



Meeting Minutes - Draft

City Council

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Monday, May 4, 2026

4:00 PM

Council Chambers

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Work Session/Council Meeting

Call to Order

President Trawick called the meeting to order at 4:00pm.

Roll Call

All council members were present. Also present: Mayor Ralph G. Hellmich, City Administrator Mike Thompson, City Clerk Christi Watkins, Stephanie Richardson, Wynter Metz, Gina Gipson, Kerryann Becton, Bertha McNeal, Deborah Mixon, David Thompson, Hiwathia McGaster, Winford McGaster, Vikki Miller, Isiah Holmes, Claretha Buchener, Janice Holmes, Latoya Holmes, Patricia Edward, Kristen Woerner, Jason Woerner, Angie Ingraham, Jessica Webb, Carl Jones, Kate Norris, Mary White, Jeff Lee, Guy Busby, Lily Jackson, Brian Skelton, Charlie Harmer, Chris Clark, Toni Schachle, PJ Sute, Jackie McGonigal, Eden Lapham, Katie Fairley, Mark Tarpeka, Amanda Welsh, Michelle Monk, Lynn Smith, Brandy Richard, Kelly Fraiss, Jonathan Cottis, Angela Sherman, Shannon Johnston, Suzanne Kellams, Charles Weber, Eric Jackson, John Graham, Love Sisco, Dorothy Chapman, Braxton Nolan, Golden Means, Alexandria Dixon, Keioko Dixon, Mackenzey Dixon, Madisyn Dixon, Crystal Jones, Shirley Heard, Raymond C. Smith, M. Bennett, Kevin Carnley, Larry Dearing, Wayne Dyess, Raven Roberts, Cian Harrison, Buford King, Joey Darby, and Frank Shepard.

Present: 5 - Tim Lower, Roderick Burkle, Larry Engel, Wayne Trawick and Charles Ebert III

Moment of Reflection

Pledge of Allegiance

Public Hearing

[26-0167](#)

Public Hearing to Declare Weeds and Accumulation of Debris, Junk, and Litter to be a Public Nuisance and to Order its Abatement Located at 13306 McGaster Trail.

President Trawick opened the Public Hearing at 4:01pm. He asked for comments from the public.

Hiawatha McGaster of 13281 McGaster Trail, reported to Council that his brother owns the property at 13306 McGaster Trail. He reported that he doesn't see a nuisance there because all properties have junk in their yards. He further reported that he believes potholes on Little Rock Road and the property designated for the Mills Community Park are a greater nuisance than his brother's property.

Council President Trawick reported that these complaints typically originate from someone in the community, so if the other yards have junk and debris, they will likely receive complaints as well. He also stated that the area the potholes are in was recently annexed into the City, so they might be located on a previously county-maintained road.

Mayor Hellmich has asked Mr. McGaster to submit a list of potholes to Wayne Dyess, the Executive Director of Infrastructure and Development, promising that any city-maintained roads identified will be repaired. Regarding the Mills Community Park, the Mayor reported that the design phase is nearly finished, and property clearing will commence shortly thereafter. Additionally, he suggested that Mr. McGaster's brother reach out to Environmental Manager Jackie McGonigal to establish a timeline for abatement.

President Trawick closed the Public Hearing.

[26-0177](#)

Public Hearing to Consider An Ordinance to Amend Ordinance No. 387-87 Rezoning Property Owned by Jarvis C. and Deborah L. Sester From R2-Residential Single Family and Duplex to PO - Preferred Office

**President Trawick opened the Public Hearing at 4:09pm. He asked for comments from the public. Hearing no comments, he closed the Public Hearing.**

[26-0178](#)

Public Hearing to Consider An Ordinance to Amend Ordinance No. 387-87 Rezoning Property Owned by Rivi Apartments LLC from B1A-Extended Business District to R3 Residential Multi-Family.

**President Trawick opened the Public Hearing at 4:10pm. He asked for comments from the public. Hearing no comments, he closed the Public Hearing.**

## Proclamation

[26-0114](#)

Safe Boating Week - Vice Flotilla Commander, A. Paul Killian Jr., U.S. Coast Guard Auxiliary

**Attachments:**     [Safe Boating Week 2026](#)

**Mayor Hellmich presented the Safe Boating Week proclamation to Vice Flotilla Commander, A. Paul Killian, Jr., of the U.S. Coast Guard Auxiliary.**

[26-0212](#)

Teacher of the Year Recognition

**Attachments:** [Angela Ingraham - Swift Final](#)  
[Brandy Richard - Foley High Final](#)  
[Kaitlyn Martin - Magnolia Final](#)  
[Kerry Becton - Mathis Final](#)  
[Michelle Dillon - Foley Middle Final](#)  
[Amanda Welsh - Foley Elementary Final](#)

Mayor Hellmich presented Teacher of the Year proclamations to Kerry Becton, Amanda Welsh, Kaitlyn Martin, Angela Ingraham, Michelle Dillon, and Brandy Richard.

