



## Meeting Minutes - Draft

### City Council

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Monday, July 21, 2025

4:00 PM

Council Chambers

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#### Work Session/Council Meeting

#### Public Hearing

[25-0376](#)

Public Hearing to Declare Weeds to be a Public Nuisance and to Order its Abatement Located at 24269 Bay View Dr., AL 36535.

President Trawick opened the Public Hearing at 4:00pm. He asked for comments from the public. Hearing no comments, he closed the Public Hearing.

[25-0382](#)

Public Hearing to Consider the Approval or Denial of Business License

President Trawick opened the Public Hearing at 4:00pm. He asked for comments from the public.

Kayla Shepard of 21148 Brewton Rd., Robertsdale, AL. 36567, reported to Council that her recent application for a business license for a bridal shop was denied. She stated that the denial was attributed to outstanding back taxes owed by the previous tenant to the Revenue Department and the previous owner's inventory was left behind in the building which currently has a lien in place. Ms. Shepard requested that the Council reconsider her application, emphasizing her lack of affiliation with the previous bridal shop owner. She further stated that she could provide documentation of the previous owner's eviction and proof of her non-refundable first month's rent already paid to the building's landlord.

Revenue Director Jamie Smith recommended upholding the denial of Ms. Shepard's business license application. Director Smith explained that the previous tenant at the same location, Anthony's Bridal, has a significant outstanding tax debt that the Revenue Department is actively pursuing.

Smith cited the Alabama State Statute, Code 40-23-25, known as the Successor Liability Statute. This statute mandates that any successor business operating in the same capacity and location is responsible for the prior owner's tax obligations. Therefore, Director Smith stated that the denial of the business license was necessary to safeguard the City and protect the new owner from this outstanding debt.

Herman Aldee, owner of the building located at 1021 N McKenzie St., reported to the Council that he provided a written letter to the City's Revenue Department stating that the previous building tenant had been evicted from the building and the tenant had filed for bankruptcy that included the business as

well. He stated that all the locks have been changed preventing the previous tenant's reentrance. He reported that he plans to dispose of the inventory that has been left in the building containing the lien. He also stated that if the business license is not granted to Ms. Shepard that the next potential business would be a medical marijuana facility that the City may not want to see in it's place.

City Administrator Mike Thompson informed the Council that he understands Anthony's Bridal has filed for bankruptcy. However, this does not absolve them of their tax debt owed to the City nor preventing the City from pursuing the debt owed. Mr. Thompson also advised building owner Mr. Aldee to contact the City Planning Department to confirm if his property is zoned for a medical marijuana facility, as specific zoning ordinances exist for such businesses within the city.

Trisha Lesenger, a former employee of Anthony's Bridal, informed the Council that she invested her entire life savings into opening her own bridal business in that location. She explained that for months, she had asked Anthony to vacate the business due to his treatment of customers in Foley. Lesenger emphasized that she is not running her business like Anthony's, but rather to serve the community. She expressed her love for her job and for helping customers find their special dresses. Furthermore, she stated that she does not believe she should be responsible for Anthony's outstanding tax debt or for the inventory he left behind, as she has her own inventory for her business.

#### [25-0384](#)

Public Hearing To Consider The Revocation Of The Business License For Colt Grill

President Trawick stated that Council will consider the revocation of the business license for Colt Grill at a later date.

He stated that Colt Grill will receive proper notification of the upcoming public hearing.

### **Call to Order**

President Trawick called the meeting to order at 4:21pm.

### **Roll Call**

All Council Members were present with the exception of Council Member Richard Dayton and Council Member Rick Blackwell. Also present: Mayor Ralph G. Hellmich, City Administrator Mike Thompson, City Attorney Casey Pipes, City Clerk Katy Taylor, Christi Watkins, Jamie Smith, Roni Criswell, Cindy Reynolds, Tom Debell, Leslie Gahagan, Pam Harris, Prisila Hughes, Thurston Bullock, Larry Dearing, Doug Anderson, Guy Busby, Reagan Godd, Tim Lower, Darrelyn Dunmore, Jeff Lee, Angela Sherman, John Sherman, Patricia Lessitt, Kayla Shephard, Krystal Bodiford, Dane Bodiford, Frank Shepard, Logan Eberly, Terry Burkle, David Thompson, Chad Brewer, Darrell Russell, LaDonna Hinesley, Nathan Smith, Onwar Barnett, Roddy Burkle, Lee Lusk, Wayne Dyess, Kevin Carnely and Guy Busby.

