

STATE OF ALABAMA)(
 :
 COUNTY OF BALDWIN)(

The City Council, City of Fairhope, met in regular session at 6:00 p.m., Fairhope Municipal Complex Council Chamber, 161 North Section Street, Fairhope, Alabama 36532, on Monday, 13 July 2026.

Present were Council President Jimmy Conyers, Councilmembers: Jack Burrell, Joshua Gammon, Jay Robinson, and Andrea Booth, Mayor Sherry Sullivan, City Attorney Marcus E. McDowell, and City Clerk Lisa A. Hanks.

There being a quorum present, Council President Conyers called the meeting to order at 5:37 p.m.; and told everyone that we are going to begin early and go back to the Public Hearings at approximately 6:00 p.m.

Councilmember Burrell moved to approve minutes of the June 29, 2026, regular meeting; and minutes of the June 29, 2026, work session. Seconded by Councilmember Booth, motion passed unanimously by voice vote.

Mayor Sullivan addressed the City Council and congratulated Councilmember Burrell on his son's wedding. She thanked the Planning staff for their work on the public hearing process. Mayor Sullivan said growth is one of our main goals; and these proposed Ordinances are to help with growth and sustainability. She said thank you to the public; and we are here to preserve Fairhope that we call home.

Councilmember Burrell, as Chairman of the Eastern Shore Metropolitan Planning Organization ("ESMPO") Policy Board, gave an update on the Parker Road sidewalk that will and additional path to Flying Creek Nature Preserve. He also gave an update on the Mobile Bay Bridge grant funding, the Bayway having three lanes and restriped, and finally the new Bayway being raised.

Councilmember Gammon thanked staff and residents for the July 4th event and noted there was no water rationing this summer. He thanked Councilmember Burrell and Mayor Sullivan for their work on the ESMPO.

Councilmember Robinson wished his wife Alex a "Happy Birthday."

Councilmember Booth gave an update on the Pedestrian and Bicycle Committee regarding complaints on sidewalks.

Council President Conyers gave an update on the Parking Authority; and said the parking study is complete but discussion will be at the next Work Session due to the volume of zoning business on this agenda.

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Council President Conyers thanked City Staff, the Planning Commission, and the community for their engagement in the nine-part zoning ordinance process.

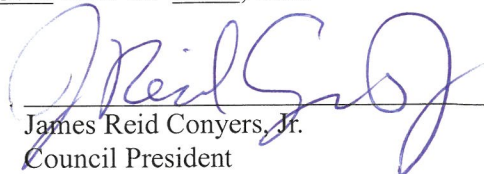
Councilmember Burrell introduced in writing an ordinance rescinding Resolutions No. 4950-23 and No. 4986-24, and establishing the Service Territory for New Connections to the City of Fairhope's Sanitary Sewer Wastewater System with Addition. Utility Engineer Noel Berry explained the updated map. Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

Councilmember Gammon introduced in writing, and moved for the adoption of the following resolution, a resolution that Mayor Sherry Sullivan is hereby authorized to execute a Contract with Krebs Engineering for Professional Engineering Services for the Supplemental Air Installation for the Wastewater Treatment Plant (RFQ PS26-028) with a not-to-exceed amount of \$75,000.00. Seconded by Councilmember Burrell, motion passed unanimously by voice vote.

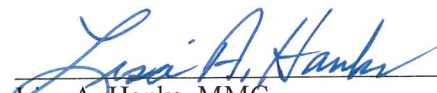
RESOLUTION NO. 5856-26

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, That Mayor Sherry Sullivan is hereby authorized to execute a Contract with Krebs Engineering for Professional Engineering Services for the Supplemental Air Installation for the Wastewater Treatment Plant (RFQ PS26-028) with a not-to-exceed amount of \$75,000.00.