#### [26-0230](#)

Teacher of the Year - Presented By State Representative Frances Holk-Jones

Carl Jones presented Teacher of the Year proclamations on behalf of State Representative Frances Holk-Jones to Kerry Becton, Amanda Welsh, Kaitlyn Martin, Angela Ingraham, Michelle Dillon, and Brandy Richard.

### Work Session Discussion

### Additions/Removals/Carry-Overs

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

### Consent Agenda

#### [26-0213](#)

Work Session/Council Meeting Minutes of April 20, 2026

**Attachments:** [04-20-2026 Work Session Council Meeting Minutes Draft](#)

A motion was made by Council Member Roderick Burkle, seconded by Council Member Tim Lower, to approve the Work Session/Council Meeting Minutes of April 20, 2026. The motion carried by an unanimous vote.

### Ordinances

#### [26-0151](#)

(Second Reading) ORDINANCE AMENDING ORDINANCE NO. 387-87 REZONING PROPERTY OWNED BY JARVIS C. AND DEBORAH L. SESTER FROM R2 - RESIDENTIAL SINGLE FAMILY & DUPLEX TO PO - PREFERRED OFFICE

**Attachments:** [Rezoning Sesser Recom Documents.pdf](#)

There was no discussion on this item.

A motion was made by Council Member Charles Ebert, III, seconded by Council Member Larry Engel, that this Ordinance be adopted. Council Member Roderick Burkle abstained. The motion carried by a majority vote.

[26-0152](#)

(Second Reading) ORDINANCE AMENDING ORDINANCE NO. 387-87 REZONING PROPERTY OWNED BY RIVI APARTMENTS LLC FROM B1A - EXTENDED BUSINESS DISTRICT TO R3 RESIDENTIAL MULTI-FAMILY

**Attachments:** [Rivi Rezoning Recommendation Documents.pdf](#)

There was no discussion on this item.

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

## Resolutions and Other Business

[26-0183](#)

A Resolution Authorizing Employees to Enter Upon the Property at 13306 McGaster Trail for the Purpose of Abating the Public Nuisance

**Attachments:** [13306 McGaster Trail Weed and Public Nuisance](#)

There was no discussion on this item.

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

[26-0203](#)

Resolution Amending The Pay Classification Plan Within Departments Under The Leisure Services Umbrella

**Attachments:** [Pay Classification Plan - Effective 04-20-26](#)

Human Resources Director Suzanne Kellams reported that this resolution amends the pay classification plan for three positions within the Leisure Services department. She reported that these amendments reflect expanded duties, organizational realignment, and the need to ensure appropriate classification, compensation, and compliance with Fair Labor Standards Act (FLSA) designations. She reported that within the Library, the Head of Cultural & Heritage Collections position has expanded to manage all of the City's archives, and in order to accurately reflect these responsibilities, a title reclassification to Archivist/Head of Cultural & Heritage Collections and a corresponding pay grade adjustment are necessary. She reported that within the Parks and Recreation Department, operational needs and actual job duties performed necessitate reclassification of one Parks Maintenance Worker I position to Parks Maintenance Worker II. She reported that within the Nature Parks Department, the Event Program Manager position has taken on significant supervisory and operational responsibilities, such as oversight of full-time employees and large-scale events. She reported that the position should be reclassified from a non-exempt to exempt status with a corresponding grade adjustment. She also reported that personnel expenses associated with these changes will be closely monitored, and if needed, budgeted reserve funds will be used to support implementation.

A motion was made by Council Member Larry Engel, seconded by Council Member Tim Lower, that this Resolution be adopted. The motion carried by an

unanimous vote.

[26-0206](#)

Resolution to Approve the Professional Services Proposal from Thompson Engineering for the Intersection Improvements Project at Miflin Road / SR 161

**Attachments:** [TE Revised Proposal - ATRIP 02-2026-213](#)  
[TE Single Project Agreement - General Services Terms and Conditions \(2\)](#)

Deputy City Engineer Raven Roberts reported that the Engineering Department requests approval for Thompson Engineering to complete the Professional Services for the ATRIP project.

