



**CITY OF DAPHNE  
1705 MAIN STREET, DAPHNE, AL  
CITY COUNCIL BUSINESS MEETING AGENDA  
MONDAY, MAY 18, 2026 at 6:00 PM**

- 1. CALL TO ORDER**
  - A. ROLL CALL**
  - B. INVOCATION** Pastor Jimmy Bowers, Church of the Highlands
  - C. PRESENTATION OF COLORS BY THE US ARMED FORCES HONOR GUARD OF BALDWIN COUNTY - PLEDGE OF ALLEGIANCE**
- 2. PROCLAMATIONS/RECOGNITIONS/PUBLIC HEARINGS**
  - A. PROCLAMATION:** National Safe Boating Week
  - B. PRESENTATION** of a key to the City to Barry L Booth, DMD for his lifetime of service and contributions to the City of Daphne
  - C. CERTIFICATE OF APPRECIATION** to Herb Cole for his service on the Board of Zoning Adjustments
  - D. PUBLIC HEARING:** East Fish River PUD Narrative Modification
  - E. PUBLIC HEARING:** Italian Village of Daphne PUD Narrative Modification
  - F. PUBLIC HEARING:** Jerry Volovecky and Louise Volovecky, Sr. Limited Partnership Pre-Zoning Amendment
  - G. PUBLIC HEARING:** Jerry Volovecky and Louise Volovecky, Sr. Family Limited Partnership Annexation Petition
- 3. APPROVE MINUTES**
  - A.** May 4, 2026, regular meeting
- 4. REPORTS OF STANDING COMMITTEES**
  - A. FINANCE COMMITTEE** – Conaway

- B. BUILDINGS & PROPERTY COMMITTEE** - Messinger
  - Review the April 2026 new Construction and Building Report.
  - Certificates of Occupancy: 20
  - Permits Issued: 159
    - New Residential Home Permits: 8
    - Total Fees: \$51,613.31

- i. Review the minutes from the April 2026, meeting.

- C. PUBLIC SAFETY COMMITTEE** - Green

- i. Review the minutes from the April 13, 2026, meeting

- D. CODE ENFORCEMENT/ORDINANCE COMMITTEE** - Roberts

- E. PUBLIC WORKS COMMITTEE** - Coleman

- i. **MOTION** to authorize the Mayor to enter into an agreement with PCDA Architecture in the amount of \$900,000 for architectural services related to the additions and alterations for the Daphne Recreation and Senior Center.

**5. REPORTS OF SPECIAL BOARDS & COMMISSIONS**

- A. BOARD OF ZONING ADJUSTMENTS** - Adrienne Jones

- B. DAPHNE PUBLIC SCHOOL COMMISSION** - Messinger

- i. Review the minutes from the April 2026 meeting.

- C. DOWNTOWN REDEVELOPMENT AUTHORITY** - Olen

- i. **MOTION** to reappoint Monica Kurth to the Downtown Redevelopment Authority for a six-year term (May 2026 - May 2032).
  - ii. **MOTION** to reappoint Dayna Oldham to the Downtown Redevelopment Authority for a six-year term (May 2026 - May 2032).
  - iii. **MOTION** to appoint Courtney Miller to the Downtown Redevelopment Authority for a six-year term (May 2026 - May 2032).
  - iv. **MOTION** to appoint Leah Conaway-Washington to the Downtown Redevelopment Authority for a six-year term (May 2026 - May 2032).

- D. INDUSTRIAL DEVELOPMENT BOARD** - Coleman

- E. LIBRARY BOARD** – Olen

**F. PLANNING COMMISSION - Olen**

**G. RECREATION BOARD - Green**

**H. UTILITY BOARD - Coleman**

- i. Review the minutes from the March 25, 2026, meeting

**6. PUBLIC PARTICIPATION**

**7. MAYOR’S REPORT**

**8. CITY ATTORNEY REPORT**

**9. DEPARTMENT HEAD REPORTS**

**10. CITY CLERK’S REPORT**

- A. MOTION** to approve the Shadow Baron's Summer Party on June 20, 2026 from 4:00 - 10:00pm with a road closure of Belrose Avenue from Main Street to the rear of the West parking lot on Belrose Avenue.

**11. RESOLUTIONS**

- A. 2026 - 30 - Resolution Ratifying and Confirming Ordinance 2026-07 (Rezoning) and Acknowledging Additional Property Owner Consent**
- B. 2026 - 31 - Acquisition of a Permanent Easement; Authorizing the Acquisition by Eminent Domain; and Authorizing the City Attorney and City Engineer to Take All Actions Necessary to Effectuate Such Proceedings**
- C. 2026 - 32 - 2026-G-Lake Forest Drainage Repair at 600 Block Ridgewood Drive**
- D. 2026 - 33 - Appropriation: Lake Forest Drainage Repair at 600 Block Ridgewood Drive in the amount of \$450,847 from the General Fund**
- E. 2026 - 34 - Acceptance of Roads and Rights-of-Way: Hope Vineyard, Phase 2**
- F. 2026 - 35 - Appropriation: Empowered Studio Production Authorization in the amount of \$29,300 from the General Fund**

**12. 2nd READ ORDINANCES**

**13. 1st READ ORDINANCES**

- A. 2026 - 12** - Ordinance to Amend the Text of the East Fish River PUD Narrative for Property Located Five Hundred Feet Northeast of the Intersection of County Road 64 and Dixon Lane
- B. 2026 - 13** - Ordinance to Amend The Italian Village of Daphne PUD Narrative for Property Located Northwest of the Intersection of County Road 64 and Alabama Highway 181
- C. 2026 - 14** - Ordinance to Pre-Zone Property Located Northwest of County Road 64 and Alabama Highway 181
- D. 2026 - 15** - Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne Located Northwest of County Road 64 and Alabama Highway 181
- E. 2026 - 16** - Ordinance Amending Chapter 15 of the Code of Ordinances of the City of Daphne Relating to Daphne City Park Rules and Regulations

**14. COUNCIL COMMENTS**

**15. EXECUTIVE SESSION**

**16. ADJOURN**

CITY OF  
DAPHNE, ALABAMA

*Proclamation*

WHEREAS, many residents engage in boating, fishing, and other recreational activities on the navigable waters around the City of Daphne and many of those activities involve the use of a recreational vessel of some type, including open power boats, cabin power boats, personal watercraft, and paddle craft; and

WHEREAS, in 2024, the United States Coast Guard verified 3,887 recreational boating incidents in the United States that involved 556 deaths, 2,170 injuries and approximately \$88 million of damage to property; and

WHEREAS, the majority of these accidents are caused by human error or poor judgment and not by the boat, equipment or environmental factors; and

WHEREAS, alcohol use remains a leading contributing factor in fatal boating accidents, operator inattention and inexperience are also leading contributing factors in mishaps, causing hundreds of accidents and dozens of fatalities annually; and

WHEREAS, the Coast Guard considers operator use of engine cut-off switches to be important because when operators of powerboats are ejected or fall overboard, the boat will typically continue to operate, until it runs out of fuel, runs aground, or collides with another boat/object; and

WHEREAS, Coast Guard statistics show that, of the accidents where the level of operator education was known, 69% of boating deaths occurred on boats where the boat operator had never received boating education instruction; and

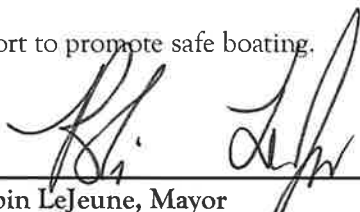
WHEREAS, boating safety courses and boating safety campaigns can teach people how to adhere to better boating practice and help them to boat more safely.

NOW,  
THEREFORE, I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim May 16-22, 2026 as

*Safe Boating Week*

in the City of Daphne and the start of a year-round effort to promote safe boating.



  
\_\_\_\_\_  
Robin LeJeune, Mayor

  
\_\_\_\_\_  
Cindy Beaudreau, City Clerk

CITY OF  
DAPHNE, ALABAMA

*Recognition*

Be it here known that the City of Daphne recognizes

BARRY L. BOOTH, D.M.D.

for his

LIFETIME OF SERVICE & DEDICATION TO  
OUR COUNTRY, VETERANS &  
THE CITIZENS OF THE JUBILEE CITY.

I, Robin LeJeune, as the Mayor of the City of Daphne, Alabama, and  
on behalf of the Daphne City Council,  
do hereby deem it an honor and pleasure to extend  
this Certificate of Recognition on this 18<sup>th</sup> day of May 2026.



Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

CITY OF  
DAPHNE, ALABAMA

# Appreciation

Be it here known that the City of Daphne recognizes

HERB COLE

for his

TEN YEARS OF VOLUNTEER SERVICE  
AS A VALUED MEMBER

of the

DAPHNE BOARD OF ZONING ADJUSTMENTS


I, Robin LeJeune, as the Mayor of the City of Daphne, Alabama,  
along with the Daphne City Council, do hereby deem it an honor and pleasure to  
extend this Certificate of Appreciation on this 18<sup>th</sup> day of May 2026.



Robin LeJeune, Mayor



**COMMUNITY DEVELOPMENT  
INTERNAL MEMORANDUM**

DATE: March 30, 2026  
TO: Office of the City Clerk  
FROM: Adrienne Jones, AICP, Director of Community Development   
SUBJECT: East Fish River PUD Narrative Modification

**PRESENT ZONING:** PUD, Planned Unit Development  
**LOCATION:** Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane  
**RECOMMENDATION:** At the Thursday, March 26, 2026, regular meeting of the Daphne Planning Commission, eight members were present, and the motion carried for a favorable recommendation for the above-mentioned modification of the East Fish River PUD Narrative Modification.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,  
ADJ/ja

**SUBJECT:** East Fish River (EFR) Proposed PUD Narrative Amendment

- The request to amend the EFR PUD narrative was initiated in mid-2025 and has been tabled several times by the applicant/agent.
- On March 3, 2025, the City Council approved the PUD which included the following:

**Streets, Drainage and Utilities**

There will be no deviations or variances requested. The streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance. Traffic calming provisions will be implemented as needed, such as stop signs and speed tables. Town of Loxley (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

- Subsequently, the agent/applicant identified obstacles which may be overcome by using Baldwin County Sewer Service in lieu of the Town of Loxley for sewer service. As such, this request, along with a request for the Planning Commission's approval of an alternate sewer disposal approach, has been submitted for consideration.
- On March 26, 2026 the Planning Commission set forth a favorable recommendation to the City Council regarding the EFR PUD narrative amendment/modification and the hybrid sewer system.



February 26, 2026

City of Daphne Community Development  
1705 Main Street  
Daphne, AL 36526

Attn: Adrienne Jones

**Re: PUD Narrative Modification**

Dear Mrs. Jones,

We request a modification to the approved PUD narrative for the Sabal at Fish River subdivision. See below for the requested modifications.

For the "Streets, Drainage and Utilities" section we propose the following change:

Current:

There will be no deviations or variances requested. The streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance. Traffic calming provisions will be implemented as needed, such as stop signs and speed tables. Town of Loxley (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

Proposed:

The proposed sanitary sewer system will consist of a combination of low-pressure sewer and gravity sewer mains to serve the development. The low pressure will serve 67% of the development and gravity sewer will serve the remaining 33%. The streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance. Traffic calming provisions will be implemented as needed, such as stop signs and speed tables. Baldwin County Sewer Service (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

If you have any questions please don't hesitate to contact our office.

Sincerely,



Donald J. Stovall, P.E.

Engineering Design Group

SABAL AT FISH RIVER HYBRID SEWER SYSTEM  
REQUEST FOR PLANNING COMMISSION APPROVAL  
(IN LIEU OF THE APPROVED GRAVITY SEWER SYSTEM)

## COMMUNITY DEVELOPMENT



SUBJECT: Sabal Waiver Request

- This request was initiated in September of 2025. It has been tabled several times: once by the Planning Commission and the other times by the applicant/agent.
- The applicant requests to modify the PUD narrative in order to use a combined low-pressure system and a gravity flow system.
- For staff recommendation, refer to the City Engineer's Review which is located on the following page.

**CITY ENGINEER  
REVIEW MEMORANDUM**



DATE: March 11, 2026  
TO: Mrs. Adrienne Jones, AIPC  
Director of Community Development  
FROM: Andy Bobe, P.E. City Engineer  
SUBJECT: Sabal at Fish River, Sewer

A handwritten signature in blue ink, appearing to read "Andy Bobe".

I have reviewed the applicant's revised hybrid gravity / low-pressure sanitary sewer plan and the sealed engineer's certification submitted pursuant to Section 11-13(a)(2) of the LUDO. The certification evaluates gravity, low-pressure, and hybrid alternatives and explains the operational implications of extending gravity sewer service into the areas proposed for LPSS service. Based on the grading shown and the downstream connection points, extending gravity into those areas would require significantly deeper mains, increased potential for conflicts with storm drainage infrastructure, and additional lift stations. In my experience, those conditions increase long-term maintenance demands, complicate access for repairs, elevate lifecycle operating costs, and increase the likelihood of SSO when compared to the proposed hybrid configuration.

From an engineering standpoint, the current schematic plan, compared to the proposed grades, appears to use gravity service where reasonable depths and slopes can be maintained, and to limit gravity extensions in areas where additional depth and grade adjustments would materially increase long-term operational burdens on the utility provider.

Based on my high-level review, I did identify two minor items, which revolve around access to the proposed lift station and force main. I believe BCSS will require an all-weather surface access to the station, as it will need to be inspected on a regular basis, and may require a slight revision to the layout. I also believe that the routing of the force main would be preferred to follow the proposed ROW rather than run along a pond slope/bottom. Other than those two items, which can be remedied in very short order, I see no deviations from generally accepted civil engineering practice or utility design standards. The plans are internally consistent and reflect a practical response to the site's topography, while making an effort to be environmentally conservative with the sewer collection system.