**Present:** 5 - Wayne Trawick, Vera Quaites, Rick Blackwell, Charles Ebert III and Richard Dayton

## Moment of Reflection

## Pledge of Allegiance

## Work Session Discussion

There were no items for discussion.

## Additions/Removals/Carry-Overs

There were no additions, removals or carry-overs to report.

## Consent Agenda

### [25-0360](#)

#### Departmental Reports

**Attachments:**    [Tax Report and Permit-Plan Review July 2025](#)  
[June CDD Report](#)  
[June 2025 PD Report](#)  
[June 2025 FD Report](#)  
[Marketing 3rd Quarter Report](#)

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Agenda Item be approved. The motion carried by an unanimous vote.

### [25-0361](#)

#### Work Session/Council Meeting Minutes of July 7, 2025

**Attachments:**    [07-07-2025 Work Session Council Meeting Minutes](#)

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, to approve the Work Session/Council Meeting Minutes of July 7, 2025. The motion carried by an unanimous vote.

### [25-0365](#)

#### Report of June, 2025, Approved and Paid Bills for the Record

**Attachments:**    [2025-06 Approved & Paid Bills.Expense Approval Report](#)

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Agenda Item be approved. The motion carried by an unanimous vote.

## Ordinances

### [25-0337](#)

(Second Reading) AN ORDINANCE ESTABLISHING AN ENTERTAINMENT DISTRICT FOR THE DOWNTOWN FOLEY ARTS

**AND ENTERTAINMENT DISTRICT**

**Attachments:**     [Entertainment District w map.pdf](#)

There was no discussion on this item.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Ordinance be adopted. The motion carried by an unanimous vote.

Enactment No: 25-2024-ORD

**Resolutions and Other Business**[25-0320](#)

A Resolution Of The City Council Of The City Of Foley, Alabama, Granting Or Denying The Request For A Waiver From The Moratorium For The Property Located At Northwest Corner Of Pride And Juniper

**Attachments:**     [LT City of Foley](#)  
                          [Relevant Timeline of Interaction with the City](#)  
                          [Nickel Creek - Waiver Request Memo](#)

Executive Director of Infrastructure Wayne Dyes reported that the proposed development must go through the standard review process, including Planning Commission approval, land development permits, and building permits. It also must comply with all applicable local and state codes and ordinances. Due to the developers not meeting the established criteria, staff recommends denying the waiver request from the moratorium.

Developer Lee Lusk, of Nickle Creek Development, LLC, presented a brief timeline of his interactions with city staff regarding site plan approvals for his property at the northwest corner of Pride and Juniper Street. He expressed his belief that if city staff had made decisions on his submittals more promptly, approval would have been granted before the moratorium was enacted.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, to deny the request for waiver from the moratorium. The motion carried by an unanimous vote.

Enactment No: 25-1238-RES

[25-0328](#)

A Resolution to Approve Waiving the Fees at Max Griffin Park for Tricia Hughes and Sue Leavins with Women's Care Medical Center in Robertsedale, AL to host a Walk For Life Walk-A-Thon

**Attachments:**     [Womens Care Medical Center Walk-a-thon - Event Application \(1\)](#)

Parks and Recreation Director Jeff Lee reported that the approval of this Resolution allows fees to be waived for the use of Max Griffin Park. This waiver would allow Tricia Hughes and Sue Leavins, representing Women's Care Medical Center, to host their annual Walk for Life Walk-A-Thon. Staff has recommended proceeding with this event.

A motion was made by Council Member Vera Quaites, seconded by Council

**Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.**

Enactment No: 25-1239-RES

[25-0354](#)

A RESOLUTION SETTING A PUBLIC HEARING DECLARING 607 EAST ORANGE AVENUE TO BE A PUBLIC NUISANCE AND ORDERING ITS ABATEMENT

**Attachments:**     [607 East Orange](#)

There was no discussion on this item.