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

[26-0208](#)

Resolution Approving Riviera Utilities to Install Three Decorative Street Lights Along East Berry Avenue

**Attachments:** [City of Foley Mail - Re Lights along E Berry Safe Room Entrance](#)

Deputy City Engineer Raven Roberts reported that this request is to replace three existing street lights near the new First Responder Safe House.

A motion was made by Council Member Roderick Burkle, seconded by Council Member Tim Lower, that this Resolution be adopted. The motion carried by an unanimous vote.

[26-0209](#)

A Resolution to Use the Foley Woman's Club Donation of \$19,200.00 for the Development of the New Library's Sensory Room and Naming that Space the Foley Woman's Club Sensory Nook.

**Attachments:** [24-1041 RES](#)  
[Woman's Club JOT](#)

Library Director Kate Norris reported that when the Foley Woman's Club dissolved in 2023, they donated \$19,200 to the library, and the funds were added to revenue accounts to be used for the new library. She reported that the library requests approval to use these funds for the sensory room in the new library and to name the space the Foley Woman's Club Sensory Nook.

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

[26-0210](#)

A Resolution to Accept the FY26 LSTA Strengthening Youth and Family Grant for the New Library STEAM Lab in the amount of \$20,000

**Attachments:** [Notice of Grant Award](#)  
[LSTA Grant JOT](#)

Library Director Kate Norris reported that the library requests approval to

accept the LSTA Strengthening Youth and Family Grant in the amount of \$20,000 with no matching funds required, for use in the new library STEAM Lab.

A motion was made by Council Member Tim Lower, seconded by Council Member Roderick Burkle, that this Resolution be adopted. The motion carried by an unanimous vote.

[26-0211](#)

A Resolution to Memorialize Accepting a \$2,000 Donation from State Representative Donna Givens for the Foley Public Library

**Attachments:** [Donna Givens Donation - JOT Form](#)

Library Director Kate Norris reported that at the previous Council Meeting on April 20, 2026, State Representative Donna Givens presented the library with a check for \$2,000. She reported that the library requests approval to accept these funds and use them for general technology in the new library.

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

[26-0214](#)

A Resolution to Approve the Capital Purchase of a Ford F-150 for Vector Control

**Attachments:** [20260423064725097](#)  
[Chad-Raybon-Street-Department \(19\)](#)

Public Works Administrator Wynter Metz reported that this is a budgeted purchase for a 2026 Ford F-150 and it is coming in at \$5,000 below budget.

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

[26-0215](#)

Resolution Amending The Pay Classification Plan Within Departments Under The Infrastructure and Development Umbrella

**Attachments:** [Pay Classification Plan - Effective 04-20-26](#)  
[Transfer Budgeted Funds Between Departments - I&D to Engineering 05-2026](#)  
[Transfer Budgeted Funds Between Departments - Street to Engineering 05-2026](#)

Human Resources Director Suzanne Kellams reported that this resolution amends the Pay Classification Plan within the departments operating under Infrastructure and Development (I&D) to align position classifications, responsibilities, and organizational structure with the City's continued growth, increased infrastructure demands, and expanded capital programming. She reported that to strengthen oversight of capital projects and development-related infrastructure, the Public Works Construction Manager position will be transferred to the Engineering Department and will be retitled Construction Project Manager, with responsibilities including construction administration, contractor coordination, and project oversight. She reported

that the Deputy Construction Project Manager position will also be reassigned to Engineering and placed under the supervision of the Construction Project Manager. She reported that due to significant growth in departmental responsibilities, the Engineering Office Manager position has evolved into a multi-departmental administrative role supporting both Engineering and I&D functions, and to align the position with its current scope, it is recommended that the position be reclassified to Engineering/Infrastructure and Development Administrator. She also reported that these amendments can be implemented without an increase to this fiscal year's budget and transfers will be required between departments.

A motion was made by Council Member Roderick Burkle, seconded by Council Member Tim Lower, that this Resolution be adopted. The motion carried by an unanimous vote.

#### [26-0216](#)

A Resolution Approving the Horticulture Department to Purchase a Kubota RTVX2

**Attachments:** [CITY OF FOLEY RTVX2 QUOTE](#)  
[David-Thompson-Horticulture](#)

Horticulturist John Graham reported that this purchase will help with maintaining the Wilbourne Antique Rose Trail and other public spaces downtown.