The applicant's engineer has provided the written certification required by the LUDO. Whether the Planning Commission determines that the ordinance standard has been met is ultimately a policy decision for the Commission, but from an engineering standpoint, the submitted materials present a reasonable design approach.

# APPLICATION & SUPPLEMENTAL INFORMATION

## ENGINEER'S CERTIFICATION

Hybrid Gravity / Low Pressure Sanitary Sewer System  
Sabal at Fish River  
City of Daphne, Alabama

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Donald J. Stovall, P.E., being first duly sworn, state as follows:

1. I am a licensed Professional Engineer in the State of Alabama, License No. 24748. I am the project design engineer for the Sabal at Fish River development (the "Project") and am responsible for the design of the proposed sanitary sewer collection system.

2. This is being submitted pursuant to Section 11-13(a)(2) of the City of Daphne Land Use Ordinance, which states that low pressure sewer systems serving multiple customers may be approved by the Planning Commission where access for proper maintenance to sewer mains is impractical and cost prohibitive, as determined by the City or Daphne Utilities, and upon written certification from the project design engineer justifying the need for a multi-customer low pressure system.

3. I have prepared and evaluated alternative sanitary sewer concepts for the Project, including:

- a. A full gravity sanitary sewer collection system;
- b. A full low pressure sanitary sewer system (LPSS); and
- c. The hybrid gravity/LPSS system as depicted on **Exhibit "A"** attached hereto (the "Proposed Hybrid System").

4. In evaluating gravity sewer alternatives, I considered the following site-specific conditions:

- a. Existing topography and grades across the site;
- b. The presence of wetlands and environmentally sensitive areas adjacent to and within the Project, including the Fish River Watershed;
- c. Required storm drainage infrastructure and potential vertical conflicts between storm drainage systems and gravity sewer mains;
- d. Required service elevations and downstream connection points;
- e. Anticipated depth of gravity sewer mains necessary to meet required slopes;
- f. Construction feasibility, dewatering requirements, and safety considerations for deep trench installation;
- g. Long-term access and maintenance considerations for the utility provider; and
- h. The cost associated with accessing and maintaining sewer mains.

5. Based upon preliminary grading and layout analysis:

- a. Extending gravity sewer mains into the areas proposed to be served by LPSS would require significantly increased burial depths in order to maintain required slopes and avoid grade reversal.
- b. In multiple areas, gravity sewer mains would exceed depths that would require extensive trench shoring, dewatering, confined-space entry, and specialized equipment for installation and long-term maintenance.
- c. Additional gravity extensions would increase the likelihood of vertical conflicts with storm drainage infrastructure, which would in turn drive the entire system deeper, making maintenance cost prohibitive, and extremely difficult if not impossible during large rain or storm events.
- d. In my professional judgment, gravity sewer mains constructed at such increased depths would create impractical access for proper maintenance due to excavation depth, safety risks, equipment requirements, operational constraints, and create a substantial risk to the adjacent wetlands.

6. Based upon our comparative evaluation:

- a. The additional depth and associated construction requirements necessary to extend gravity sewer to the LPSS-designated areas would materially increase construction costs due to deeper excavation, shoring, dewatering, bedding, and restoration requirements.
- b. In environmentally sensitive areas, including wetlands, deeper gravity construction would increase disturbance, permitting complexity, and associated mitigation costs.
- c. Alternative gravity configurations would require approximately 5 additional lift stations (4 of which would need to be placed immediately adjacent to or into the wetlands, requiring significant disturbance and clearing of wetland trees and vegetation), and trunk lines in the wetlands, increasing both initial construction cost and long-term operational and maintenance expense, as well as, the risk of spills into Fish River.
- d. In my professional opinion, the cost required to extend gravity sewer mains is disproportionate relative to the functional benefit gained and is cost prohibitive when compared to the Proposed Hybrid System.

7. The Proposed Hybrid System has been designed to maximize gravity sewer service in areas where gravity mains can be constructed at reasonable depths that allow practical access for maintenance. The current layout includes approximately 247 gravity-served lots and 503 LPSS-served lots. Additional gravity extensions were evaluated and incorporated where feasible without creating impractical maintenance access or disproportionate cost impacts, and ensuring spill risks are minimal.


8. Based upon my evaluation of site conditions, grading constraints, environmental considerations, system hydraulics, construction feasibility, and comparative cost impacts, it is my professional opinion that:

- a. Extending gravity sewer mains into the areas designated for LPSS in the Proposed Hybrid System would create impractical access for proper maintenance of sewer mains; and

- b. Such extensions would be cost prohibitive within the meaning of the City of Daphne Land Use Ordinance when compared to the Proposed Hybrid System; and
- c. The Proposed Hybrid System represents a reasonable and necessary preliminary plan that complies with applicable engineering standards while minimizing environmental disturbance and long-term maintenance risks.

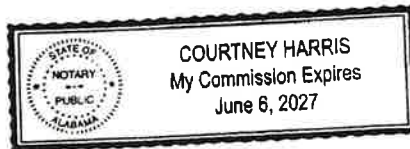
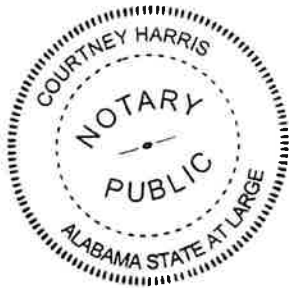
9. Accordingly, I hereby state that in my professional opinion the Proposed Hybrid Gravity / Low Pressure Sanitary Sewer System is justified under Section 11-13 of the City of Daphne Land Use Ordinance and that the use of a multi-customer low pressure system in the designated areas depicted in **Exhibit A** is necessary due to impractical maintenance access and cost-prohibitive conditions, as well as, the environmental risks and impacts associated with gravity sewer alternatives. It also uses more gravity sewer than other previously approved and similarly situated Daphne Developments such as the Reserve at Fish River (across Fish River from the subject property) and Oak Grove Estates PUD.

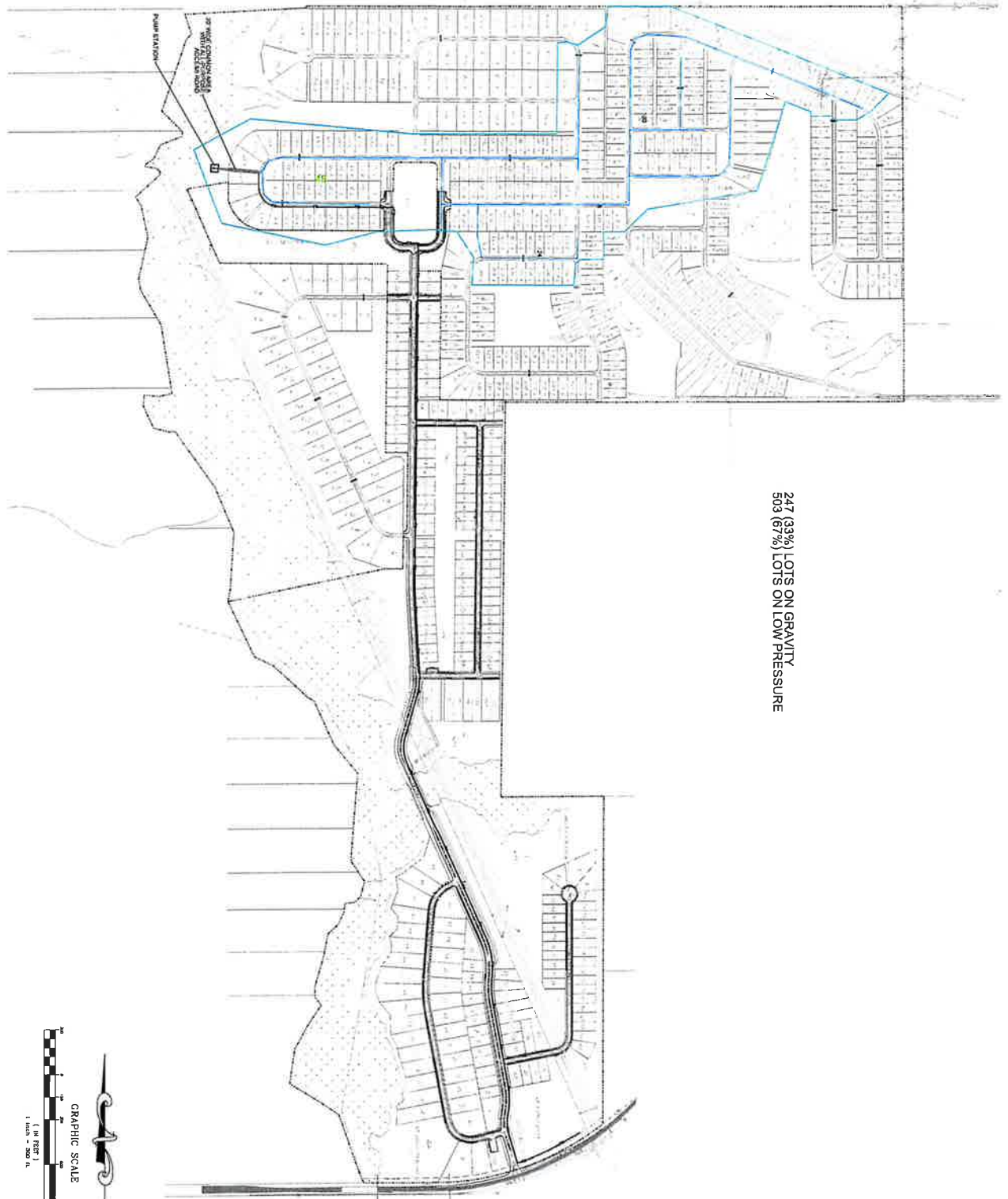
**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_, P.E.  
Alabama License No. 2448

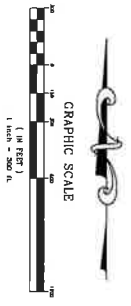
Subscribed and sworn to before me this 26 day of February, 2026.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6-6-27

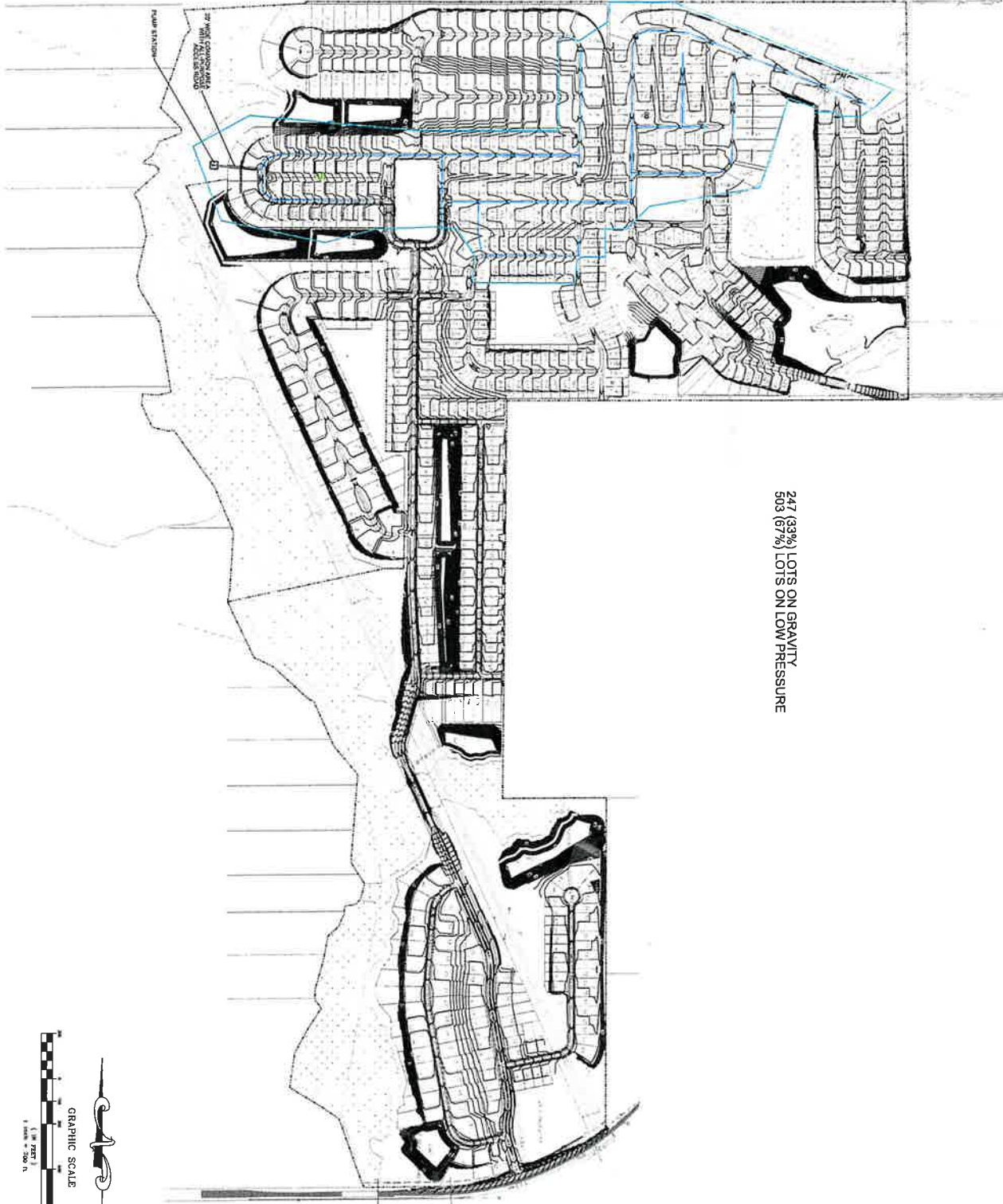




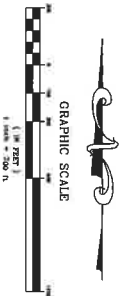
247 (33%) LOTS ON GRAVITY  
503 (67%) LOTS ON LOW PRESSURE