**A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, to set the Public Hearing. The motion carried by an unanimous vote.**

Enactment No: 25-1240-RES

[25-0355](#)

A Resolution Approving a Capital Purchase for the Police Department - UAV's and Accessories

**Attachments:**     [Quote UAV](#)  
                              [UAV JOT](#)

**Deputy Police Chief Kevin Carnely reported that this Resolution will allow for a budgeted purchase of UAV's and accessories for the Police Department.**

**A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.**

Enactment No: 25-1241-RES

[25-0356](#)

A Resolution Approving a Capital Purchase for the Police Department- UTV

**Attachments:**     [Polaris Quote](#)  
                              [UTV JOT](#)

**Deputy Police Chief Kevin Carnely reported that this Resolution will allow for a budgeted purchase of a UTV for the Police Department.**

**A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.**

Enactment No: 25-1242-RES

[25-0359](#)

A Resolution to Accept the American WWII Heritage Cities Grant

**Attachments:**     [Grant Agreement - To be signed](#)

**Guy Busby reported that this Resolution will allow for the acceptance of the American WWII Heritage Cities Grant.**

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1243-RES

[25-0363](#)

A Resolution Approving Monthly Bids - June 2025

**Attachments:** [June 2025 Bid Awards](#)

There was no discussion on this item.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1244-RES

[25-0364](#)

A Resolution Amending RES #25-1142 A Resolution to Approve the Surplus and Disposal of Multiple Street Department Items and Authorize the Purchase for their Replacements.

**Attachments:** [25-1142-RES](#)

Director of Public Works Darrell Russell reported that the approval of this Resolution will allow for the Street Department to surplus and dispose of multiple items and authorize the purchase for their replacements.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1245-RES

[25-0366](#)

A Resolution Setting A Public Hearing Declaring Weeds To Be A Public Nuisance At 12493 John Arthur Drive And Ordering Its Abatement

**Attachments:** [12493 John Arthur Drive Weed abatement](#)

There was no discussion on this item.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1246-RES

[25-0367](#)

A Resolution to Accept and Use Unbudgeted Donation Money Received by the Foley Police Department.

**Attachments:** [JOT](#)

Deputy Police Chief Kevin Carnley reported that this Resolution will allow the acceptance of and use of unbudgeted donation money received by the Foley Police Department.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1247-RES

[25-0368](#)

A Resolution Approving the South Baldwin Chamber of Commerce's Chicago Street Supper Club Event

**Attachments:** [2025 CSSC City Request \(1\)](#)

Parks and Recreation Director Jeff Lee reported that the approval of this Resolution will allow the South Baldwin Chamber of Commerce to hold their one day annual event for the Chicago Street Supper Club on Friday, October 17, 2025 between 6:00 p.m. and 10:00 p.m. on North Chicago Street.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1248-RES

[25-0369](#)

A Resolution Appropriating Funding for and Approving a Capital Project to Grind and Seal the Rafters and Replacing Pipes at the Farmer & Fishermen's Market.

**Attachments:** [CityOfFoley\\_FarmersMarket\\_SOW Rafters and Pipes](#)  
[Prisila-Hughes-Leisure-Services \(1\)](#)

Prisila Hughes reported that the approval of this Resolution will allow for the capital project to grind and seal the rafters and replace pipes at the Farmer & Fishermen's Market.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1249-RES

[25-0370](#)

A Resolution to Approve the Amendment to the Contract for Services, City of Foley, Farmers & Fishermen's Market Operator Contract

**Attachments:** [Amendment for CAFFM Operations Manager.docx](#)  
[Market Operator Contract exp 09.30.23 with option to renew](#)  
[Resolution 23-1029](#)

Prisila Hughes reported that the approval of this Resolution will allow for the Leisure Services recommendation of a 10% increase in compensation for the Farmers & Fishermen's Market Operator beginning in FY26. The monthly fee will begin October, 2025 in the amount of \$2,406.25.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1250-RES

[25-0371](#)

Resolution Approving EDG's Professional Survey Proposal for Foley Industrial Park Lot 3-B Resubdivision

**Attachments:**     [2025-06-16 Survey Services Proposal](#)  
                              [Daisha-Barnes-07-14-2025 \(1\)](#)

City Administrator Mike Thompson reported that this Resolution authorizes a survey proposal to divide Lot 3-B Unit 7 of the Foley Industrial Park into two separate lots: one 12-acre lot and one 3-acre lot.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1251-RES

[25-0372](#)

A Resolution to Appoint Thurston Phelps Bullock as Executive Director of Public Safety

There was no discussion on this item.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1252-RES

[25-0373](#)

A Resolution for the Appointment of a New Police Chief

There was no discussion on this item.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1253-RES

[25-0374](#)

A Resolution Reappointing Rick Blackwell, to the Public Facilities Cooperative District Board.