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

#### [26-0219](#)

A Resolution to Reappoint Donald Wenzel Jr. to the Museum Archives Board

There was no discussion on this item.

A motion was made by Council Member Tim Lower, seconded by Council Member Larry Engel, that this Resolution be adopted. The motion carried by an unanimous vote.

#### [26-0220](#)

Resolution Approving the Installation of a 4-Way Stop at the South Cypress Street and East Orange Avenue Intersection

Deputy City Engineer Raven Roberts reported that this is an existing 2-way stop, and the Engineering department requests approval to convert it to a 4-way stop to promote pedestrian safety near the new library.

A motion was made by Council Member Tim Lower, seconded by Council Member Larry Engel, that this Resolution be adopted. The motion carried by an unanimous vote.

#### [26-0221](#)

A Resolution to Grant a Utility Easement to the Utilities Board of the City of Foley (Riviera Utilities)

**Attachments:** [RU ELECTRICAL EASEMENT FOLEY SAFE ROOM CITY PIN 39 5427 \(1\)](#)

Director of Public Projects Buford King reported that this is a routine easement allowing Riviera Utilities access to the new First Responder Safe Room. He reported that there will also be a complementary easement granted by the county, giving Riviera Utilities the access they need to bring power lines to the site.

A motion was made by Council Member Roderick Burkle, seconded by Council Member Larry Engel, that this Resolution be adopted. The motion carried by an unanimous vote.

#### [26-0222](#)

A Resolution Approving the Use of Max Griffin Park on Monday, May 25, 2026 for the American Legion Post 99's Memorial Day Ceremony.

**Attachments:** [Special Event App - Memorial Day Ceremony](#)

Director of Parks and Recreation Jeff Lee reported that this is an annual request to host the Memorial Day Ceremony at Max Griffin Park, and the American Legion is requesting the same City support services they request each year for this event.

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

#### [26-0223](#)

A Resolution to Waive Fees and Approve Grace & Andy Quaites to Host a May Day Event at Beulah Heights Park.

**Attachments:** [Special Event App - 2026 May Day](#)

Director of Parks and Recreation Jeff Lee reported that the Parks and Recreation department requests this approval to be contingent upon the receipt of a Certificate of Insurance from the host organization.

A motion was made by Council Member Larry Engel, seconded by Council Member Tim Lower, that this Resolution be adopted. The motion carried by an unanimous vote.

#### [26-0226](#)

A Resolution Authorizing a Budget Amendment and Appropriation of Funds for Professional Services to Support Advantage Site Designation for the North Foley Industrial Park (SEEDS SITE)

**Attachments:** [Frank - 2026.04.28](#)  
[North Foley Industrial Park](#)

Economic Development Manager Frank Shepard reported that this resolution authorizes a budget amendment to fund professional services necessary to complete the remaining due diligence and studies required for the SEEDS industrial site to achieve the Alabama Advantage Site designation. He reported that this designation identifies industrial properties across the state that have completed all preliminary assessments and are considered "shovel-ready" for development. He also reported that completion of these services will enhance the marketability of the site and position it to better attract industrial prospects and economic investment.

A motion was made by Council Member Tim Lower, seconded by Council Member Roderick Burkle, that this Resolution be adopted. The motion carried by an unanimous vote.

## Mayor's Comments

Mayor Hellmich reported that the 54th Annual Art in the Park event will be held Mother's Day weekend at John B. Foley Park on Saturday, May 9, 2026 from 9:00am to 5:00pm and Sunday, May 10, 2026 from 9:00am to 4:00pm.

He reported that there are several ongoing projects, including the sidewalk project along Highway 59, Mills Community Park, the Armory Building, various road projects, and the Public Works Campus, which is nearing completion.

He reported that he participated in the Turtle Book Donation in coordination with Alabama Credit Union, which gives books to every second grade student in the Foley feeder pattern, to educate them on local sea turtle conservation.

Mayor Hellmich also reported that Foley High School graduation will be held on Wednesday, May 20, 2026 at the Foley Event Center.

He reported that the Gulf Coast Hot Air Balloon Festival held April 30, 2026 through May 2, 2026 at OWA was well-attended, despite rainy weather conditions.

Mayor Hellmich also announced plans to implement new procedures to address complaints received on social media to ensure they are directed to the proper department and handled efficiently.