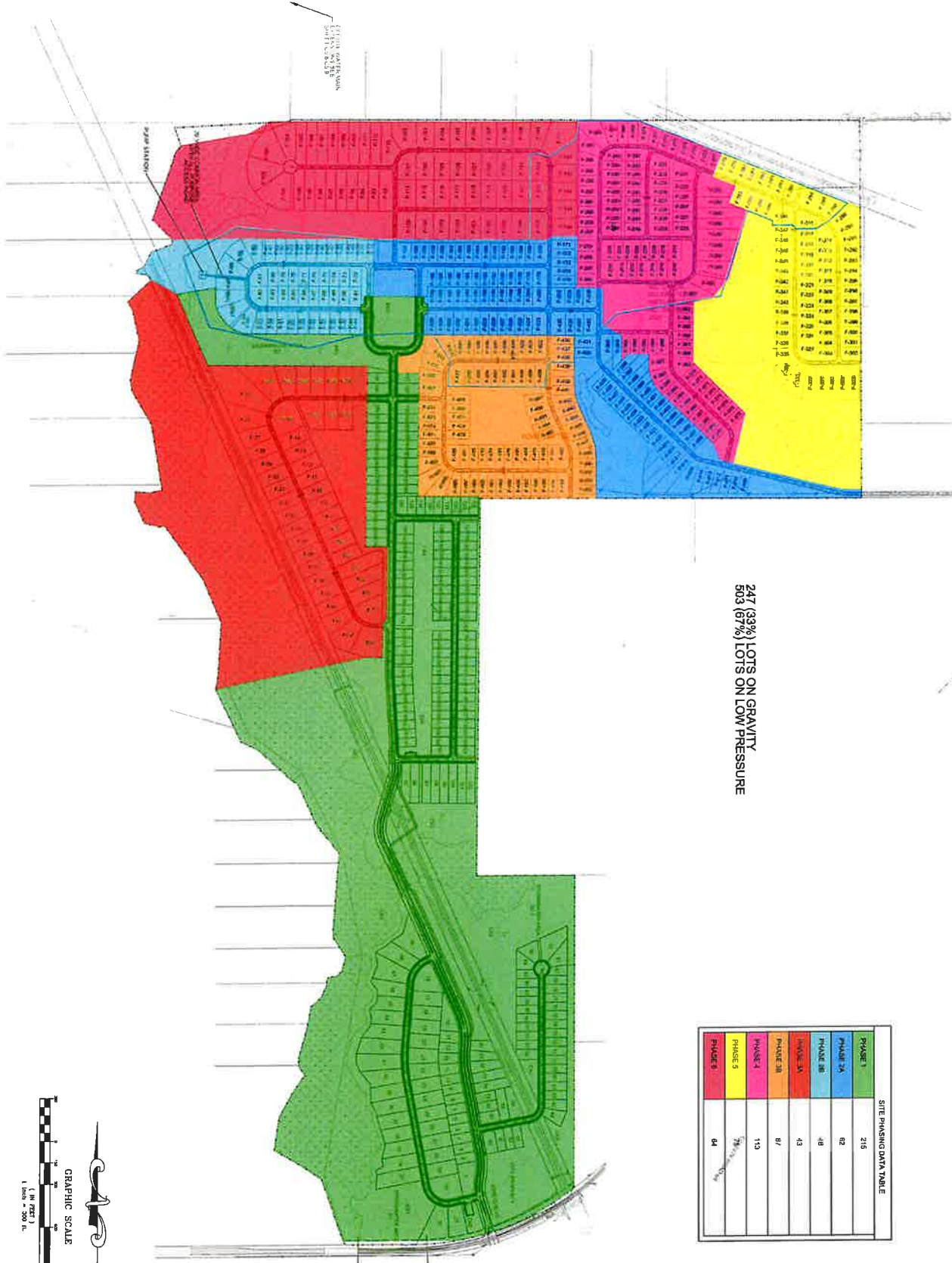
<b>C5.0</b>	<b>SABAL AT FISH RIVER PHASE 1</b>	<b>COUNTY ROAD 64 BALDWIN COUNTY, ALABAMA</b> <small>SECTIONS 7, 8, 17, 18, 19, 20, 25, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>		
	<b>OVERALL UTILITY PLAN OPTION 2</b>	<small>DATE: 10/15/2014 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</small>		



247 (33%) LOTS ON GRAVITY  
503 (67%) LOTS ON LOW PRESSURE

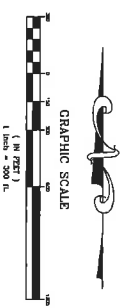


SHEET NO. <b>C5.0</b>	PROJECT NAME <b>SABAL AT FISH RIVER          PHASE 1</b>	PROJECT ADDRESS <b>COUNTY ROAD 64          BALDWIN COUNTY, ALABAMA</b>	EDITIONS  		
		SHEET TITLE <b>OVERALL UTILITY PLAN          OPTION 2</b>			

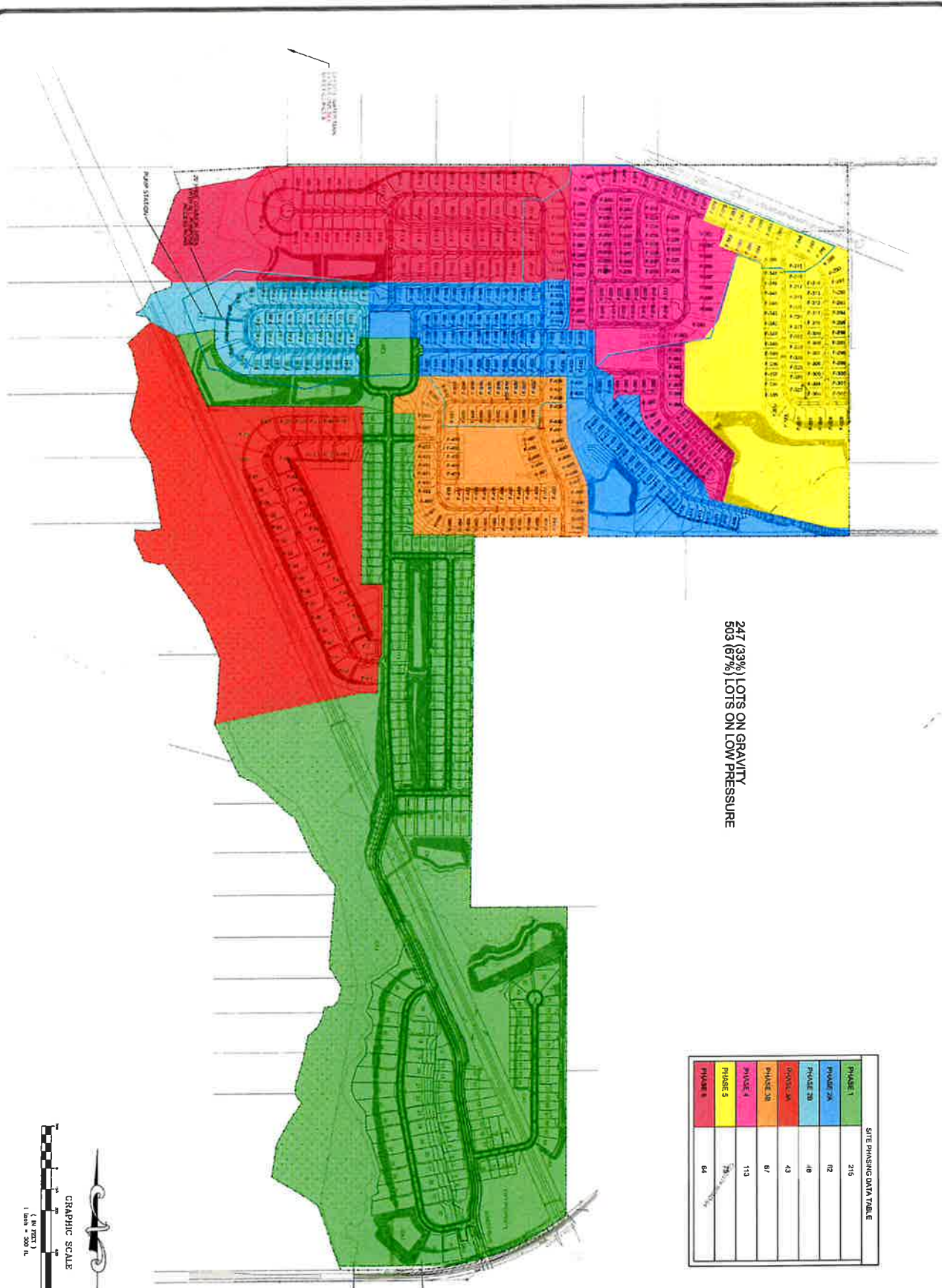


247 (33%) LOTS ON GRAVITY  
503 (67%) LOTS ON LOW PRESSURE

PHASE	LOTS
PHASE 1	216
PHASE 2A	82
PHASE 2B	48
PHASE 2C	43
PHASE 2D	87
PHASE 3	113
PHASE 5	64

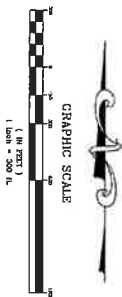


		PROJECT NAME <b>SABAL AT FISH RIVER          PHASE 1</b>	PROJECT ADDRESS <b>COUNTY ROAD 64          BALDWIN COUNTY, ALABAMA</b>	REVISIONS _____ _____ _____
		PROJECT NO. <b>C5.0</b>	SECTIONS <b>SECTIONS 7, &amp; 17, 18 TO 55, R2E, SECTIONS 12 &amp; 13 TO 55, R2E          BALDWIN COUNTY, AL</b>	SHEET TITLE <b>OVERALL UTILITY PLAN          OPTION 2</b>



247 (93%) LOTS ON GRAVITY  
503 (67%) LOTS ON LOW PRESSURE

PHASE	LOTS
PHASE 1	215
PHASE 2A	62
PHASE 2B	48
PHASE 3A	43
PHASE 3B	87
PHASE 4	113
PHASE 5	78
PHASE 6	64



<b>EDG</b> ENGINEERING DESIGN GROUP 2500 W. STATE ST. SUITE 100 FLORENCE, AL 36505 PHONE: 256-762-1111 FAX: 256-762-1112 WWW.EDGALABAMA.COM	<b>PRELIMINARY</b> NOT FOR CONSTRUCTION	PROJECT NAME <b>SABAL AT FISH RIVER          PHASE 1</b>	PROJECT ADDRESS <b>COUNTY ROAD 64          BALDWIN COUNTY, ALABAMA</b> <small>SECTIONS 7, 8, 17, 18, 19, 55, R2E, SECTIONS 12 &amp; 13 T5 S8, R2E          BALDWIN COUNTY, AL</small>	SHEET TITLE <b>OVERALL UTILITY PLAN          OPTION 2</b>	SHEET NO. <b>C5.0</b>
		DRAWING NO. SCHEDULED BY PROJECT NO. DATE	PROJECT NO. DATE	PROJECT NAME <b>SABAL AT FISH RIVER          PHASE 1</b>	PROJECT ADDRESS <b>COUNTY ROAD 64          BALDWIN COUNTY, ALABAMA</b> <small>SECTIONS 7, 8, 17, 18, 19, 55, R2E, SECTIONS 12 &amp; 13 T5 S8, R2E          BALDWIN COUNTY, AL</small>



February 26, 2026

City of Daphne Community Development  
1705 Main Street  
Daphne, AL 36526

Attn: Adrienne Jones

**Re: PUD Narrative Modification**

Dear Mrs. Jones,

We request a modification to the approved PUD narrative for the Sabal at Fish River subdivision. See below for the requested modifications.

For the "Streets, Drainage and Utilities" section we propose the following change:

Current:

There will be no deviations or variances requested. The streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance. Traffic calming provisions will be implemented as needed, such as stop signs and speed tables. Town of Loxley (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

Proposed:

The proposed sanitary sewer system will consist of a combination of low-pressure sewer and gravity sewer mains to serve the development. The low pressure will serve 67% of the development and gravity sewer will serve the remaining 33%. The streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance. Traffic calming provisions will be implemented as needed, such as stop signs and speed tables. Baldwin County Sewer Service (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

If you have any questions please don't hesitate to contact our office.

Sincerely,


A handwritten signature in blue ink, appearing to read "Donald J. Stovall".

Donald J. Stovall, P.E.

Engineering Design Group



**COMMUNITY DEVELOPMENT  
INTERNAL MEMORANDUM**

DATE: March 30, 2026  
TO: Office of the City Clerk  
FROM: Adrienne Jones, AICP, Director of Community Development   
SUBJECT: Italian Village of Daphne PUD Narrative Modification

**PRESENT ZONING:** PUD, Planned Unit Development  
**LOCATION:** Northwest of the intersection of County Road 64 and Alabama Highway 181  
**RECOMMENDATION:** At the Thursday, March 26, 2026, regular meeting of the Daphne Planning Commission, eight members were present, and the motion carried for a favorable recommendation for the above-mentioned modification of the Italian Village of Daphne PUD Narrative Modification.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,  
ADJ/ja

# ITALIAN VILLAGE PUD AMENDMENT

# ITALIAN VILLAGE AT DAPHNE

## PLANNED UNIT DEVELOPMENT NARRATIVE

**34.55 Acres** - NW Corner of AL-181 & County Road 64 City of Daphne, Alabama



SUBMITTED BY:  
THE TROTMAN COMPANY, INC.  
TO  
THE CITY OF DAPHNE

Planning Commission Recommended Version:  
March 11, 2026

# 1. Executive Summary

The Italian Village at Daphne is a **34.55-acre** master planned, mixed-use community located at the northwest corner of AL-181 and County Road 64. Designed as a distinctive, walkable destination, the development blends neighborhood-scale commercial uses, a luxury multifamily community, and a cohesive Italian architectural theme that establishes a unique sense of place within the City of Daphne.