DULY ADOPTED THIS 13TH DAY OF JULY, 2026


James Reid Conyers, Jr.
Council President

Attest:


Lisa A. Hanks, MMC
City Clerk

Councilmember Burrell introduced in writing, and moved for the adoption of the following resolution, a resolution that the City of Fairhope approves the award of the Request for Quotes for Materials for the Dairy Rd Water Main (Greeno to Section) to Empire Pipe and Supply for a not-to-exceed project cost of \$42,593.58. This Public Works project will be less than \$100,000.00, and therefore does not need to be formally bid out. Seconded by Councilmember Booth, motion passed unanimously by voice vote.

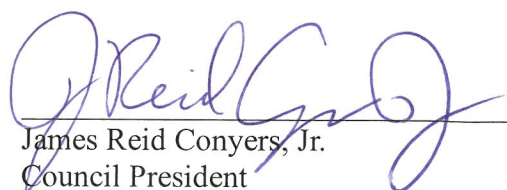
13 July 2026

RESOLUTION NO. 5858-26

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, as follows:

[1] That the City of Fairhope approves the award of the Request for Quotes for Materials for the Dairy Rd Water Main (Greeno to Section) to Empire Pipe and Supply for a not-to-exceed project cost of \$42,593.58. This Public Works project will be less than \$100,000.00, and therefore does not need to be formally bid out.

DULY ADOPTED ON THIS 13TH DAY OF JULY, 2026


James Reid Conyers, Jr.
Council President

Attest:


Lisa A. Hanks, MMC
City Clerk

City Clerk Lisa Hanks conveyed to Council President Conyers that Agenda Item No. 18 was skipped.

Councilmember Gammon introduced in writing, and moved for the adoption of the following resolution, a resolution that the City Council approves the selection by Mayor Sherry Sullivan for On-Call Professional Engineering Services (RFQ PS26-029) for the Water/Wastewater Department Annual Contract to Krebs Engineering; and allows Mayor Sullivan to negotiate the not-to-exceed fee to be approved by Council. Seconded by Councilmember Robinson, motion passed unanimously by voice vote.

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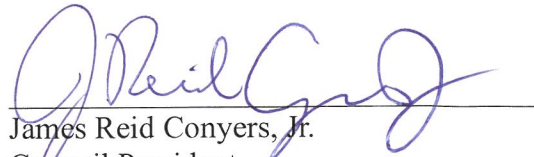
13 July 2026

RESOLUTION NO. 5857-26

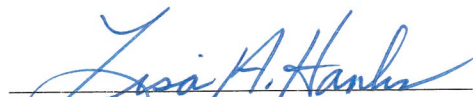
BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, as follows:

[1] That the City Council approves the selection by Mayor Sherry Sullivan for On-Call Professional Engineering Services (RFQ PS26-029) for the Water/Wastewater Department Annual Contract to Krebs Engineering; and allows Mayor Sullivan to negotiate the not-to-exceed fee to be approved by Council.

DULY ADOPTED THIS 13TH DAY OF JULY, 2026


James Reid Conyers, Jr.
Council President

Attest:


Lisa A. Hanks, MMC
City Clerk

Councilmember Booth introduced in writing, and moved for the adoption of the following resolution, a resolution that the City of Fairhope approves the procurement of a Caterpillar High Flow SG36 Stump Grinder that is on Sourcewell (Contract #011723-CAT) with Thompson CAT and therefore does not have to be let out for bid. The total amount not-to-exceed \$8,619.00 plus shipping and handling. Additionally, the City of Fairhope approves the trade-in of a FECON Mini skid Loader Stump Auger for \$4,000.00. The total payment after trade-in will not-to-exceed \$4,619.00 plus shipping and handling; and authorizes the Treasurer to transfer \$8,619.00 from Small Equipment to Capital Purchases in the FY2026 Landscape Budget. Seconded by Councilmember Burrell, motion passed unanimously by voice vote.