## Visitor Comments

Winford McGaster of 279 Ashland Court, addressed Council on behalf of residents of the Beulah Heights Community to express concerns regarding the ongoing cesspool and lagoon odor issue. He thanked Council Member Lower for his responsiveness and willingness to engage on this matter. He reported that this issue impacts the quality of life for residents in the community because they are unable to enjoy the outside spaces at their homes due to the persistent odor. He also reported that there are growing concerns among residents that this odor could potentially be hazardous to their health. He reported that their requests include the following: a clear timeline of when the odor-neutralizing system will be installed, immediate actions to reduce the odor, transparency and regular updates to residents, and a defined plan and timeline of a permanent solution. He reported that the community is willing to work with the City of Foley and Riviera Utilities on this matter, but that they are asking for urgency, accountability, and results.

Love and Braxton Nolan of Little Rock Road in the Mills Community, addressed Council to express their concerns regarding an ongoing commercial excavation operation on residentially zoned property with a Homestead Exemption. They reported that the owner of the property has dug trenches behind eleven houses on Little Rock Road, and also lights large fires within 200 feet of them, which is a safety concern for the residents. They reported that they are requesting Council send a cease and desist letter to the business,

investigate the Homestead Exemption status, mandate the owner fill in the trench, and direct the City Engineer to complete an emergency site visit.

Planner Eden Lapham reported that multiple City departments have been collaborating on this issue, and that the City Attorney's office mailed a certified letter to the owner today.

Mayor Hellmich recommended that Love and Braxton Nolan continue to document these occurrences, and continue to work with Code Enforcement and the Fire Department as they follow the proper procedures to resolve this matter.

Keioko Dixon of 719 E Azalea Avenue addressed Council to express her concerns regarding the odor coming from the cesspool making people ill.

Mayor Hellmich reported that the facility undergoes regular inspections and testing, and that while the smell is an issue, there have been no harmful chemicals detected during these tests.

Ms. Dixon reported that another concern she wanted to share was regarding speeding vehicles on E. Azalea Avenue.

Mayor Hellmich reported that the City will assess that particular area and find the appropriate solution to address the issue.

Vicky Miller of 204 S. Pecan Street addressed Council to express her concerns regarding vehicles frequently speeding in her neighborhood.

Patricia Edward of 1011 E. Azalea Avenue addressed Council to express her concerns regarding the odor from the lagoon making her feel ill.

Katie Fairley of 717 E. Michigan Avenue addressed Council to express her concerns over rumors of worms and bugs in the water lines.

Mayor Hellmich assured her that there are no problems with the City of Foley's drinking water.

Hiawatha McGaster of 13281 McGaster Trail reported that the property referenced in Love and Braxton Nolan's complaint has always been a clay pit.

Tony Schachle, Chief Operating Officer of Riviera Utilities, addressed Council to respond to concerns raised by citizens regarding the wastewater treatment plant and lagoon. He reported that they are subject to daily testing, monthly reporting, routine inspections from the Alabama Department of Environmental Management, and they ensure the plant is operated in accordance with their permits. He reported that a possible explanation for the recent odor increase could be from a large quantity of grease that they found in the pipes leading into the wastewater treatment plant. He reported that not only does grease contribute to the odor, but it also takes time and effort to clean so that the plant works properly. He reported that the odor control system has been delivered, and that it should be installed and operational by June. Mr. Schachle also reported that their long-term solution in their 5-year capital work plan is to relocate the wastewater treatment plant to a site on the east side of Wolf Creek. He reported that he would be willing to provide a tour of the

wastewater treatment plant to Council Members and members of the community for those interested.

## **Executive Session**

City Administrator Mike Thompson reported the need to go into executive session to discuss certain aspects of possible real estate transaction. Mr. Thompson reported the executive session will take approximately 15 minutes and Council may come back to vote.

A motion was made by Council Member Larry Engel, seconded by Council Member Charles Ebert, III, to go into executive session.

Mr. Thompson took the following roll call vote: Council Member Lower, aye; Council Member Burkle, aye; Council President Trawick, aye; Council Member Engel, aye; Council Member Ebert, III, aye. The vote was unanimous to go into executive session.

The Council meeting recessed at 5:23 p.m.

The Council meeting reconvened at 5:50 p.m.

All Council Members were present. Also present: Mayor Ralph G. Hellmich and City Administrator Mike Thompson.

There was no further business to conduct.

## **Adjournment**

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

The meeting adjourned at 5:50pm.