The project is anchored by a neighborhood grocery store with fueling station, supported by eight commercial outparcels, and complemented by an upscale residential community organized around a signature **5.80-acre** pond amenity. Together, these uses create a balanced, connected environment that supports daily needs, encourages walkability, and enhances the surrounding area.

The development introduces several community-oriented benefits, including internal connectivity that reduces reliance on AL-181 and CR-64, public roadway improvements, expanded pedestrian infrastructure, and a unified architectural and landscape standard enforced through an Architectural Review Committee. The result is a high-quality, economically productive, and visually cohesive project that aligns with Daphne's long-term planning goals.

## **Key elements of the Italian Village at Daphne include:**

- A unified Italian architectural theme across all buildings, signage, and public spaces
- A walkable, mixed-use layout integrating commercial and residential uses
- A luxury multifamily community with resort-style amenities and extensive landscaping
- A neighborhood grocery anchor providing convenient access to daily goods and services
- Significant public infrastructure improvements including turn lanes, sidewalk extensions, a new public roadway, and a new traffic signal
- Internal access for future northern development
- A comprehensive landscape and open-space framework centered around a 5+ acre pond

The Italian Village at Daphne is designed to become a model for neighborhood-scale mixed-use development in Daphne-one that combines architectural character, functional connectivity, and long-term economic value.

# 1.1 Conceptual Landscape Management Plan



### 3. Site Overview & Land Use Plan

The Italian Village at Daphne encompasses **34.55-acres** at the northwest corner of AL-181 and County Road 64. The master plan organizes the property into a cohesive mixed-use layout that balances commercial activity, residential living, and high-quality open space.

#### 3.1 Land Use Summary Table

Lot 1	Proposed Commercial	<b>0.95 AC</b>
Lot 2	Proposed Commercial	<b>1.29 AC</b>
Lot 3	Proposed Commercial	<b>1.30 AC</b>
Lot 4	Proposed Commercial	1.60 AC
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Lot 6	Proposed Commercial	<b>1.26 AC</b>
Lot 7	Proposed Commercial	<b>1.65 AC</b>
Lot 8	Proposed Commercial	1.44 AC
Lot 9	Proposed Commercial	<b>8.05 AC</b>
Lot 10	Proposed Residential (Apartment)	<b>14.07 AC</b>
Lot 11	Designated Public R.O.W.	<b>1.68 AC</b>
<b>TOTAL</b>		<b>34.55 AC</b>

#### 3.2 Site Organization

##### Commercial District

Located along AL-181 and CR-64, the commercial district includes the grocery anchor, fueling station, and eight outparcels. These parcels are positioned to create a walkable, village-like environment with internal cross-access and consistent architectural character.

### 10.3 Requested Modifications - Residential Component (R-7(A))

Targeted adjustments to the R-7(A) standards are requested to support the design and functionality of the multifamily community. These modifications allow for enhanced architectural quality, improved site efficiency, and a more walkable layout consistent with the PUD's goals.

**Residential Standards Table**

<b>PLANNED RESIDENTIAL</b>		
<b>Standard</b>	<b>CURRENT</b>	<b>PROPOSED</b>
<b>Minimum Acreage</b>	4 ac	4 ac
<b>Minimum Lot Width</b>	None	None
<b>Maximum Density</b>	10 Units / Acre	<b>15 Units / Acre*</b>
<b>Maximum Height</b>	3 Stories / 50 ft	4 Stories / 55 ft
<b>Minimum Building Setback Lines</b>	50 ft	50 ft
<b>Minimum Distance between Buildings</b>	<b><u>Facing Front to Back</u></b> 100 ft (25 ft minimum from back of curb)	<b><u>Facing Front to Back</u></b> 100 ft (25 ft minimum from back of curb)
	<b><u>Facing Back to Back</u></b> 100 ft	<b><u>Facing Back to Back</u></b> 100 ft
	<b><u>Side to Side</u></b> ½ the sum of the height of both buildings	<b><u>Side to Side</u></b> ½ the sum of the height of both buildings
<b>Maximum Lot Coverage (Impervious Surfaces) Buildings / Structures</b>	30%	30%
<b>Greenbelt Area Width** (Along Public Roadways)</b>	25 ft	25 ft
<b>Width on Remaining Project Boundary(s) (Greenbelt may be located within Setbacks)**</b>	25 ft	10 ft Only to interior PUD properties
<b>Minimum Landscaping</b>	See Article 19	See Article 19
<b>Minimum Parking Spaces per Dwelling Unit</b>	2	1 per single bedroom unit and 2 spaces per 2- and 3-bedroom unit
<b>Additional Provisions</b>	See Article 28	See Article 28

(\* The proposed density governs over any other reference to density in the City of Daphne Code of Ordinances.)

(\*\* Pedestrian ways may be included in the greenbelt.)

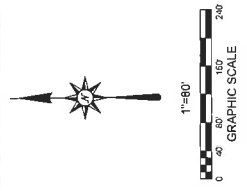
NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	08/14/2018
2	ISSUE FOR CONSTRUCTION	08/14/2018
3	ISSUE FOR RECORDING	08/14/2018
4	ISSUE FOR IMPLEMENTATION	08/14/2018

CONCEPTUAL LANDSCAPE PLAN  
 ITALIAN VILLAGE AT DAPHNE  
 DAPHNE, AL  
 UNITS/SECTION/LOT OR AREA (N/A)

**Gonzalez - Strength & Associates, Inc.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING & PLANNING  
 1500 WOODS OF BRIDGECHASE DRIVE SUITE 200  
 DAPHNE, ALABAMA 36628  
 PHONE: (205) 942-4488  
 FAX: (205) 942-4488  
 WWW.GONZALEZ-STRENGTH.COM  
**LLA** company

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION,  
 RECORDING,  
 PURPOSES OR  
 IMPLEMENTATION.

PROJECT: 18-005



**LEGEND**

	Shade Tree
	Large Evergreen Tree
	Palm Tree
	Small Evergreen Tree
	Small Flowering Tree
	Bleed
	Crosswalk
	Property Line
	Siterack



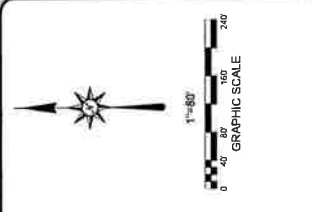


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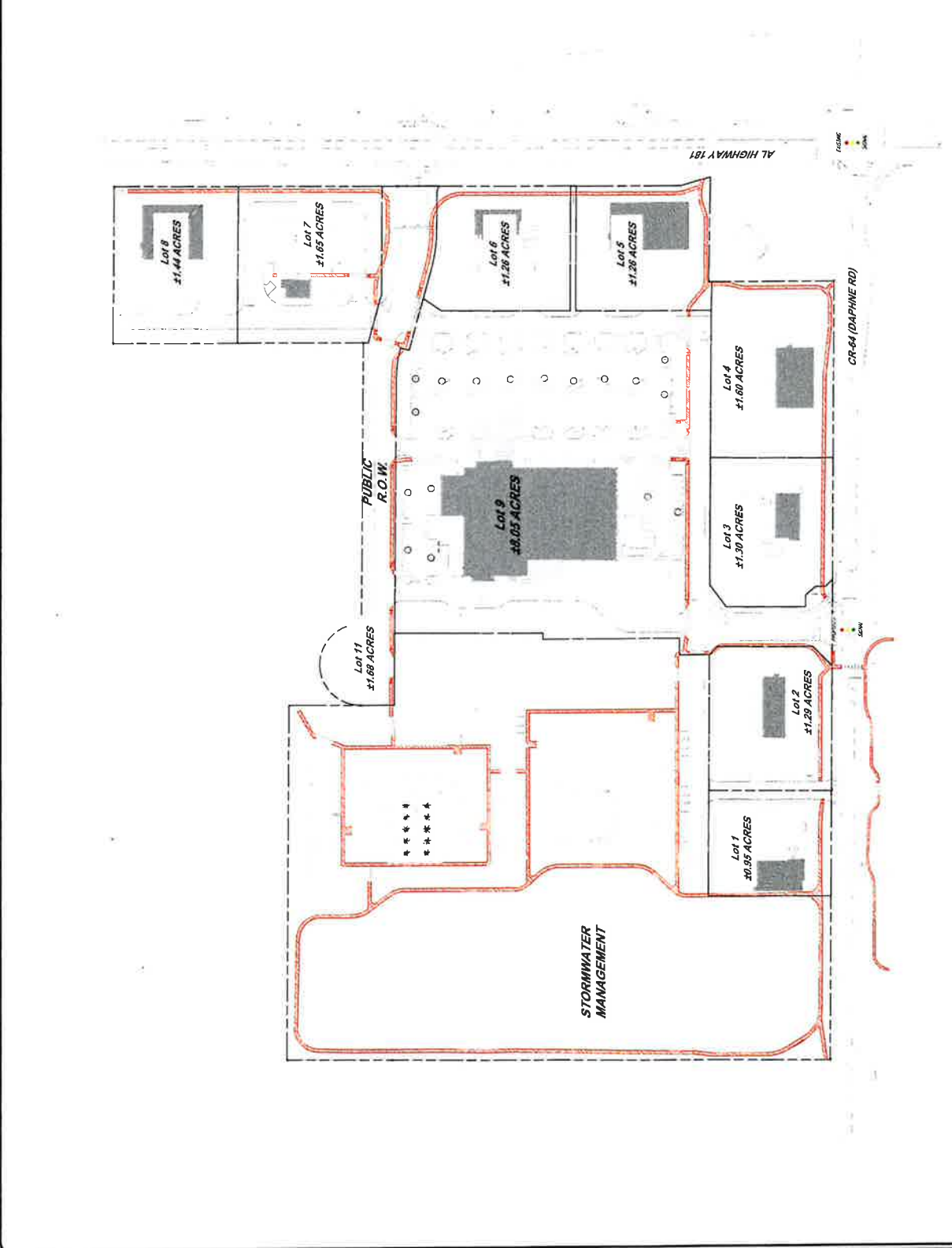
CONCEPTUAL PUD  
 ITALIAN VILLAGE AT DAPHNE  
 INVESTIGATION OF CR 64 HWY 181  
 DAPHNE, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - PAVING ENGINEERING & SURVEYING  
 1500 MOODS OF INDEPENDENCE DRIVE SUITE 200  
 HOUSTON, TEXAS 77056  
 PHONE: 281-481-4248  
 WWW.GONZALEZ-STRNGTH.COM or LSA company

DWG. NO.  
 PROJECT  
 24-0540



**SIDEWALK LEGEND**  
 PROPOSED SIDEWALK

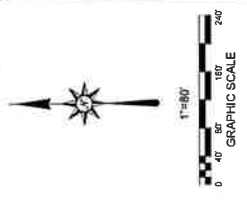


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CONCEPTUAL PUD  
 ITALIAN VILLAGE AT DAPHNE  
 DAPHNE, AL  
 NW INTERSECTION OF CR 6 & HWY 101

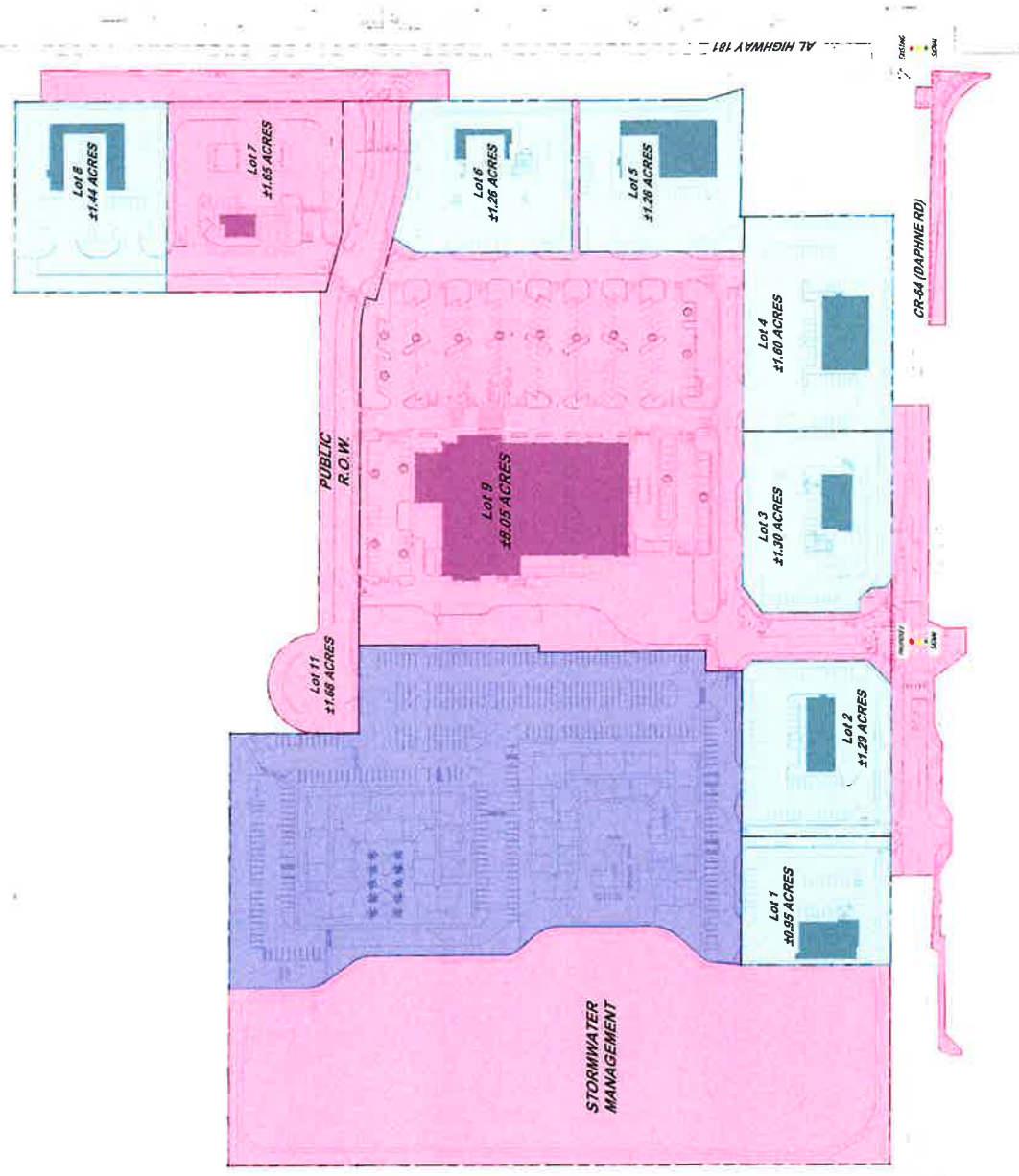
**GONZALEZ STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING & LAND PLANNING  
 LANDSCAPE ARCHITECTURE - PRELIM ENGINEERING & SURVEYING  
 1807 WOODS CREEK AVENUE, SUITE 200  
 MOBILE, ALABAMA 36688  
 PHONE: 251-843-8181  
 WWW.GSASOCIATES.COM  
 GSAS company