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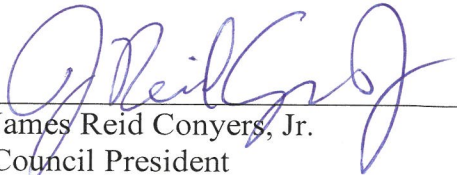
13 July 2026

RESOLUTION NO. 5859-26

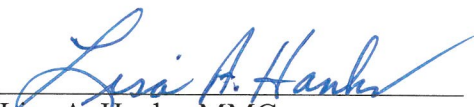
BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, as follows:

[1] That the City of Fairhope approves the procurement of a Caterpillar High Flow SG36 Stump Grinder that is on Sourcewell (Contract #011723-CAT) with Thompson CAT and therefore does not have to be let out for bid. The total amount not-to-exceed \$8,619.00 plus shipping and handling. Additionally, the City of Fairhope approves the trade-in of a FECON Mini skid Loader Stump Auger for \$4,000.00. The total payment after trade-in will not-to-exceed \$4,619.00 plus shipping and handling; and authorizes the Treasurer to transfer \$8,619.00 from Small Equipment to Capital Purchases in the FY2026 Landscape Budget.

ADOPTED ON THIS 13TH DAY OF JULY, 2026


James Reid Conyers, Jr.
Council President

Attest:

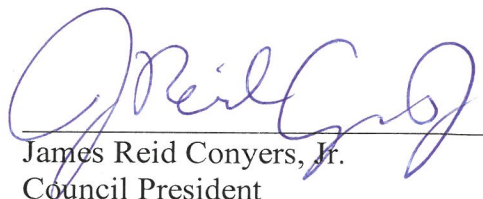

Lisa A. Hanks, MMC
City Clerk

Councilmember Booth introduced in writing, and moved for the adoption of the following resolution, a resolution that the City of Fairhope approves the annual procurement of Tulip Bulbs, Paperwhites, Daffodils, Poinsettias, and other fall and winter flowers for FY2027 for the Landscaping Department to Billy Harris and Associates with an estimated cost of \$16,023.00 plus shipping and additional tariffs; and to Ruigrok Flowerbulbs with an estimated cost of \$36,381.38 plus shipping and additional tariffs. The cost will be included in the proposed FY2027 Budget. This procurement is allowed pursuant to Resolution No. 1650-10 adopted May 24, 2010 that declares flowers as Unique "Like Items" and the extension of this categorization to include any cultivated varieties, differentiated by scientific name. Seconded by Councilmember Burrell, motion passed unanimously by voice vote.

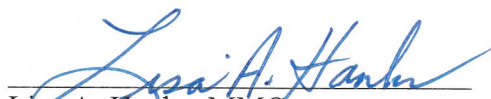
13 July 2026

RESOLUTION NO. 5860-26**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA,** as follows:

[1] That the City of Fairhope approves the annual procurement of Tulip Bulbs, Paperwhites, Daffodils, Poinsettias, and other fall and winter flowers for FY2027 for the Landscaping Department to Billy Harris and Associates with an estimated cost of \$16,023.00 plus shipping and additional tariffs; and to Ruigrok Flowerbulbs with an estimated cost of \$36,381.38 plus shipping and additional tariffs. The cost will be included in the proposed FY2027 Budget. This procurement is allowed pursuant to Resolution No. 1650-10 adopted May 24, 2010 that declares flowers as Unique "Like Items" and the extension of this categorization to include any cultivated varieties, differentiated by scientific name.

ADOPTED ON THIS 13TH DAY OF JULY, 2026
James Reid Conyers, Jr.
Council President

Attest:


Lisa A. Hanks, MMC
City Clerk

Councilmember Burrell introduced in writing, and moved for the adoption of the following resolution, a resolution that the City of Fairhope approves the procurement of a three (3) year maintenance agreement that is on Sourcewell Purchasing Cooperative (Contract #050224) with TK Elevator; and therefore, does not have to be let out for bid. The total annual amount is \$8,100.00. Seconded by Councilmember Booth, motion passed unanimously by voice vote.

