID Services Ambassadors are responsible for the daily maintenance needs of the District to present a consistently clean, orderly, and beautiful appearance for residents and visitors. In order to effectively address the many maintenance issues in the Business Improvement District a multi-dimensional approach will consist of the following elements:

- **Sidewalk Litter Removal:** Uniformed, radio equipped Ambassadors remove litter, debris, and refuse from sidewalks throughout the district.
- **Graffiti Removal:** Painters remove graffiti at the ground level by painting, using solvent, and/or pressure washing. The district will maintain a zero-tolerance graffiti policy. The goal of the district is to remove tags within 24 hours of receiving approval from the property owner or other appropriate authority.
- **Weed and Leaf Abatement:** Weeds and leaves are regularly controlled and removed before they become unsightly and contribute to clogged storm drains.
- **Paper Sign and Handbill Removal:** Paper signs and handbills taped or glued on public property, utility boxes, and poles are removed by hand or pressure washing.
- **Storm Drain Clearing:** During heavy rains storm drains clogged at the street level are cleaned.
- **Power Washing:** Sidewalks are power washed as needed.

LANDSCAPE PROGRAMS

Additional seasonal plantings of colorful flowers supplementing those already planted by the City will continue. The BID Services Horticulture Team plants and maintains 200 flower beds throughout downtown, with the 60 beds on Dauphin Street changed seasonally.

PUBLIC SPACE ACTIVATION

To continually enhance the user experience in Downtown Mobile, public space programming will continue over the next five years. Programs will be developed to activate public spaces throughout the district.

ECONOMIC DEVELOPMENT

\$97,812 (4% - 15%)

In order to address the major issues of vacant storefronts and vacant office space, a proactive recruitment and retention program will continue. It is critical to the success of downtown to continue programs and develop new programs that support professional real estate brokers and attract new businesses and tenants to downtown.

Programs will also be continued to retain and improve the current businesses in

MINUTES OF NOVEMBER 5, 2024

downtown. Efforts in the area of Economic Development will include working with the City and property owners to facilitate ever smoother permitting, inspection, and zoning processes. Successful residential programs that began in 2020 to increase multifamily and single-family residential units will be continued.

New strategies are being developed to reduce office vacancy and support hotel, dining, and retail sectors.

COMMUNITY CONNECTIONS **\$169,007 (7% - 15%)**
It is important to not only provide the services needed in the District, but to tell the story of improvements in the District. Many of the communication and marketing programs currently in place are produced with non-assessment funds, but are developed and implemented by District personnel. These programs will continue and will be enhanced.

In addition, new programs and new methods will be developed to tell the rich story that is Downtown Mobile. A main goal of Community Connections is to reinforce the Economic Development work and Public Space Management/User Experience efforts, to tell the story of why Downtown Mobile is a good environment for investment, whether that investment is a commercial building, residence, business, or a creative endeavor.

Since events are a major driver of customers to downtown businesses, Community Connections efforts will promote, sponsor, and produce events that draw visitors to the city center.

OFFICE EXPENSE/ADMINISTRATION **\$762,410 (25% - 33%)**
The office expense budget is for non-labor overhead expenses and includes rent, insurance, audit and legal fees, and other office related expenses as well as capital.

Section 3
Downtown Mobile Business Improvement District Boundary

Overall District Boundary
The Downtown Mobile Business Improvement District consists of all property defined as being within the following boundaries. The District encompasses approximately 79 blocks. There has been no change to the current District boundary for 2025 to 2030. (See map for further detail and Exhibit B for list of parcels within the BID District)