DATE: 05/11/2011  
 PROJECT: 20-0040



**PHASING LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3





**COMMUNITY DEVELOPMENT  
INTERNAL MEMORANDUM**

DATE: March 30, 2026  
TO: Office of the City Clerk  
FROM: Adrienne Jones, AICP, Director of Community Development *AJ*  
SUBJECT: Jerry Volovecky and Louise Volovecky, Sr. Limited Partnership Pre-Zoning Amendment

**PRESENT ZONING:** RA, Rural Agricultural, Baldwin County District 15

**PROPOSED PRE-ZONING:** PUD, Planned Unit Development

**LOCATION:** Northwest of County Road 64 and Alabama Highway 181

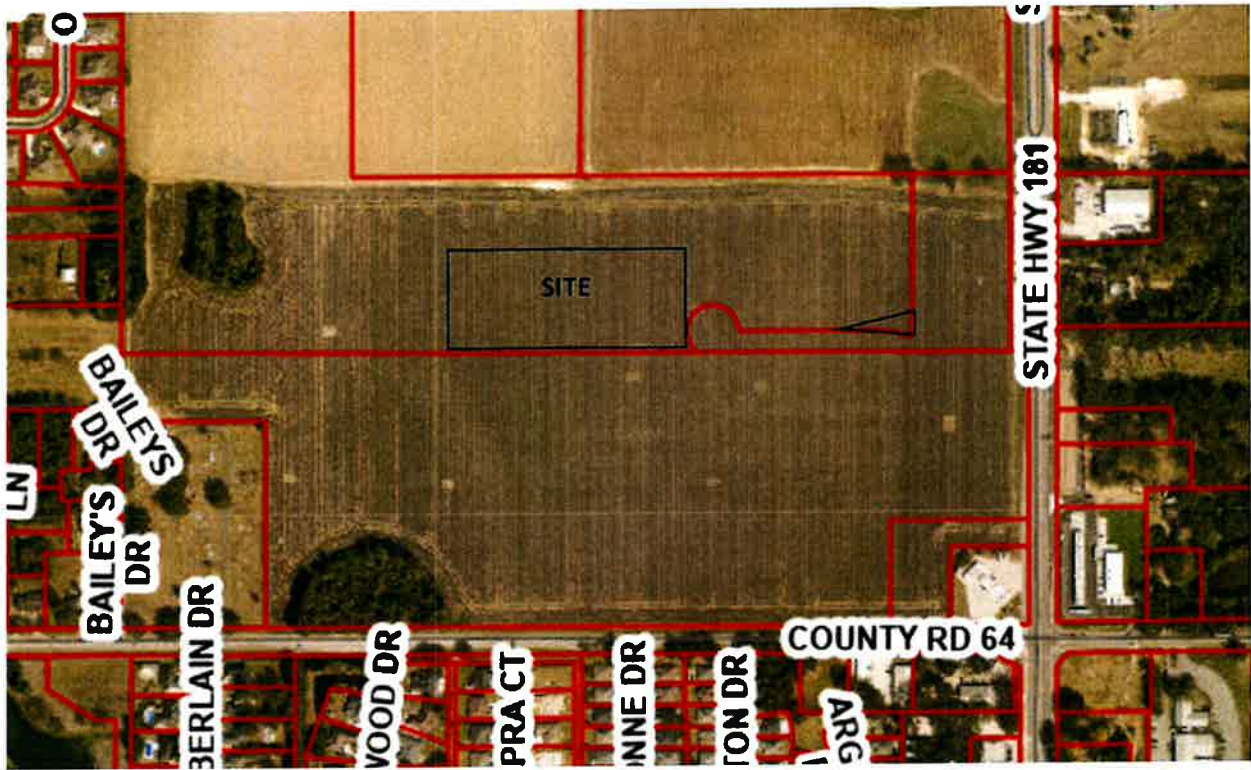
**RECOMMENDATION:** At the March 26, 2026 regular meeting of the City of Daphne Planning Commission, eight members were present, and the motion carried unanimously for a favorable recommendation for the above captioned pre-zoning amendment.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,  
ADJ/jv

1. Community Development Report and Supplemental Documents
2. PUD Narrative, Conceptual Site Layout and PUD Exhibits
3. Pre-zoning Application
4. Legal Description (Exhibit A)
5. Boundary Survey (Exhibit B)
6. Adjacent Property Owners List



JERRY AND LOUISE VOLOVECKY, SR, FAMILY LIMITED PARTNERSHIP  
 PREZONING REQUEST

**Zoning Classification:**

RA, Rural Agricultural

**Surrounding Zonings:**

- North - RA
- South - RA
- East - RA
- West - RA

**Existing Utility Service Providers:** Riviera Utilities, AT&T, Daphne Utilities, Belforest Water

**Affected City Service Providers:** Fire Station 5, Police Beat 4

**Staff Recommendation to PC:** Favorable

**Proposed Zoning:**

Planned Unit Development  
*An addition to Daphne Italian Village PUD*

**Development Concept:**

Commercial

**Council District:**

4

**Existing Conditions:**

2.78 ac

**PC Recommendation to Council:**

Favorable

**PROPOSAL:**

**An Amendment to the Original PUD Boundary and Minor Changes to the Narrative**

The applicant proposes to amend the Italian Village PUD by adding 2.78 acres to the north of the original project boundary and updating the PUD Narrative to compensate for changes to the boundary. *On 3/26/26 the Planning Commission ruled in favor of this amendment.*

**An Amendment to Envision Daphne 2042 Comprehensive Plan**

The proposed boundary changes also initiates minor amendments to the Comprehensive Plan. Similar to the original PUD submittal, the existing placetype designation should be amended to Mixed Use Corridor in lieu of Traditional Neighborhood Development. *On 3/26/26 the Planning Commission ruled in favor of this amendment.*

**Pre-Zoning**

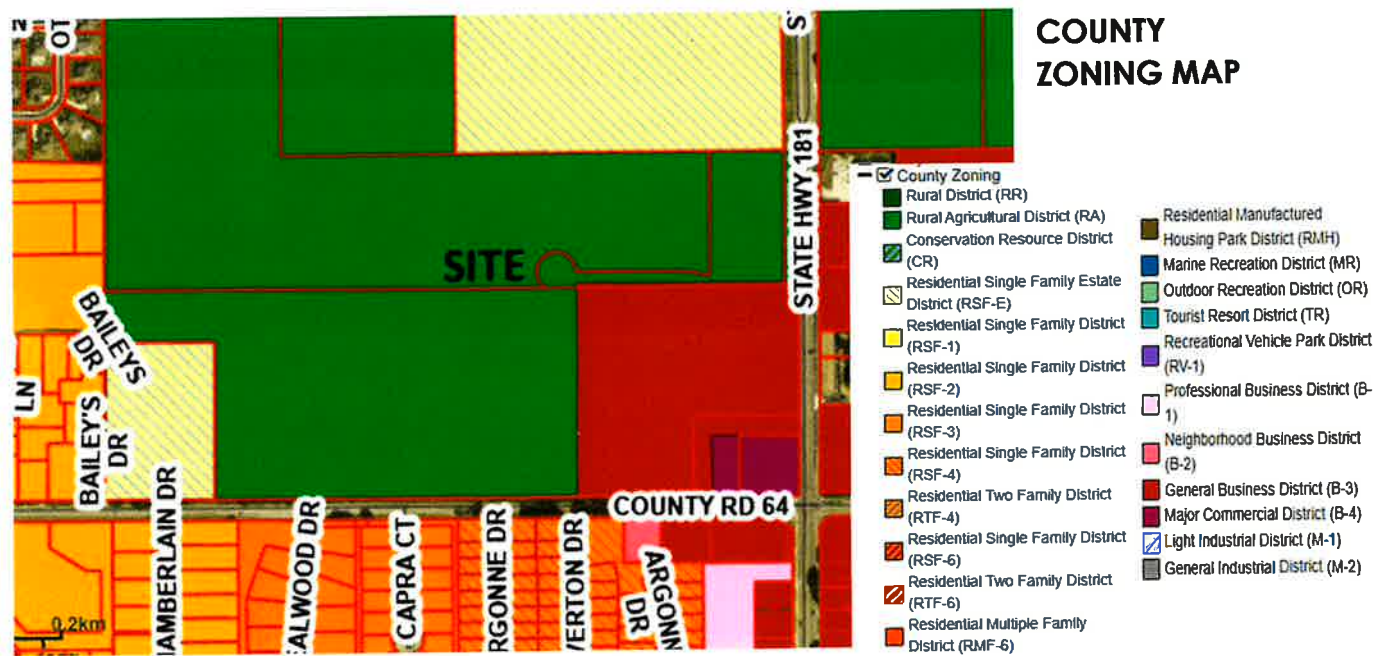
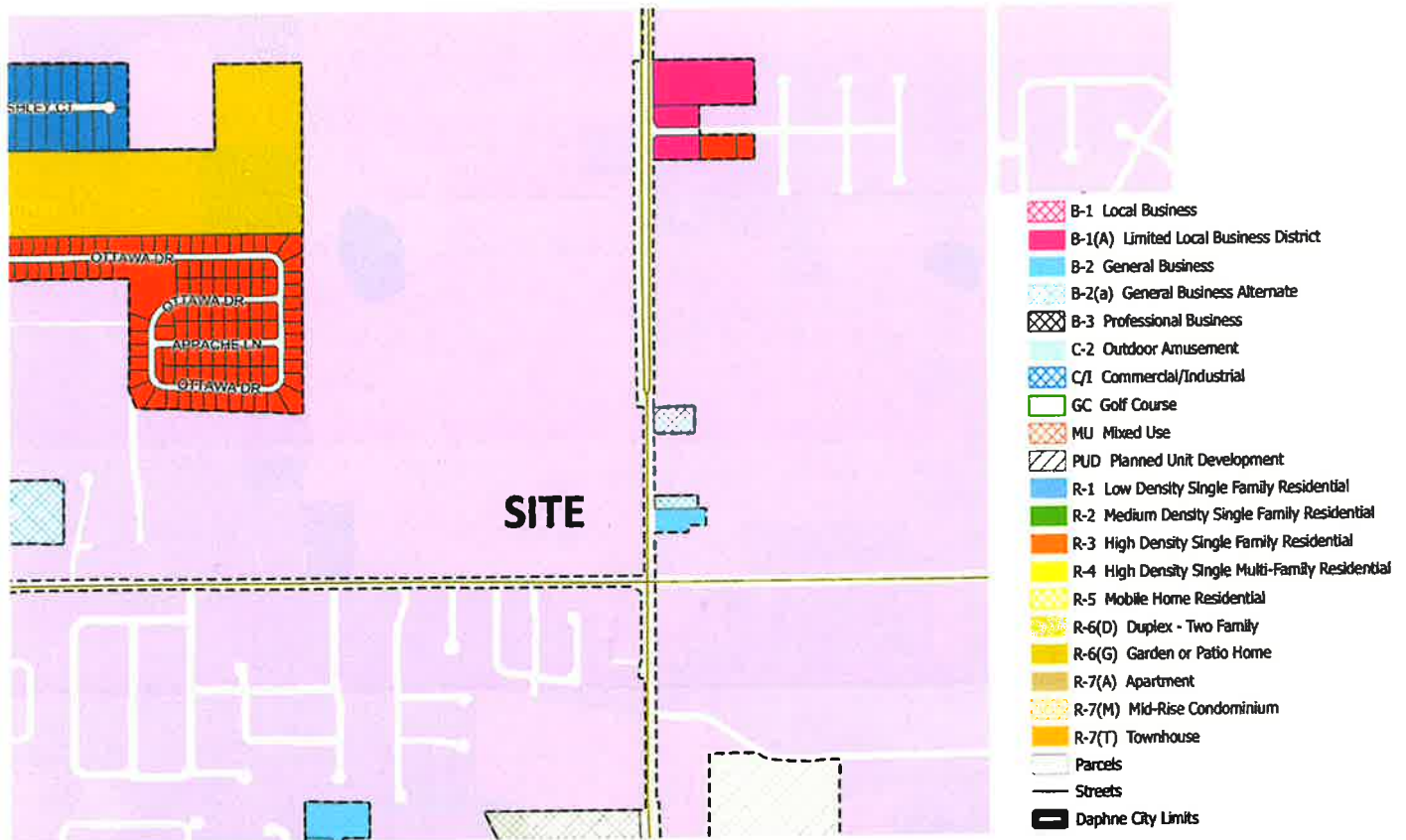
The subject property is zoned Baldwin County, RA, Rural Agriculture and proposed to be pre-zoned to PUD, as an amendment to Italian Village PUD. *On 3/26/26 the Planning Commission ruled in favor of this amendment.*

Note: City Council will hold Second Read and deliberate on the Original Italian Village pre-zoning and annexation requests on April 6, 2026.