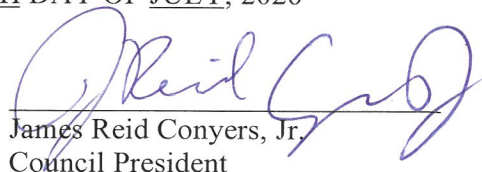
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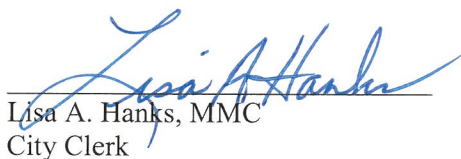
13 July 2026

RESOLUTION NO. 5861-26

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, That the City of Fairhope approves the procurement of a three (3) year maintenance agreement that is on Sourcewell Purchasing Cooperative (Contract #050224) with TK Elevator; and therefore, does not have to be let out for bid. The total annual amount is \$8,100.00.

ADOPTED ON THIS 13TH DAY OF JULY, 2026
James Reid Conyers, Jr.
Council President

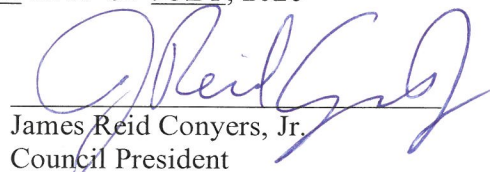
Attest:


Lisa A. Hanks, MMC
City Clerk

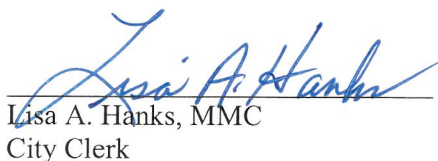
Councilmember Burrell introduced in writing, and moved for the adoption of the following resolution, a resolution that the City Council rejects all bids (Bid No. 26-040) to Procure Services for Fire Extinguisher Inspection Services Annual Contract; and authorize the re-bid of the annual contract under Code of Alabama 1975, Section 41-16-57(d). Seconded by Councilmember Robinson, motion passed unanimously by voice vote.

RESOLUTION NO. 5862-26

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, That the City Council to reject all bids (Bid No. 26-040) to Procure Services for Fire Extinguisher Inspection Services Annual Contract; and authorize the re-bid of the annual contract under Code of Alabama 1975, Section 41-16-57(d).

ADOPTED ON THIS 13TH DAY OF JULY, 2026
James Reid Conyers, Jr.
Council President

Attest:


Lisa A. Hanks, MMC
City Clerk

13 July 2026

The invocation was given by Pastor Pat Davey, Assistant Pastor of Eastern Shore Presbyterian Church, and the Pledge of Allegiance was recited.

Councilmember Booth introduced in writing, and moved for the adoption of the following resolution, a resolution that the City of Fairhope approves the procurement of an annual contract for Managed Print Services (MPS) that is on Equalis Group Master Agreement (Contract #R10-1169C) with Xerox Business Solutions and therefore does not have to be let out for bid. The total monthly amount not-to-exceed is \$1,422.83, or \$17,073.96 per year. Seconded by Councilmember Burrell, motion passed unanimously by voice vote. Councilmember Gammon thanked City Staff for getting an opinion.

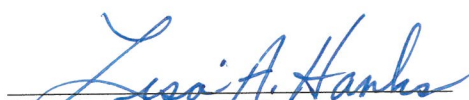
RESOLUTION NO. 5863-26

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, That the City of Fairhope approves the procurement of an annual contract for Managed Print Services (MPS) that is on Equalis Group Master Agreement (Contract #R10-1169C) with Xerox Business Solutions and therefore does not have to be let out for bid. The total monthly amount not-to-exceed is \$1,422.83, or \$17,073.96 per year.