Beginning at the intersection of Beauregard Street and Water Street head south along Water Street to the intersection of Church Street. Turn west on Church Street to the intersection with Conception Street, at Conception, turn south to Monroe Street to Claiborne Street to the intersection with Civic Center Drive. Turn west on Civic Center Drive to the intersection with Lawrence Street. Turn north on Lawrence Street to Government Street, turn west on Government to Cedar Street, turn north on Cedar to St. Francis Street, turn east on St. Francis to Hamilton Street, turn north on Hamilton to St. Anthony Street, turn east on St. Anthony to Jackson Street, turn north on Jackson to the north property line of parcel #02-29-06-40-0-002-042, turn east along the north parcel lines of parcel numbers 02-29-06-40-0-002-042, 02-29-06-40-0-002-041, 02-29-06-40-0-002-040, 02-29-06-40-0-002-039, 06-40-0-002-053, 02-29-06-40-0-002-047.01, to Conception Street, turn north on Conception Street to Adams Street, turn west on Adams to Jackson Street, turn north on Jackson Street to Beauregard Street, turn east on Beauregard Street to the point of beginning at the intersection of Beauregard Street and Water Street.

Reserved for MAP

Section 4
Assessment Methodology

Assessment Methodology

MINUTES OF NOVEMBER 5, 2024

Downtown Mobile Business Improvement District property owners and business owners have emphasized that the assessment formula for the Business Improvement District must be fair, balanced, and have a direct relationship to benefits received.

The recommended methodology for the Downtown Mobile Business Improvement District is to use Fair Market Value, as determined by the county assessor, as the only assessment vehicle. In order to more accurately reflect the benefits received by properties, it was determined that four assessment levels based on each parcel's total value will be used. Depending on total value, each parcel's assessment will be calculated based on the assessment rates below:

- Level One: \$1 to \$1 million in Fair Market Value
- Level Two: Over \$1 million to \$10 Million in Fair Market Value
- Level Three: Over \$10 million to \$20 million in Fair Market Value
- Level Four: Over \$20 million in Fair Market Value

Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by the District Property Owners and their consultant team. The process for compiling the property database includes the following steps:

- Obtain property data from the Assessor's Office
- Conduct a site survey to verify selected data
- Publish a list of parcels to be included within the BID as provided as Exhibit B

Based upon the methodology as set forth above, property data compiled by the Business Improvement District property owners and the Business Improvement District budget, 2025–2026-year assessments are established.

Assessment per	Level One	Level Two	Level Three	Level Four
Dollar of total Market Value	\$0.0039	\$0.0032	\$0.0027	\$0.0010

Examples of Calculation

Fair Market Value = \$560,000

Assessment Level One first \$1M of value \$560,000 X .0039 = \$2184

Total Parcel Assessment Per Year \$2,184

Fair Market Value = \$2,500,000

Assessment Level One first \$1M of value \$1,000,000 X .0039 = \$3,900

Assessment Level Two over \$1M to \$10M \$1,500,000 X .0032 = \$4,800

Total Parcel Assessment Per Year \$8,700

Fair Market Value = \$22,000,000

Assessment Level One first \$1M of value \$1,000,000 X .0039 = \$3,900

Assessment Level Two over \$1M to \$10M \$9,000,000 X .0032 = \$28,800

Assessment Level Three over \$10M to \$20M \$10,000,000 X .0027 = \$27,000

Assessment Level Four over \$20M \$2,000,000 X .0010 = \$2,000

Total Parcel Assessment Per Year \$61,870

Annual Budgets

Budgets and assessments will be reviewed each of the five years of the BID term by the District Management Corporation Board of Directors. Prior to approval by the board of directors each annual budget will be publicly advertised and a public hearing on the budget will be held as provided for in State Law. Over the term of the five years property values could change which may result in a change in the total property assessment paid. Any annual budget surplus or deficit may be rolled into the following year's budget. Assessments will be set accordingly by the Downtown Mobile District Management Corporation Board of Directors.

Budgets may vary on an annual basis, without a change in assessment rates, due to changes in individual properties that cause a change in the amount of assessed value

MINUTES OF NOVEMBER 5, 2024

within the district. For example, as a new building is completed and the revised market value of that property is included in the BID, the budget may increase and additional programs may be developed to meet increased needs or the budget may stay the same and assessment rates may be lowered.

Increases or decreases to the assessment rate will be determined by the Downtown Mobile District Management Corporation Board of Directors on an annual basis as part of the budget and public hearing process as defined by State Law. Increases in the assessment rate, if any, may not exceed 5% in any given year.