**STAFF RECOMMENDATION:**

**Favorable**

# CITY ZONING MAP EXCERPT



**CITY OF DAPHNE, ALABAMA PLANNING COMMISSION  
RESOLUTION# 2026-01**

**A RESOLUTION AMENDING THE ENVISION 2042 COMPREHENSIVE PLAN**

**WHEREAS**, on March 28, 2024, following a public hearing, the City of Daphne Planning Commission approved Resolution No. 2024-01, adopting the Envision Daphne 2042 Comprehensive Plan (the “Comprehensive Plan”), including without limitation each of the maps and descriptive matters contained therein, as presented to the Planning Commission at its regular meeting of March 28, 2024; and

**WHEREAS**, pursuant to page 4 of the Comprehensive Plan, “the planning commission is empowered to adopt the plan in parts or in whole, and amend it at will”; and

**WHEREAS**, the Planning Commission has determined that certain amendments to the Comprehensive Plan, as set forth in Exhibit A hereto, are necessary to achieve the City of Daphne’s overall vision as set forth in the Comprehensive Plan; and

**WHEREAS**, on March 26, 2026, the Planning Commission held a public hearing on the proposed amendment to the Comprehensive Plan as agenda item CPA26-01, and

**WHEREAS**, pursuant to Ala. Code § 11-52-10, any amendment to the Comprehensive Plan “shall be by resolution of the commission carried by the affirmative votes of not less than six members of the commission.”

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Daphne hereby amends the Envision Daphne 2042 Comprehensive Plan, including without limitation each of the maps and descriptive matters contained therein, as presented to the Planning Commission at its regular meeting of March 26, 2026, and as previously amended, as set forth in Exhibit A hereto.

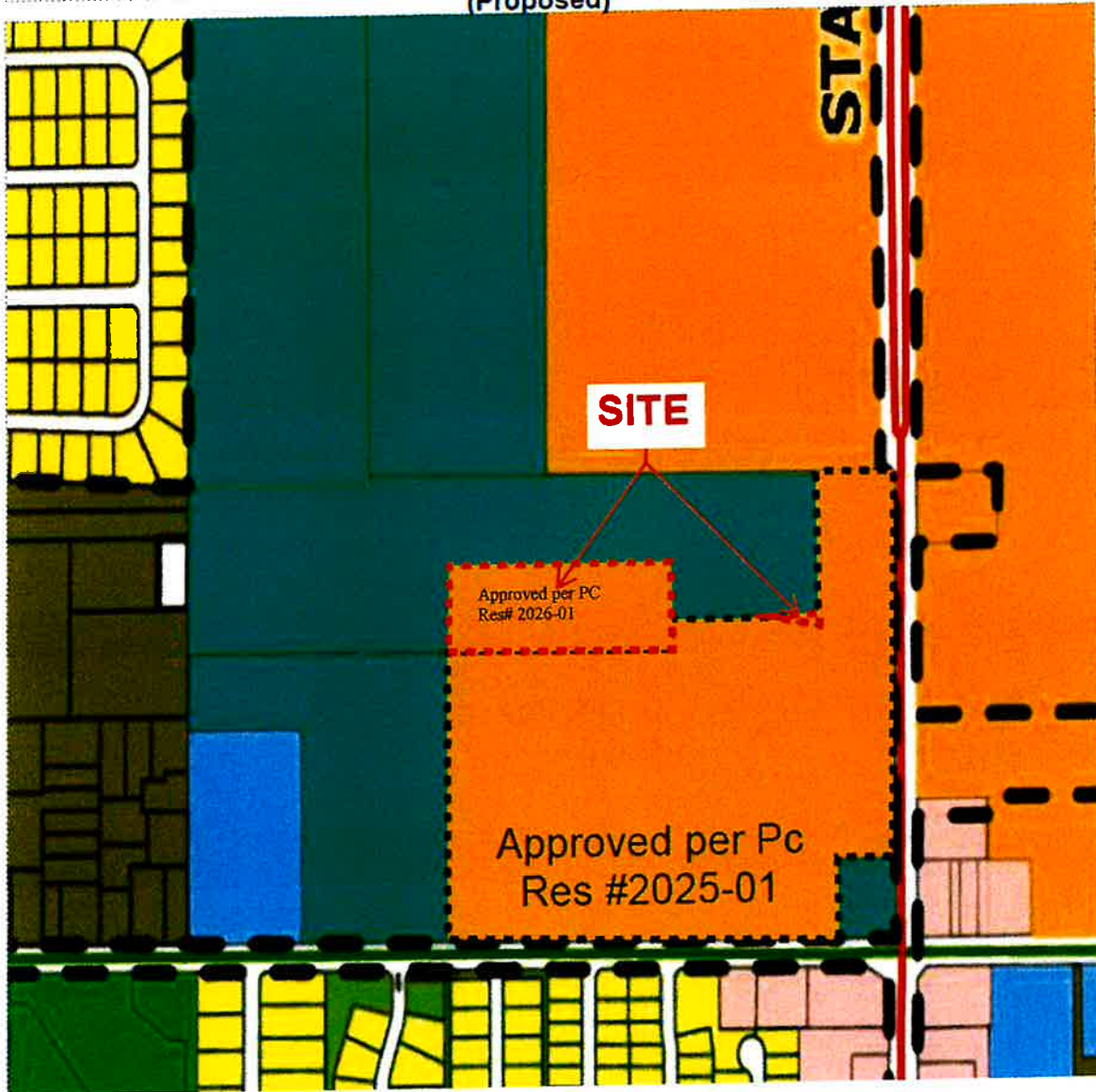
**ADOPTED** this 26th day of March 2026, by the City of Daphne Planning Commission.

  
Secretary

  
Chairperson

Exhibit A

Traditional Neighborhood Development to Mixed Use Corridor Amendment  
(Proposed)



March 2026

# ITALIAN VILLAGE AT DAPHNE

## PLANNED UNIT DEVELOPMENT NARRATIVE

**34.55 Acres** - NW Corner of AL-181 & County Road 64 City of Daphne, Alabama



SUBMITTED BY:  
THE TROTMAN COMPANY, INC.  
TO  
THE CITY OF DAPHNE

Planning Commission Recommended Version:  
March 11, 2026



# 1. Executive Summary

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Lot 11	Designated Public R.O.W.	<b>1.68 AC</b>
<b>TOTAL</b>		<b>34.55 AC</b>

#### 3.2 Site Organization

##### Commercial District

Located along AL-181 and CR-64, the commercial district includes the grocery anchor, fueling station, and eight outparcels. These parcels are positioned to create a walkable, village-like environment with internal cross-access and consistent architectural character.

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(\* The proposed density governs over any other reference to density in the City of Daphne Code of Ordinances.)

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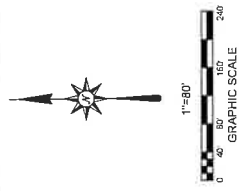
NO.	DATE	DESCRIPTION
1		DATE MATTER LANDSCAPE PLAN
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CONCEPTUAL LANDSCAPE PLAN  
 ITALIAN VILLAGE AT DAPHNE  
 DAPHNE, AL  
 MMHRS&S CONSULTING OF 84 ROAD HWY 191

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING & LAND PLANNING  
 1000 MOORE DRIVE SUITE 200  
 HOOPER ALABAMA 36844  
 PHONE: 256-358-1100  
 WWW.GONZALEZ-STRENGTH.COM  
 AN LMA COMPANY

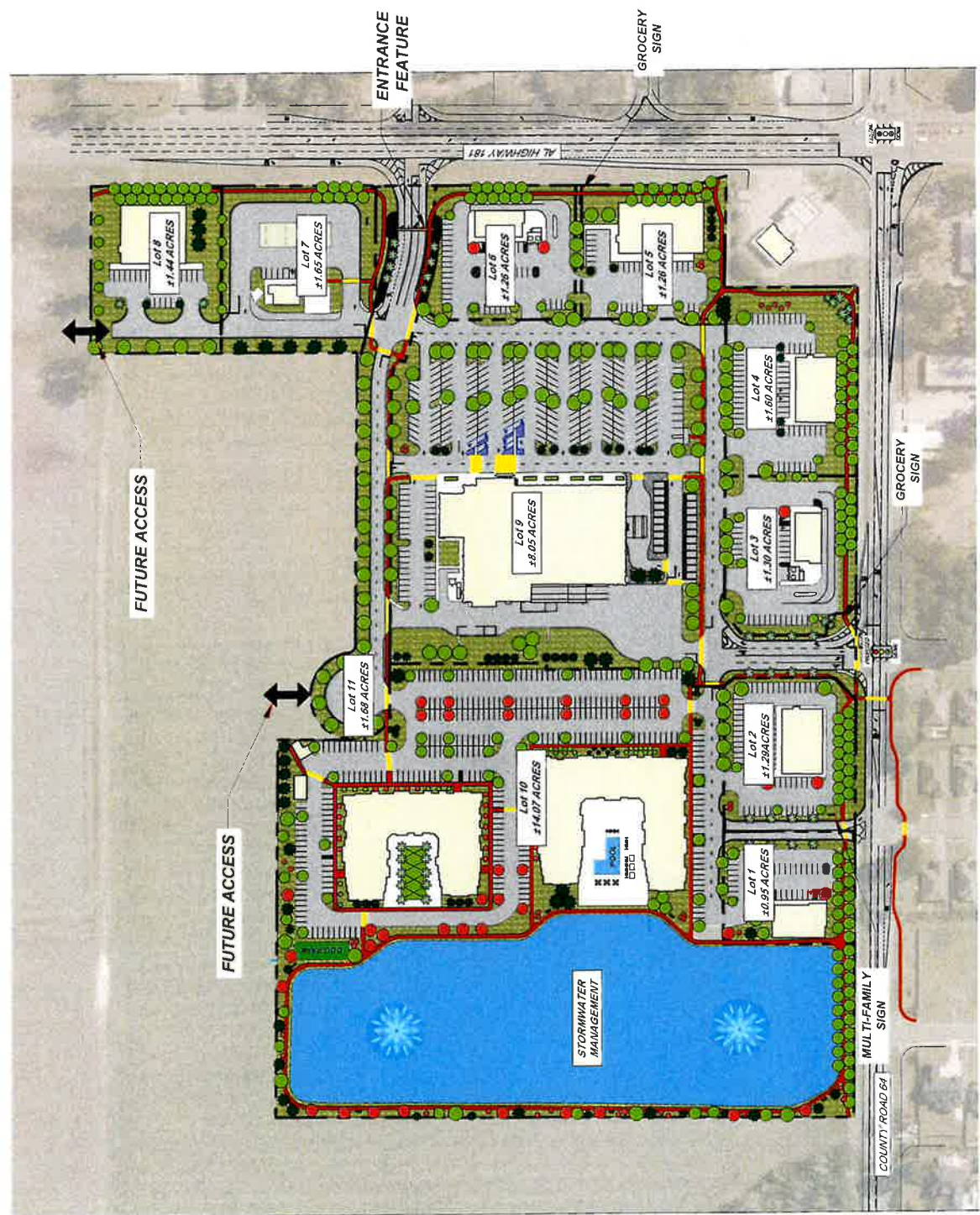
PRELIMINARY  
 FOR PERMIT  
 CONSTRUCTION,  
 RECORDING,  
 PURPOSES OR  
 IMPLEMENTATION

PROJECT  
 N-2548



**LEGEND**

	Shade Tree
	Large Evergreen Tree
	Palm Tree
	Small Evergreen Tree
	Small Flowering Tree
	Driveway
	Crosswalk
	Property Line
	Sidewalk

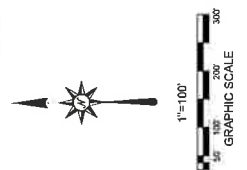


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CONCEPTUAL PUD  
 ITALIAN VILLAGE AT DAPHNE  
 INTERSECTION OF CR 64 & HWY 181  
 DAPHNE, AL