ADOPTED ON THIS 13TH DAY OF JULY, 2026


James Reid Conyers, Jr.
Council President

Attest:


Lisa A. Hanks, MMC
City Clerk

City Council reviewed an application for a Specialty Retailer of Consumable Hemp Products by Jack V. Greer, Jr., Autry Greer & Sons, Inc. d/b/a Cash Saver #18 Greer's Fairhope Market, 75 Section Street, Fairhope, Alabama. Councilmember Burrell moved to approve the issuance of the license. The motion was seconded by Councilmember Booth. Councilmember Gammon stated personal opposition, citing the downtown/family-oriented character of the area and comparing it to how the City would treat such a use near a school, while acknowledging the product is not smoked and is subject to strict compliance rules (license revocation for violations). After further discussion, motion passed by the following voice vote: AYE – Burrell, Conyers, Robinson, and Booth. NAY – Gammon.

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City Council reviewed an application for a Restaurant Liquor License by Jeremiah Teal Matthews, Volanta LLC d/b/a Volanta, 800 N. Section Street, Fairhope, Alabama. Councilmember Gammon moved to approve the issuance of the license. Seconded by Councilmember Robinson, motion passed unanimously by voice vote.

City Council reviewed an application for a Restaurant Liquor License by Pete Carnley, GC&K LLC d/b/a The Decoy Bar & Grill, 300 Fairhope Avenue, Fairhope, Alabama. Councilmember Burrell moved to approve the issuance of the license. Seconded by Councilmember Gammon, motion passed unanimously by voice vote.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Burrell introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance for General Cleanup (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the Advertising Summary and said they separated into nine separate ordinances. He then, briefly explained the first proposed ordinance; and answered any questions if needed.

Council President Conyers opened the Public Hearing at 6:14 p.m.

- 1) Mac Walcott, 1 South School Street, addressed the City Council and said they need to use the commonsense approach to the ordinance. He is against the ordinance as is; and requested they table anything with the Central Business District.
- 2) Ryan Baker, 460 Dogwood, addressed the City Council and said he was okay with the General Cleanup except the 50 percent rule.

The Public Hearing closed at 6:19 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Burrell introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance for Definitions (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance regarding definitions; and answered any questions if needed.

Council President Conyers opened the Public Hearing at 6:21 p.m.

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- 1) Trae Corte, 53 South School Street, addressed the City Council and questioned the definition for multifamily and apartments. He is against this ordinance as written. Mr. Simmons explained the difference and dwelling use.
- 2) Ryan Baker, 460 Dogwood, questioned upper story dwelling; and mentioned duplexes that were stacked. He also questioned gross area.
- 3) Mac Walcott, 1 South School Street, questioned the ordinance and said they are discouraging downtown living.

Councilmember Burrell questioned breezeways and dwelling units.

The Public Hearing closed at 6:41 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Burrell introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance for Mixed Use Buildings (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed. Council President Conyers said mixed-use is a charm for Fairhope and distinctive. He asked if we were rounding up or down.

Councilmember Burrell questioned building size and lot size. Councilmember Robinson asked, "what benefit does this add to the ordinance" and said he wants commercial downtown and to promote it. The City Council discussed at length the calculation for commercial and residential units; and whether to round up or down that number.

Councilmember Booth left the dais at 6:58 p.m. and returned at 7:01 p.m.

Attorney Williams said "substantively, that if you take out, you need to readvertise it. So, I think you either need to scrap entirely, pass it, come back and advertise the revision if you end up changing it."

Council President Conyers said he wants to round up and continue seeing mixed-use downtown. Councilmember Burrell said he wanted to take a poll for rounding up on the half. Councilmember Gammon said we need to pass as is and then amend it. Council President Conyers stated he wanted to round on the half.

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Council President Conyers opened the Public Hearing at 7:10 p.m.