There was no discussion on this item.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1254-RES

[25-0375](#)

A Resolution Approving Change Order #1 for the Finance Building Project

**Attachments:**     [City of Foley CO 001 7.11.25](#)  
[Budget Adjustment](#)

Executive Director of Infrastructure Wayne Dyess reported that this Resolution will allow for a change order request to update flooring and footings for the finance building.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1255-RES

[25-0377](#)

A Resolution Authorizing Employees to Enter Upon the Property at 24269 Bay View Dr., for the Purpose of Abating the Public Nuisance.

There was no discussion this item.

A motion was made by Council Member Vera Quaites, seconded by Council Member Charles Ebert, III, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1256-RES

[25-0378](#)

A Resolution Approving New District 3 Council Member Without Opposition

There was no discussion on this item.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1257-RES

[25-0380](#)

A Resolution To Approve or Deny a Business License Application for Southern Grace Bridal & Tuxedo, LLC

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be carried over to the next Work Session/Council Meeting on August 4, 2025. The motion carried by an unanimous vote.

Enactment No: 25-1258-RES

[25-0381](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLEY, ALABAMA, GRANTING DENYING THE REQUEST FOR A WAIVER FROM THE MORATORIUM FOR THE PROPERTY LOCATED AT SOUTHEAST CORNER OF COUNTY ROAD 32 AND BUCOLIC LANE

Executive Director of Infrastructure Wayne Dyess reported that staff recommended to deny the waiver request for the property at the southeast corner of Co. Rd. 32 and Bucolic Ln. The decision was based on the request not meeting the necessary threshold.

Attorney Doug Anderson, representing 68 Ventures, of the Burr & Forman Law

Firm (11 N Water St, Mobile, AL 36602), proposed to the Council a request to construct a road. This road would enter through the front of the PUD property, which is currently under the City's moratorium. The purpose of this road is to access the R1-D portion of their property, which is not subject to the moratorium.

The Council recommended carrying-over the item to a later council meeting date, allowing the client to resubmit a more detailed proposal for approval.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be carried over to the next Work Session/Council Meeting on August 4, 2025. The motion carried by an unanimous vote.

#### [25-0386](#)

A Resolution Reappointing Jennifer Laughlin to the Senior Center Advisory Board

There was no discussion on this item.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, that this Resolution be adopted. The motion carried by an unanimous vote.

Enactment No: 25-1260-RES

### Mayor's Comments

Mayor Hellmich announced that the Planning Commission has approved a 14-acre site for the new BJ's Wholesale Club, which will be located on the Juniper St. Extension. He reported that groundbreaking and construction are anticipated to begin this fall.

He reminded everyone that the Baldwin County School year will resume next month on August 11, 2025.

He reported that the City's new Executive Director of Public Safety and Police Chief will be sworn in on September 2, 2025. He thanked the staff and Council for their efforts to promote from within and anticipates a smooth transition for the promotions.

Mayor Hellmich announced that Phil Webb, our pilot, participated in the Veterans Honorary Flight segment of the Blue Angels Air Show last weekend, flying the Navy N3N.

He announced that a political forum has been scheduled to take place at the Civic Center on Thursday, August 14, 2025, from 6 PM to 9 PM for the upcoming municipal election being held on August 26, 2025. He also reported that there will be some upcoming information released regarding voter timelines.

### Visitor Comments

Developer Lee Lusk spoke to Council regarding an email he received by Attorney Doug Anderson on the option of a partial waiver for his property located at NW corner of Pride and Juniper. He asked Foley City Attorney Casey

Pipes if he had received such email, which he replied that he had not.

Council instructed Mr. Lusk to meet with the City Planning Department to make a plan to submit a partial waiver request at a future council meeting.

## **Adjournment**

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Vera Quaites, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 5:40pm.