Time and Manner for Collecting Assessments

As provided by state law, the Business Improvement District assessment may either appear as a separate line item on annual property tax bills or may be billed separately by the Downtown Mobile District Management Corporation. If the Downtown Mobile District Management Corporation elects to separately bill the assessment, the Corporation shall set the procedures for billing and payment. By State Law, Business Improvement District assessments shall be enforceable by a lien on the real property.

Sunset Provision

Within 90 days after the adoption and approval of the fifth annual budget, the City, as set forth in State Law, shall set a hearing to determine whether the District should be continued, modified, or terminated.

Assessment of Possessory Interests (Beneficial User)

As per State Law, "When record title to real property is vested in a public corporation or authority under a bond financing plan provided for by statute, the beneficial user of the real property in which title may ultimately be vested by purchase shall be deemed the owner of the real property."

Publicly Owned Property

Owners of public property benefit in the same manner and to the same extent as owners of private property. The Downtown Mobile District Management Corporation will negotiate with owners of public property to receive in-lieu payments based upon the same assessment rate schedule as applied to private property. The budget reflected in this document includes in-lieu payments from the City of Mobile, County of Mobile, and the Retirement Systems of Alabama.

Treatment of Owner Occupied Residential

As per State Law, owner occupied, single family residential properties shall be exempt from the business improvement district assessment. In order to receive a residential exemption, property owners must apply in writing to the Downtown Mobile District Management Corporation. Each request must include the parcel number and such evidence as may be requested by the Downtown Mobile District Management Corporation in order to determine that the property qualifies to receive the owner occupied, single family residential exemption. Requests for exemptions must be filed between January 1 and April 30 of each year to receive an exemption for the forthcoming fiscal year. Property owners who fail to provide the required documents in support of a request for exemption prior to May 1 shall be invoiced for the full amount of the assessment and subject to the Downtown Mobile District Management Corporation's collection procedures.

Assessment Policy on 501(c)(3) Organizations

An owner of real property located within the Business Improvement District may apply for a reduction of the amount of the assessment to be levied if all of the following conditions are met:

- a. The property owner is a non-profit corporation which has obtained tax exemption under Internal Revenue Code Section 501(c)(3), occupies the property, and does not use the property for commercial purpose.
- b. The class or category of real property is eligible for exemption, in whole or in part, from ad valorem real property taxation.
- c. The property owner makes the request in writing to the BID between January 1 and April 30 each year, accompanied by documentation of the tax-exempt status of the

MINUTES OF NOVEMBER 5, 2024

property owner and the class or category of real property.
If all of these conditions are met, the non-profit assessment methodology is as follows:

- Level One:\$1 to \$750,000 in Fair Market Value
- Level Two:Over \$750,000 to \$1,500,000 in Fair Market Value
- Level Three: Over \$1,500,000 to \$2,500,000 in Fair Market Value
- Level Four: Over \$2,500,000 to \$3,500,000 in Fair Market Value
- Capped at \$3,500,000

Assessment per	Level One	Level Two	Level Three	Level Four
Dollar of total Market Value	\$0.00130	\$0.00095	\$0.00080	\$0.00075

Examples of Calculation

Fair Market Value = \$560,000
Assessment Level One up to \$750,000 \$560,000 X .00130 = \$728
Total Parcel Assessment Per Year \$728.00

Fair Market Value = \$1,200,000
Assessment Level One up to \$750,000 of value \$750,000 X .00130 = \$975
Assessment Level Two over \$750,000 to \$1.5M \$450,000 X .00095 = \$427.50
Total Parcel Assessment Per Year \$1,402.50

Fair Market Value = \$3,600,000
Assessment Level One up to \$750,000 of value \$750,000 X .00130 = \$975.00
Assessment Level Two over \$750,000 to \$1.5M \$750,000 X .00095 = \$712.50
Assessment Level Three over \$1.5M to \$2.5M \$1,000,000 X .00080 = \$800.00
Assessment Level Four over \$2.5M to \$3.5M \$1,000,000 X .00075 = \$750.00
Total Parcel Assessment Per Year \$3,237.50

Eminent Domain
As per State Law, “No self-help business improvement district or district management corporation shall have the power of eminent domain.”