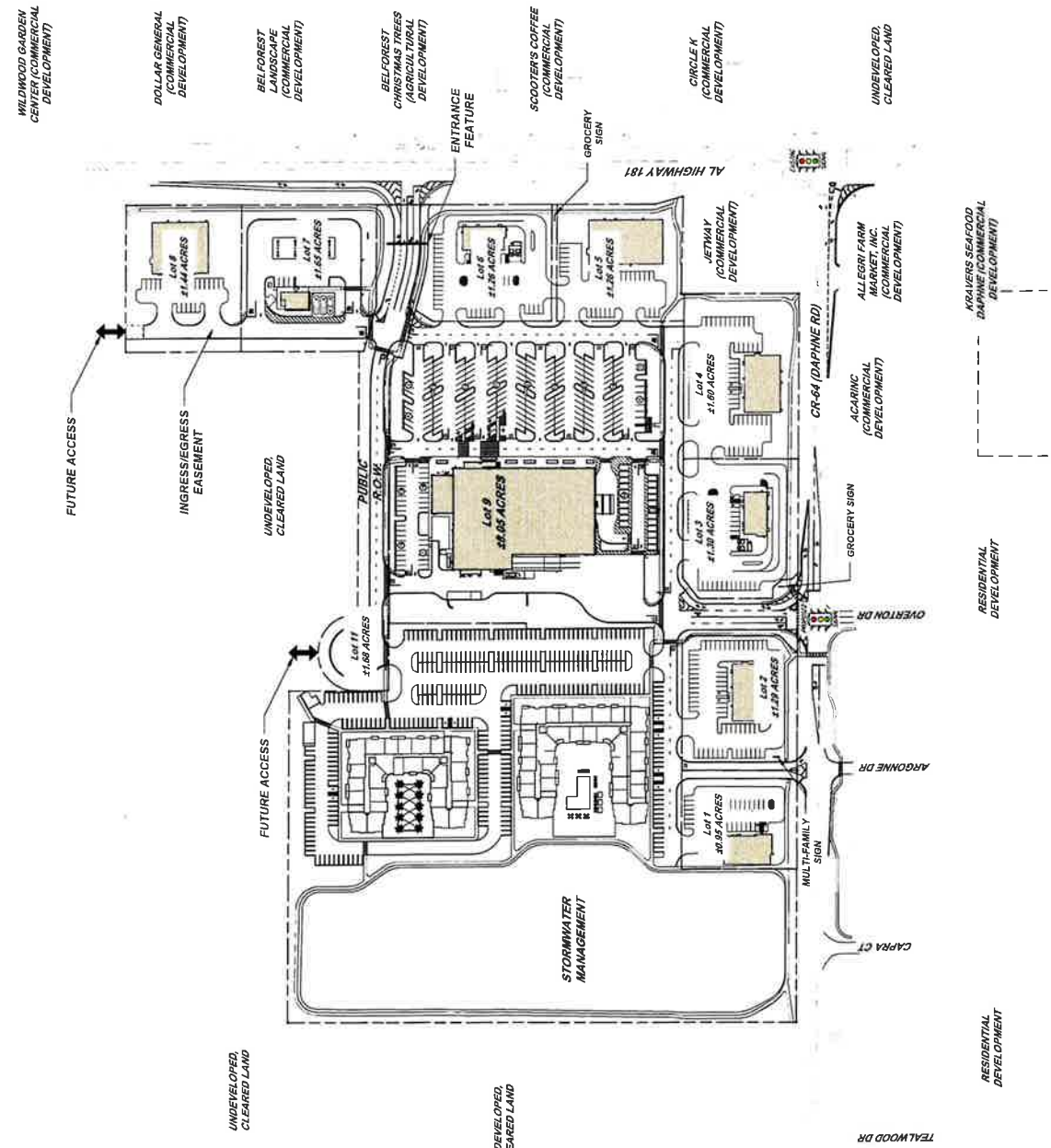
**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING, LAND SURVEYING & LAND PLANNING  
 1300 WOODS OF WENDELL DRIVE SUITE 200  
 HOUSTON, TEXAS 77057  
 PHONE: 281-410-2200  
 WWW.GONZALEZ-STRONG.COM  
 an LMA company

DWG NO  
 PROJECT  
 75-2549



### SITE DATA TABLE

CURRENT ZONING	SUBMIT COUNTY	MIN. ACRES/LOT (A)
	LOT 1 (PROPOSED COMMERCIAL)	15.0 AC
	LOT 2 (PROPOSED COMMERCIAL)	11.7 AC
	LOT 3 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 4 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 5 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 6 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 7 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 8 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 9 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 10 (PROPOSED COMMERCIAL)	11.0 AC
	LOT 11 (PROPOSED RESIDENTIAL)	11.0 AC
	LOT 12 (PUBLIC USE)	11.0 AC
	LOT 13 (PUBLIC USE)	11.0 AC
	LOT 14 (RESIDENTIAL)	11.0 AC
	LOT 15 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 16 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 17 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 18 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 19 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 20 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 21 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 22 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 23 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 24 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 25 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 26 (RESIDENTIAL APARTMENT)	11.0 AC
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	LOT 30 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 31 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 32 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 33 (RESIDENTIAL APARTMENT)	11.0 AC
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	LOT 68 (RESIDENTIAL APARTMENT)	11.0 AC
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	LOT 73 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 74 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 75 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 76 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 77 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 78 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 79 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 80 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 81 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 82 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 83 (RESIDENTIAL APARTMENT)	11.0 AC
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	LOT 86 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 87 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 88 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 89 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 90 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 91 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 92 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 93 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 94 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 95 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 96 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 97 (RESIDENTIAL APARTMENT)	11.0 AC
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	LOT 99 (RESIDENTIAL APARTMENT)	11.0 AC
	LOT 100 (RESIDENTIAL APARTMENT)	11.0 AC



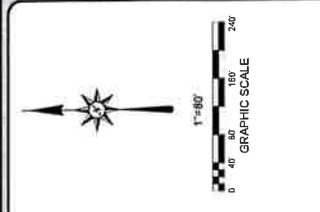
NO.	REVISIONS	DATE
1		
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CONCEPTUAL PUD  
**ITALIAN VILLAGE AT DAPHNE**  
 WINTERBROOK DR & HWY 181  
 DAPHNE, AL

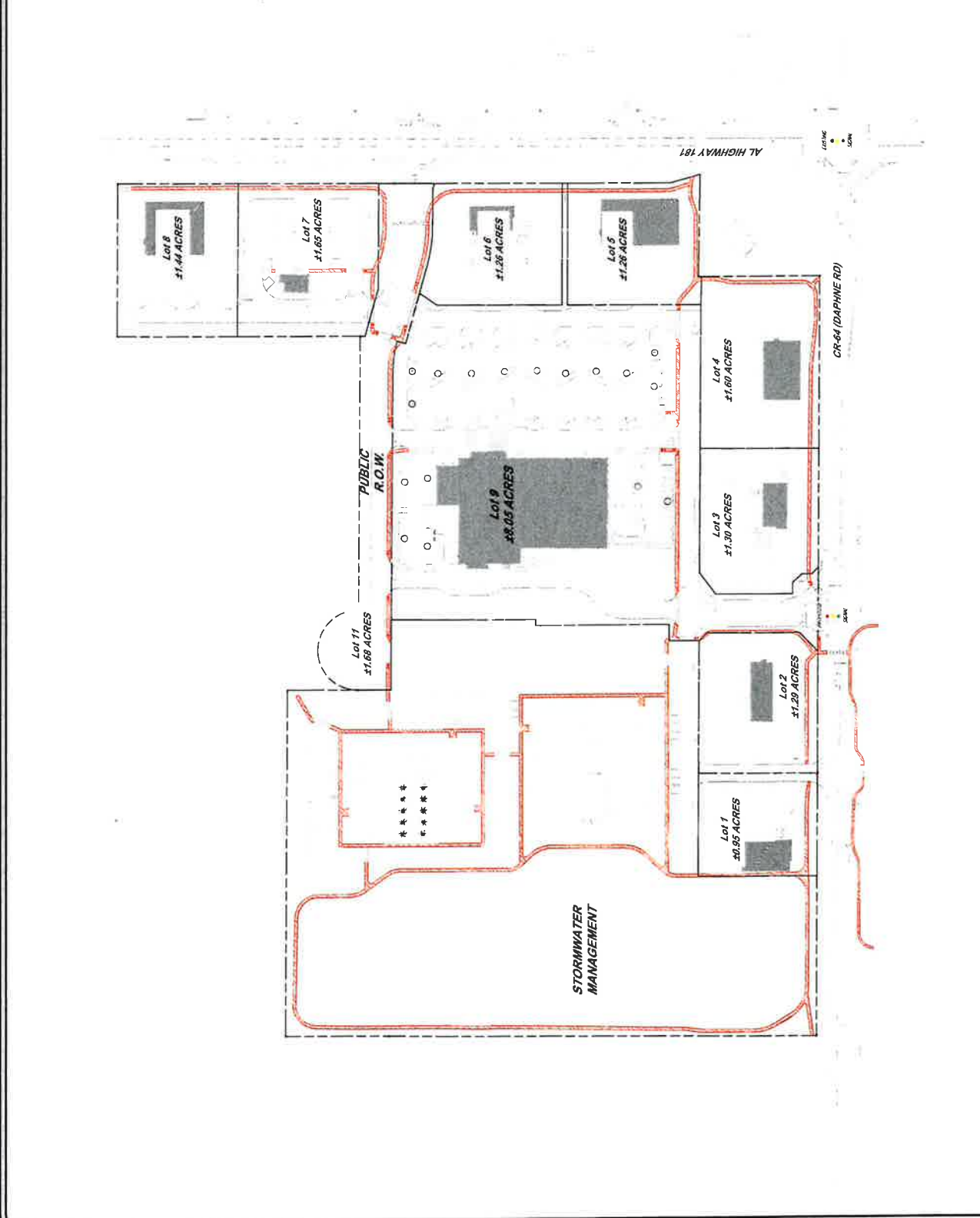
**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - PRELIMINARY ENGINEERING & SURVEYING  
 180 WOODS OF BENCHMARKE DRIVE SUITE 200  
 HOUSTON, TEXAS 77056  
 PHONE: 281.423.2111  
 WWW.GONZALEZ-STRENGTH.COM

**LVA** company

DWELLING  
 PROJECT  
 2-25-10



**SIDEWALK LEGEND**  
**PROPOSED SIDEWALK**

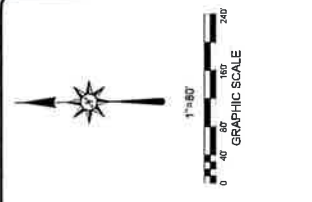


NO.	DESCRIPTION	DATE

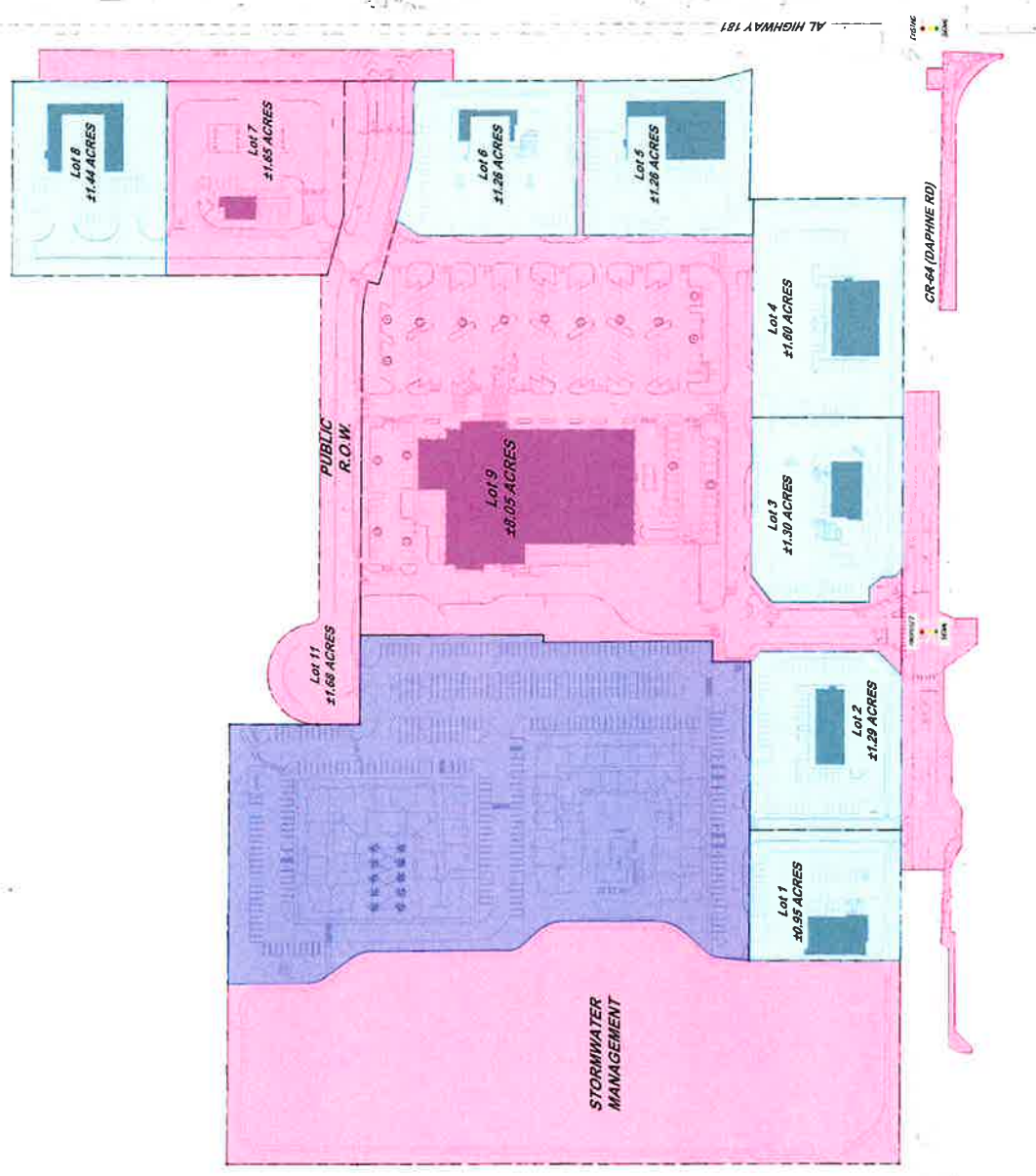
CONCEPTUAL PUD  
**ITALIAN VILLAGE AT DAPHNE**  
 INTERSECTION OF CR 64 & HWY 181  
 DAPHNE, AL  
 WWW.DONALDZ-STRENGTH.COM

**CONCEAL**  
**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - PRELIMINARY ENGINEERING & SURVEYING  
 1500 WOODS OF BIRMINGHAM DRIVE SUITE 200  
 HOUSTON, TEXAS 77056  
 PHONE: 281-474-7474  
 WWW.DONALDZ-STRENGTH.COM  
 AN LMA company