- 1) Brian Britt, 455 Magnolia Avenue, addressed the City Council and commented he has a lot on Magnolia Avenue and wants to build restaurant and four units upstairs. Mr. Britt said there would be plenty of parking on site. He said what you are proposing would only allow for three units. Mr. Britt said he could build one commercial building with 200 cubicles and no parking. He is not in favor of the proposed ordinance as written.
- 2) Mac Walcott, 1 South School Street, asked why we are doing this? He is against the proposed ordinance as is; and requested they table it.
- 3) Trae Corte, 53 South School Street, said he had a couple of solutions. He asked what is the purpose of these limits? Mr. Corte said you should set density and forget lot size. He commented you are not reaching out to any of your local experts. Councilmember Booth told Mr. Corte he was incorrect; and they did reach out and meet with some. Mr. Corte was against these ordinances and asked the City Council not to adopt any of these.
- 4) Ryan Baker, 460 Dogwood, told the City Council that 3,360 was not the right number for this. He said the CBD is supposed to be dense; and limitation on parking exist. Mr. Baker said there are only 25 properties left in downtown; and asked, "why are you focusing on density." Mr. Baker is not in favor of the proposed ordinance as written.

Councilmembers Burrell and Gammon both said this affects all lots not just lots in the CBD.

The Public Hearing closed at 7:33 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Robinson introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance: Multi-Family/Apartment (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed.

Council President Conyers opened the Public Hearing at 7:35 p.m. No one present opposed the proposed ordinance, the Public Hearing closed at 7:35 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

13 July 2026

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Gammon introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance: PUD (Planned Unit Development) (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed. Councilmember Gammon reminded everyone there are 15,000 homes already approved; and we need less density and to slow growth.

Council President Conyers opened the Public Hearing at 7:43 p.m.

- 1) Ryan Baker, 460 Dogwood, stated a PUD is a great tool and thanked the City Council.
- 2) Mac Walcott, 1 South School Street, stated a PUD is one creative tool.

The Public Hearing closed at 7:46 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Gammon introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance: Site Plan Review (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Councilmember Gammon left the dais at 7:47 p.m. and returned at 7:49 p.m.

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed.

Council President Conyers opened the Public Hearing at 7:50 p.m. No one present opposed the proposed ordinance, the Public Hearing closed at 7:50 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Burrell introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance: Tables 3-1, 3-2, and 3-3 (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

13 July 2026

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed. Councilmember Gammon asked if this was impervious surface.

Council President Conyers opened the Public Hearing at 7:51 p.m.

- 1) Ryan Baker, 460 Dogwood, said impervious was in the ordinance.

Councilmember Gammon said he looked at his property and said this may be strict. Council President Conyers said we have an issue with water now.

Council President Conyers opened the Public Hear again at 8:01 p.m.

- 1) Ryan Baker, 460 Dogwood, said he was concerned with lack of definitions. Mr. Baker said he was okay with some standards and control of drainage; and commented he is not anti this ordinance.

Councilmember Burrell questioned impervious and pervious definitions. Attorney Williams said there is a footnote for impervious. Councilmember Burrell said we need procedures, restrictions, and remedies. Building Official Erik Cortinas said this becomes a civil issue; and top complaint is drainage issues. He commented that wall to wall paving is a "No No."

- 2) Mac Walcott, 1 South School Street, mentioned neighbor to neighbor drainage, LIDs, and McMansions. He said for the tables to be complete, you need to delay for 90 days.

Councilmember Gammon left the dais at 8:21 p.m. and returned at 8:23 p.m.

The Public Hearing closed at 8:23 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Burrell introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance: Townhouses (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed.

Council President Conyers opened the Public Hearing at 8:26 p.m. No one present opposed the proposed ordinance, the Public Hearing closed at 8:26 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

13 July 2026

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Gammon introduced in writing an ordinance to amend the City of Fairhope's Zoning Ordinance: Village Districts (ZC 25.07). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance; and answered any questions if needed.