Section 5
Business Improvement District Governance

Consistent with Business Improvement District (BID) legislation throughout the nation, Alabama’s legislation establishes a governance framework that allows property owners who pay assessments to determine how the assessments are used. The following components are required within a governing structure.

Private Sector, District Management Corporation
The “Downtown Mobile District Management Corporation,” a nonprofit corporation, incorporated under the Alabama Nonprofit Corporation Act, Chapter 3A of Title 10, Code of Alabama 1975 is designated by ordinance of the municipality to manage the day-to-day operations of the Downtown Mobile Business Improvement District. The governing board of the Downtown Mobile District Management Corporation, made up of District property and business owners, is responsible for setting the goals, policies, procedures, and annual budget for the Downtown Mobile Business Improvement District and overseeing their fulfillment. The By-Laws and Articles of Incorporation of the Downtown Mobile District Management Corporation are included as Exhibit A.

Section 6
Continuation of City Services

Throughout the process to re-establish the Downtown Mobile Business Improvement District, business and property owners have voiced concerns that the City of Mobile maintains existing services at verifiable “baseline” service levels. As provided by State

MINUTES OF NOVEMBER 5, 2024

Law, a formal contract defining baseline level of service and providing that the municipality shall continue the same level of services in the district as provided prior to the creation thereof ensures that existing City services are enhanced and not replaced by new BID improvements and activities.

Section 7
Term of District

The Downtown Mobile Business Improvement District (BID) is expected to be renewed and begin implementation of the management plan July 1, 2025 and continue in existence until June 30, 2030. Pursuant to state law, the BID will have a five-year life. In order to continue the BID beyond five years, a new management plan must be developed and a public hearing process conducted.

The motion was seconded by Councilmember Daves. Following comments from Councilmember Reynolds the vote on the amendment was as follows:

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

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

The Presiding Officer then called for the vote on the original motion as amended. Following comments from Councilmembers Gregory, Reynolds, and Carroll the vote was as follows:

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

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

SUSPENSION OF RULES FOR IMMEDIATE CONSIDERATION OF CONSENT RESOLUTIONS BEING INTRODUCED FOR THE FIRST TIME. Councilmember Gregory moved for the suspension of the rules to consider consent resolutions 03-1045 through 60-1047 being introduced for the first time. The motion was seconded by Councilmember Daves, and the vote was as follows:

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

The Presiding Officer declared unanimous consent granted for the items.

CONSENT RESOLUTIOS BEING INTRODUCED:

CONCUR IN THE RE-APPOINTMENT OF JUDGE CARVINE ADAMS AND CHARLES STORY AND THE APPOINTMENT OF BETH HANKS TO THE MOBILE COUNTY BOARD OF HUMAN RESOURCES. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 03-1045-2024

Sponsored by: City Council

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the City Council concurs in the re-appointments and appointment, listed below, to the Mobile County Board of Human Resources.

RE-APPOINT:

Name: Term expires:

MINUTES OF NOVEMBER 5, 2024

Judge Carvine L. Adams
Mr. Charles Story

September 30, 2030
September 30, 2030

APPOINT:

Name:
Ms. Beth Hanks

Term expires:
August 17, 2027

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

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

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

ASSESS COSTS FOR REMOVAL OF WEEDS, WEED LIEN GROUP 1659. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 58-1046-2024

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

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

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

Section 1. The amount set opposite each described parcel of real property contained in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part hereof as though set forth in full and known as **Weed Lien Group 1659** shall constitute special assessments against such respective parcels of land; and each such parcel of land is hereby assessed with the amount set opposite its description; and the assessment hereby, made and confirmed shall constitute a lien on and against each such respective parcel of land for the amount of each respective assessment so made; and the report made to this body of the costs of removing the noxious or dangerous weeds on or in front of the respective parcels of land is hereby in all respects confirmed.