Council President Conyers opened the Public Hearing at 8:29 p.m. No one present opposed the proposed ordinance, the Public Hearing closed at 8:29 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a proposed ordinance to amend Ordinance No. 1253. Councilmember Booth introduced in writing an ordinance to rezone the property of Gulf Health Hospitals, Inc. from R-4, Low Density Multi-Family Residential District to B-2, General Business District for Thomas Hospital. The properties are located at 751 and 757 Northrop Avenue and a total of 0.35± acres. PPIN #36183 and 38153 (ZC 26.05). The Planning Commission gave a favorable recommendation of this ordinance. Council President Conyers read the proposed ordinance.

Planning Director Hunter Simmons briefly explained the proposed ordinance; answered any questions if needed. Councilmember Burrell said he was concerned with rezoning to B-2, parking, and noise.

Council President Conyers opened the Public Hearing at 8:38 p.m. No one present opposed the proposed ordinance, the Public Hearing closed at 8:38 p.m.

Due to lack of a motion for immediate consideration, this ordinance will layover until the July 27, 2026 City Council meeting.

A Public Hearing was held as advertised on a resolution ascertaining, fixing, and determining the amount of the assessment to be charged as a Lien on the Property known as 7 Woods Avenue; Parcel ID# 05-46-03-08-0-003-058.000, in the City of Fairhope, Alabama, as a result of the City ordering the Demolition of the Building on the Property pursuant to Ordinance No. 1447.

Council President Conyers opened the Public Hearing at 8:39 p.m. No one present opposed the proposed resolution, the public hearing closed at 8:39 p.m.

13 July 2026

Councilmember Burrell introduced in writing, and moved for the adoption of the following resolution, a resolution ascertaining, fixing, and determining the amount of the assessment to be charged as a Lien on the Property known as 7 Woods Avenue; Parcel ID# 05-46-03-08-0-003-058.000, in the City of Fairhope, Alabama, as a result of the City ordering the Demolition of the Building on the Property pursuant to Ordinance No. 1447. Seconded by Councilmember Booth, motion passed unanimously by voice vote.

RESOLUTION NO. 5855-26

**A RESOLUTION ASCERTAINING, FIXING AND DETERMINING
THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A LIEN
ON THE PROPERTY KNOWN AS 7 WOODS AVENUE; PARCEL
ID# 05-46-03-08-0-003-058.000, IN THE CITY OF FAIRHOPE, ALABAMA,
AS A RESULT OF THE CITY ORDERING THE DEMOLITION OF THE
BUILDING ON THE PROPERTY PURSUANT TO ORDINANCE NO. 1447**

WHEREAS, heretofore the City Council of Fairhope, Alabama, after due and lawful notice was given and a public hearing held in accordance with Ordinance No. 1447, declared that a building located within the City was unsafe to the extent that it was a public nuisance and ordered the demolition of said building located on the following described property, to wit:

STREET ADDRESS:

7 Woods Avenue, Fairhope, Alabama 36532

LEGAL DESCRIPTION:

Parcel A:

From the Northeast corner of Baron de Feriet Grant Section 37m Township 6 South, Range 2 East, run North 129.5 feet and East 10 feet to the Northwest corner of Norriss Smith lot for a Point of Beginning: thence run East 300 feet; thence run North 72 feet; thence run West 300 feet; thence run South 72 feet to the beginning. Lying in Wm. Patterson Grant; Section 8, Township 6 South, Range 2 East and containing 0.495 acres, in Baldwin County, Alabama.

13 July 2026

Parcel B:

From the Northeast corner of the Barron de Feriet Grant, known as Section 37, Township 6 South, Range 2 East, according to an Act of Congress approved June 1st, 1858, of the relief of Laurent Millaudon; run North 20 feet for a point of beginning; thence East 300 feet; thence North 104.3 feet; thence West 300 feet; thence South 104.3 feet to the point of beginning, Lot contains 71/100th of an acre and lies in the William Patterson Grant, Section 8, Township 6 South, Range 2 East.

Also Described As:

199.7' X 200' IRR LOT 2 REPLAT OF THE SMITH
ESTATE SLIDE 248 0-D SLIDE 2480-D GR SEC
37-T6S-R2E (WD)

PARCEL IDENTIFICATION NUMBER:

05-46-03-08-0-003-058.000

INTERESTED PARTIES

Terry Wayne Smith;
Arthur Richard Smith;
Carol Ann Shoots;
State of Alabama Department of Revenue;
Hannah Smith;
Sherri Patrice Smith;
Richard R. Smith;
Fairhope Water and Sewer Department;
Fairhope Volunteer Fire Department

WHEREAS, the City has completed demolition of said building at the City's expense; and

WHEREAS, the appropriate municipal official has made a report to the Council of said costs, including the cost of complying with Ordinance No. 1447, the sum of which was \$8,220.24; and

WHEREAS, the City Clerk set the report of costs for a public hearing at a meeting of the Council on Monday, July 13, 2026, at 6:00 p.m. and gave no less than ten (10) days' notice of the public hearing by certified mail to all persons or entities listed in Section 7-91 (b)(1) of Ordinance No. 1447; and

WHEREAS, said public hearing was held by the Council; and

13 July 2026

WHEREAS, it is now the desire of the Council to fix the costs which it finds were reasonably incurred in connection with the demolition and assess the costs against the previously described land upon which said building was located.

NOW, THEREFORE, BE IT RESOLVED by the Council of City of Fairhope, Alabama while in regular session on Monday, July 13, 2026, at 6:00 p.m. as follows:

Section 1. That the Council hereby assesses the sum of \$8,220.24 to be the costs reasonably incurred by the City in connection with the demolition of the building located on the following described property, to wit:

STREET ADDRESS:

7 Woods Avenue, Fairhope, Alabama 36532

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INTERESTED PARTIES

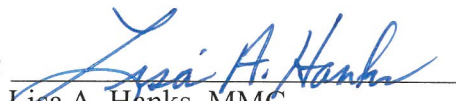
Terry Wayne Smith;
Arthur Richard Smith;
Carol Ann Shoots;
State of Alabama Department of Revenue;
Hannah Smith;
Sherri Patrice Smith;
Richard R. Smith;
Fairhope Water and Sewer Department;
Fairhope Volunteer Fire Department

Section 2. That the City Clerk be authorized and directed to file a certified copy of this resolution in the offices of the Judge of Probate of Baldwin County, Alabama, and Baldwin County Revenue Commissioner. That the City Clerk be authorized and directed to issue an assessment in the amount of \$8,220.24 to the interested persons above as provided by law and that, in the event of a failure to pay the assessment when due, the City Attorney is hereby authorized to take any and all actions necessary to prosecute the lien as permitted by law, including, but not limited to, foreclosure to satisfy the lien.

ADOPTED this the 13th day of July 2026


James Reid Conyers, Jr.
Council President

ATTEST:


Lisa A. Hanks, MMC
City Clerk
Fairhope, Alabama

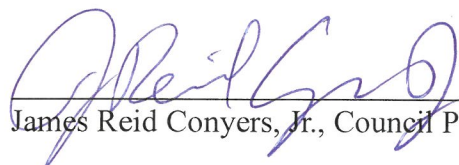
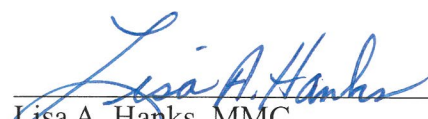
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13 July 2026

Councilmember Burrell moved to adjourn the meeting. Seconded by Councilmember Robinson, motion passed unanimously by voice vote.

There being no further business to come before the City Council, the meeting was duly adjourned at 8:41 p.m.


James Reid Conyers, Jr., Council President
Lisa A. Hanks, MMC
City Clerk