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

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

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

MINUTES OF NOVEMBER 5, 2024

Nays: None

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

APPROVE AWARD OF SPECIAL BONUS TO THE MUNICIPAL ARCHIVES EMPLOYEE OF THE MONTH. The following resolution was introduced by Councilmember Daves.

RESOLUTION: 60-1047-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor, upon nomination by City Supervisors, recommends to the City Council that it authorize awards, pursuant to Section 11-40-22, Code of Alabama 1975, of \$500.00 to the following employee:

Pamela Major (November 2024) (Employee# 6884) Municipal Archives

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

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

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

Nays: None

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

RESOLUTIONS BEING INTRODUCED:

APPROVE ITEM-AWARD BID FOR DIESEL FUEL. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1048-2024

Sponsored by: Mayor Stimpson

MINUTES OF NOVEMBER 5, 2024

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

Bid	Description	Number of Items	Bid Amount	Time/Renewal	Vendor(s)
5909	Diesel #2 Ultra Low Sulfur diesel fuel, delivered, 1,000 - 2,000 gallons	1	\$0.38 per gallon + Montgomery OPIS rack rate	One year, renewable for two additional one-year periods	<u>(42474) Davison Oil Company Inc</u>

APPROVE ITEM-AWARD BID FOR UNLEADED AND NON-ETHANOL GASOLINE FUELS. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1049-2024

Sponsored by: Mayor Stimpson

MINUTES OF NOVEMBER 5, 2024

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

Bid	Description	Number of Items	Bid Amount	Time/Renewal	Vendor(s)
5906	Unleaded no-ethanol gasoline fuel, deliveries less than 2,000 gallons	1	\$0.40 per gallon + Montgomery OPIS rack rate	One year, renewable for two additional one-year periods	<u>(289505) Retif Oil & Fuel LLC</u>
5906	Unleaded E87 gasoline fuel, deliveries less than 8,200 gallons	1	\$0.0707 per gallon + Montgomery OPIS rack rate (1-8199 gals)	One year, renewable for two additional one-year periods	<u>(279229) Petroleum Traders Corporation</u>
5845	Unleaded E87 gasoline fuel, deliveries at or greater than 8,200 gals	1	\$0.001 per gallon + Montgomery OPIS rack rate	One year, renewable for two additional one-year periods	<u>(279229) Petroleum Traders Corporation</u>

APPROVE PURCHASE ORDER TO OSINT SOFTWARE PROVIDER FOR SUBSCRIPTION RENEWAL OF OPEN-SOURCE INTELLIGENCE SOFTWARE FOR MPD; \$69,300.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1050-2024

Sponsored by: Mayor Stimpson

MINUTES OF NOVEMBER 5, 2024

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>1313</u>	2025	(1502) GULF COAST TECHNOLOGY CENTER	ANNUAL SUBSCRIPTION RENEWAL OF OPEN-SOURCE INTELLIGENCE SOFTWARE FOR MPD CYBER (BID EXEMPT AS SOFTWARE)	\$69,300.00	<u>(297413) OSINT SOFTWARE PROVIDER</u>

APPROVE PURCHASE ORDER TO SUNBELT FIRE, INC. FOR BREATHING APPARATUSES; \$62,304.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1051-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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>635</u>	2025	(2590) GRANT MANAGEMENT	6 MSA G1 SC BREATHING APPARATUS WITH FACEPIECES AND CYLINDERS (SEALED BID 5905)	\$62,304.00	<u>(198904) SUNBELT FIRE INC</u>

APPROVE PURCHASE ORDER TO TRALIAN HOLDINGS, LLC FOR ANNUAL SUBSCRIPTION FOR EMPLOYEE STANDARDS OF CONDUCT ONLINE TRAINING SERVICES; \$25,520.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1052-2024

Sponsored by: Mayor Stimpson

MINUTES OF NOVEMBER 5, 2024

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>634</u>	2025	(0535) OFFICE OF PROF RESPONSIBILITY	ANNUAL SUBSCRIPTION FOR TRALIANIANT EMPLOYEE STANDARDS OF CONDUCT ONLINE TRAINING SERVICES (PROFESSIONAL SERVICE)	\$25,520.00	<u>(297983) TRALIANIANT HOLDINGS INC</u>

APPROVE PURCHASE ORDER TO TYLER TECHNOLOGIES, INC. FOR IMPLEMENTATION AND SUBSCRIPTION OF PERMITTING AND LICENSING SOFTWARE FOR MIT; \$17,387.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1053-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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>1467</u>	2025	(5000) INFORMATION TECHNOLOGY	IMPLEMENTATION AND ONE YEAR SUBSCRIPTION FOR TYLER DECISION ENGINE APPLICATION WIZARD FOR TYLER ENTERPRISE PERMITTING AND LICENSING SOFTWARE FOR MIT (BID EXEMPT AS SOFTWARE)	\$17,387.00	<u>(292630) TYLER TECHNOLOGIES INC</u>

APPROVE PURCHASE ORDER TO WILKINS MILLER, LLC FOR FY2024 PENSION FUND AUDIT SERVICES; \$16,000.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 08-1054-2024

MINUTES OF NOVEMBER 5, 2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, 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>1552</u>	2025	(2550) POLICE & FIRE PENSION	FY2024 PENSION FUND AUDIT SERVICES (PROFESSIONAL SERVICES)	\$16,000.00	<u>(236180)</u> <u>WILKINS MILLER</u> <u>LLC</u>

AUTHORIZE CONTRACT WITH PROTEC VIDEO, LLC FOR DEPLOYMENT AND MANAGEMENT OF TECHNOLOGY, TRAINING, AND CONSULTING SERVICES FOR GULF COAST TECHNOLOGY CENTER; NTE \$625,000.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 21-1055-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, That the mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, a one-year contract, by and between the City of Mobile and PROTECVIDEO, LLC., in an amount not to exceed \$625,000.00 for a period ending December 31,2025, to begin upon execution, renewable, for the provision of professional services in the deployment and management of technology, training, and consulting services. A copy of said contract is on file in the office of the City Clerk.

AUTHORIZE CONTRACT WITH SOUTH ALABAMA REGIONAL PLANNING COMMISSION FOR PARKS & RECREATION DEPT. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 21-1056-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, an Agreement with the South Alabama Regional Planning Commission to perform all necessary services provided under this contract for Parks and Recreation Department. The Planning Agency agrees to pay the contractor (The City of Mobile) as provided in the statement of work but in no event shall exceed \$50,000 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.

MINUTES OF NOVEMBER 5, 2024

AUTHORIZE CONTRACT WITH HUGES 360 SERVICES, LLC FOR STORM DRAINAGE DITCH CLEANING SERVICES NEAR LANGAN PARK; \$450,000.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 21-1057-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, a Contract, by and between the City of Mobile and Hughes 360 Services, LLC, to provide storm drainage ditch cleaning services in areas near Langan Park, Ansley Drive North, and Three-Mile Creek, in an amount of approximately \$450,000.00, as outlined in the Contract attached hereto and made a part thereof as though set forth in full. A copy of said Contract is on file in the Office of the City Clerk.

AUTHORIZE CONTRACT WITH HUGES 360 SERVICES, LLC FOR STORM DRAINAGE DITCH CLEANING SERVICES FROM DAUPHIN STREET TO AUDUBON PLACE; \$230,000.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 21-1058-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, a Contract, by and between the City of Mobile and Hughes 360 Services, LLC, to provide storm drainage ditch cleaning services in an area from approximately 2828 Dauphin Street to 27 Audubon Place, in an amount of approximately \$230,000.00, as outlined in the Contract attached hereto and made a part thereof as though set forth in full. A copy of said Contract is on file in the Office of the City Clerk.

AUTHORIZE AGREEMENT WITH LUCIDEA TECHNOLOGIES CORP. FOR MUSEUM COLLECTION MANAGEMENT SOFTWARE FOR MUSEUM OF ART; \$26,790.00. The following resolution was held over until the regular meeting of November 12, 2024.

RESOLUTION: 01-1061-2024

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, an Agreement by and between the City of Mobile and Lucidea Technologies Corp, for a period of three years, in a total amount of approximately \$26,790.00, for Argus museum collection management software for the Mobile Museum of Art, as outlined in the agreement attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the Office of the City Clerk.

CALL FOR PUBLIC HEARINGS:

CALL FOR PUBLIC HEARING TO CONSIDER REZONING PROPERTY LOCATED AT 2660 OLD SHELL ROAD FROM R-1 AND B-2 TO B-2 (DISTRICT 1). The following resolution was introduced by Councilmember Daves.

RESOLUTION: 41-1059-2024

Sponsored by: Councilmember Penn

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

MINUTES OF NOVEMBER 5, 2024

circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Notice of Public Hearing for the Proposed Rezoning of Property Located at 2660 Old Shell Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted November 5, 2024, a public hearing will be held on the 10th day of December, 2024, at 10:30 a.m., to consider adoption of an ordinance for the rezoning of property located at 2660 Old Shell Road from R-1, Single-Family Residential Urban District, and B-2, Neighborhood Business Urban District, to B-2, Neighborhood Business Urban District.

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

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 1, WINSTON HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 136 PAGE 91, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from R-1, Single-Family Residential Urban District and B-2, Neighborhood Business Urban District, to B-2, Neighborhood Business Urban District 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-2, Neighborhood Business Urban District provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said 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-2, Neighborhood Business Urban District until all of the conditions set forth below have 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.

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

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

The vote was then announced by the City Clerk, whereupon the Presiding Officer set the date for the public hearing as December 10, 2024.

MINUTES OF NOVEMBER 5, 2024

CALL FOR PUBLIC HEARING TO CONSIDER REZONING PROPERTY LOCATED AT 674 WESTERN DRIVE FROM B-1 TO B-3 (DISTRICT 1). The following resolution was introduced by Councilmember Daves.

RESOLUTION: 41-1060-2024

Sponsored by: Councilmember Penn

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

Notice of Public Hearing for the Proposed Rezoning of Property Located at 674 Western Drive

Pursuant to Resolution of the Mobile, Alabama City Council adopted November 5, 2024, a public hearing will be held on the 10th day of December, 2024, at 10:30 a.m., to consider adoption of an ordinance for the rezoning of property located at 674 Western Drive from B-1, Buffer Business Suburban District, to B-3, 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.

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 250, REVISION AND EXTENSION TO LIBERTY PARK, AS RECORDED IN MAP BOOK 4, PAGES 66-67 IN THE OFFICE OF THE CLERK OF PROBATE, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from B-1, Buffer Business Suburban District to B-3, Community Business Suburban District 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, Community Business Suburban District provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said 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, Community Business Suburban District until all of the conditions set forth below have been complied with: 1. Provision of a Protection Buffer to the greatest extent possible where the site abuts residential uses, in compliance with Article 3, Section 64-3-8 of the Unified Development Code; and 2. Full compliance with all municipal codes and ordinances.

MINUTES OF NOVEMBER 5, 2024

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

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

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

The vote was then announced by the City Clerk, whereupon the Presiding Officer set the date for the public hearing as December 10, 2024.

ANNOUNCEMENTS

Councilmember Carroll encouraged citizens to vote in the general election today.

Councilmember Gregory announced that a community meeting will be held at the Mobile Museum of Art on November 13, 2024 at 5:00 p.m. to provide information on the upcoming dredging of Langan Lake.

Councilmember Small stated that a District 3 community meeting will be held at Eichold-Mertz Magnet School of Math, Science, & Technology on November 12, 2024 at 6:00 p.m.

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

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

The vote was then announced by the City Clerk, whereupon the Presiding Officer declared the regular meeting adjourned at approximately 11:43 a.m.

Adopted:

COUNCIL PRESIDENT

CITY CLERK