DWG NO.  
 PROJECT  
 25-5640



- PHASING LEGEND**
- PHASE 1
  - PHASE 2
  - PHASE 3



## COMMUNITY DEVELOPMENT



March 13, 2026

Dear Sir/Ma'am,

### NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Jerry Volovecky Sr, Louise Volvecky, and SE Family Limited Partnership containing 2.72 acres +/- located northwest of County Road 64 and Alabama Highway 181 to be pre-zoned as PUD, Planned Unit Development. A petition to annex said property has also been submitted. The Planning Commission will also consider a Resolution to amend the Envision Daphne 2042 Comprehensive Plan to change the placetype from Traditional Neighborhood Development to Mixed Use Corridor.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, March 18, 2026 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, March 26, 2026 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,  
Adrienne D. Jones, AICP,  
Director of Community Development

Jerry Volovecky Sr, Louise Volovecky, and SE Family Limited Partnership Pre-Zoning Amendment & Comprehensive Plan Amendment

# APPLICATION & SUPPLEMENTAL INFORMATION



## APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816	Date Submitted: <b>February 26, 2026</b>
Application Number: ZA-                      or                      PZA- <b>26-03</b>	Planning Commission Public Hearing Date: <b>March 26, 2026</b>

*Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.*

SITE DATA	
Site Location (Address or General Proximity to Nearest Intersection): <b>NWC of intersection of CR 64 and St Hwy 181, Daphne, AL</b>	PPIN#(s): <b>44044</b>
Gross Site Area (acreage): <b>2.79 acres</b>	Requested Zoning or Pre-Zoning: <b>Prezoning</b>
Current Zoning Designation(s): <b>Baldwin Co: RA, Rural Agricultural</b>	Amended Request:
	Initials:                      Date:
Current Land Use: <b>undeveloped</b>	Anticipated Land Use: <b>commercial and residential</b>
Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]": <b>see attached</b>	

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).  
 **Annexation**     Subdivision     Site Plan     Special Exception     Variance     **Specify Other**     - PUD

APPLICANT & AGENT INFORMATION	
<i>*If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent and provide a copy of Articles of Incorporation.</i>	
Name of Current Owner: <b>JERRY AND LOUISE VOLOVECKY, SR., FAMILY LIMITED PARTNERSHIP</b>	
Mailing Address: <b>10139 VOLOVECKY DR, DAPHNE, AL 36526</b>	Phone/Fax: E-mail:
Name of Authorized Agent: <b>Charles Trotman, The Trotman Company, Inc.</b>	
Mailing Address: <b>7505 Halcyon Pointe Drive, Montgomery, AL 36117</b>	Phone/Fax: <b>334-270-2727</b> E-mail: <b>charlie@trotmancompany.com</b>
Name of Developer*: <b>Charles Trotman</b>	Phone/Fax: <b>334-270-2727</b> E-mail: <b>charlie@trotmancompany.com</b>
Other:	Phone/Fax: E-mail:

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature: <i>Jerry Volovecky, Sr.</i>	Date: <b>02-24-26</b>
Agent's Signature: <i>Charles Trotman</i>	Date: <b>2-25-26</b>






Lot 1-B according to the Amended and Restated Final Plat Replat of Lot 1 Volovecky Split Subdivision as recorded in Slide 3053-D&E in the Office of the Judge of Probate, Baldwin County, Alabama.

# Adjacent Properties Owners

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-43-05-15-0-000-045.029	296208	HAYES, JOHN B	9399 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-004.002	371204	VOLOVECKY, JERRY SR ETAL VOLOVECKY, LOUI AND SE FAMILY LIMITED PARTNERSHIP	10139 VOLOVECKY DR	DAPHNE	AL	36526
05-43-05-15-0-000-061.002	307152	ALLEGRI, JOSEPH A JR PROPERTIES II L L C	10139 VOLVECKY DR	DAPHNE	AL	36526
05-43-05-15-0-000-046.001	86527	JACKSON, JARIAN	9126 JACKSON WAY	DAPHNE	AL	36526
05-43-05-15-0-000-005.040	264437	JUBILEE BAPTIST CHURCH INC	9264 PLEASANT RD	DAPHNE	AL	36526
05-43-02-10-0-000-014.001	57223	VOLOVECKY CHARLES MARK AND VOLOVECKY LUCINDA D	9527 PLEASANT RD	DAPHNE	AL	36526
05-43-05-15-0-000-012.040	286183	SALAZAR, ANA E	9355 OTTAWA DR	DAPHNE	AL	36526
05-43-02-10-0-000-015.002	111901	DEAN SAMUEL E AND DEAN SUSAN E	9539 PLEASANT RD	DAPHNE	AL	36526
05-43-05-15-0-000-045.030	296209	VANCE LISA C	9417 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-004.003	637914	VOLOVECKY, JERRY SR AND VOLOVECKY, LOUISE FAMILY LIMITED PARTNERSHIP	10139 VOLOVECKY DR	DAPHNE	AL	36526
05-43-05-15-0-000-045.033	296212	MEADOR ZACHARY AND MEADOR KRISTEN B	9455 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-045.028	296207	GRESHAM, SIDNEY ETAL GRESHAM, CAROLYN	9387 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.003	50292	CROWLEY, TODD J ETAL CROWLEY, LAINE G	9355 BERGA LN	DAPHNE	AL	36526
05-43-05-15-0-000-004.000	44044	VOLOVECKY, JERRY SR AND VOLOVECKY, LOUISE FAMILY LIMITED PARTNERSHIP	10139 VOLOVECKY DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.001	48484	WARNER TERESA R AND MCDONALD ANNE BERGA	P O BOX 951330	LAKE MARY	FL	32795
05-43-05-15-0-000-012.041	286184	BLANTON, CHADWICK L ETUX SHANNON D	9367 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.042	286185	MABERRY NOEL V AND MABERRY DIANA L	9379 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-004.001	316024	CALDERONE, SILVANA ETVIR DOMINIC	9500 PLEASANT RD	DAPHNE	AL	36526
05-43-05-15-0-000-049.001	351488	WASHINGTON, EBONY MILTON	719 E AZALEA AVE	FOLEY	AL	36535
05-43-05-15-0-000-046.000	29598	JACKSON, JARIAN	9126 JACKSON WAY	DAPHNE	AL	36526
05-43-05-15-0-000-010.000	10132	DAVIS R DAVID	25630 ST HWY 181 (MA)	DAPHNE	AL	36526
05-43-05-15-0-000-006.000	44042	VOLOVECKY FARMS INC	10139 VOLOVECKY DR	DAPHNE	AL	36526
05-43-05-15-0-000-050.000	17465	WILLIAMS, HERCULES ETAL LEONARD, JOHN W AND AS TRUSTEES FOR MACEDONIA MISSIONARY BAP AND TIST CHURCH	1501 CONAWAY ST	DAPHNE	AL	36526
05-43-05-15-0-000-012.037	286180	HUGHES, PETER MICHAEL ETAL HUGHES, SAMAN AND THA M	2801 WAVERLEY DR	TROPHY CLUB	TX	76262
05-43-05-15-0-000-012.038	286181	CUNNINGHAM, DONALD J ETUX MARY MARGARET	9331 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.002	48469	LOYLE, LINDA MCLEAN	9325 BERGA LN	DAPHNE	AL	36526
05-43-02-10-0-000-015.005	202982	ROULSTON NATHAN H	9599 PLEASANT RD	DAPHNE	AL	36526
05-43-02-10-0-000-015.006	216476	ADAMS STEPHEN AND ADAMS BRANDY	9577 PLEASANT RD	DAPHNE	AL	36526
05-43-05-15-0-000-045.031	296210	SULLIVAN, WILLIAM B	9425 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.039	286182	LAVALLEE STEPHEN ALFRED	9343 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-045.032	296211	SIMPSON NICHOLAS ROBERT AND SIMPSON KAYLEIGH	9443 OTTAWA DR	DAPHNE	AL	36526

**COMMUNITY DEVELOPMENT  
INTERNAL MEMORANDUM**



DATE: March 30, 2026  
TO: Office of the City Clerk  
FROM: Adrienne Jones, AICP, Director of Community Development   
SUBJECT: Jerry Volovecky and Louise Volovecky, Sr. Family Limited Partnership Annexation Petition

**PRESENT ZONING:** RA, Rural Agricultural, Baldwin County District 15

**LOCATION:** Northwest of County Road 64 and Alabama Highway 181

**RECOMMENDATION:** At the March 26, 2026 regular meeting of the City of Daphne Planning Commission, eight members were present and the motion carried unanimously for a favorable recommendation for the above mentioned annexation petition.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,  
ADJ/jv

1. Community Development Report and Supplemental Documents
2. Annexation Petition
3. Legal Description (Exhibit A)
5. Boundary Survey (Exhibit B)

JERRY AND LOUISE VOLOVECKY, SR,  
FAMILY LIMITED PARTNERSHIP

ANNEXATION PETITION

Excerpt from Article 23-1 Procedure [for Annexation Requests]

The application shall be reviewed by the Planning Commission at its next regular meeting and said Commission shall have thirty (30) calendar days from said regular meeting within which to submit a recommendation to the City Council. If the Commission fails to submit a recommendation to the City Council within the thirty (30) calendar day period, it shall be deemed to have approved the proposed amendment...Before enacting any amendment to this Ordinance, a public hearing thereon shall be held by the City Council with proper notice as required by law. Said public hearing shall be held at the earliest possible time to consider the proposed annexation, and the Council shall take action on said proposed annexation within forty-five (45) calendar days from the date of the public hearing except in the case where the tentative action is not in accordance with the Planning Commission's certified recommendation.

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND

Any land annexed to the City of Daphne hereafter shall be classified as an R-1, Low Density Single Family Residential District unless otherwise recommended by the Planning Commission through the zoning amendment procedure provided in Article 22-1, Zoning Amendment Procedures. In such case, City Council may consider, after due process of publication and hearing as required by law, specific applications to zone newly annexed land into one or more existing or proposed new zoning classifications recommended by the Planning Commission.

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## **JERRY & LOUISE VOLOVECKY, SR, FAMILY LIMITED PARTNERSHIP**

### **ANNEXATION REQUEST**

The applicant proposes to annex the subject property into the corporate limits as an addition to the Italian Village at Daphne Planned Unit Development (the Planning Commission on January 22, 2026 set forth a unanimous favorable recommendation regarding annexation to the City Council). The City Council public hearing and first read is set for March 16, 2026. Second read is set for April 6, 2026.

### **RECOMMENDATION**

The Comprehensive Plan encourages expansion and annexation of land contiguous to the existing corporate limits. The subject property is located within Priority Expansion Area 1.

Staff recommends approval of the request to annex this property. Upon Council's approval of the Italian Village at Daphne Planned Unit Development the subject site will then meet the contiguity requirement necessary to qualify for annexation into the city.

***On 3/26/26 the Planning Commission ruled in favor of this annexation petition.***



# APPLICATION & SUPPLEMENTAL INFORMATION

STATE OF ALABAMA  
COUNTY OF BALDWIN

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY  
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY  
OF THE CITY OF DAPHNE, ALABAMA**

( \_\_\_\_\_ )

The undersigned, Jerry Volovecky, Jr., files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Lot 1-B of Replat of Lot 1 Volovecky Split Subdivision, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, \_\_\_\_\_, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

**Requested zoning, if other than R-1:** \_\_\_\_\_ PUD

**Any other conditions which may apply upon annexation:** \_\_\_\_\_ Comprehensive Plan Amendment

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

08/14/14

DATED this 24<sup>th</sup> day of February, 2026

Respectfully submitted by,

Jerry Volovecky, Jr.  
Name of Owner (Print)

Jerry Volovecky, Jr.  
Name of Owner (Signature)

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Mary Margaret Kinney, the undersigned Notary Public in and for said county and state, hereby certify that Jerry Volovecky, Jr. has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of February, 2026

Mary Margaret Kinney  
NOTARY PUBLIC

My commission expires: 03/28/2028

Owner's Address

10139 VOLOVECKY DR

DAPHNE, AL 36526



**ADDITIONAL INFORMATION**

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: JV

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: JV

We certify that the property is a single or multiple parcels under single or multiple ownership. Initials: JV

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: JV

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): PUD, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: JV

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: \_\_\_\_\_

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 24 day of February 2026.

Legal Description Attached (Exhibit A)? \_\_\_\_\_ Map or Survey Attached (Exhibit B)? \_\_\_\_\_

Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission

Attached (Exhibit C)? \_\_\_\_\_ Acreage \_\_\_\_\_

Subdivision Name Lot 1-B of Replat of Lot 1 Volovecky Lot Number(s) 1

Split Subdivision

**Names and Signature of ALL property owners:**

Signature: Jerry Volovecky, Jr. Signature: \_\_\_\_\_

Printed Name: Jerry Volovecky, Jr. Printed Name: \_\_\_\_\_

Mailing Address: 10139 VOLOVECKY DR DAPHNE, AL 36526 Mailing Address: \_\_\_\_\_

Lot 1-B according to the Amended and Restated Final Plat Replat of Lot 1 Volovecky Split Subdivision as recorded in Slide 3053-D&E in the Office of the Judge of Probate, Baldwin County, Alabama.





**May 4, 2026  
CITY COUNCIL MEETING  
REGULAR BUSINESS MEETING  
1705 MAIN STREET  
DAPHNE, AL  
6:00 P.M.**

**1. CALL TO ORDER:**

There being a quorum present Council President Benjamin Hughes called the meeting to order at 6:01pm.

**ROLL CALL:**

**COUNCIL MEMBERS PRESENT:** Tommie Conaway, Joel Coleman, Oliver Roberts, Stephanie Messinger, Benjamin Hughes and Jennifer Green

**COUNCIL MEMBERS ABSENT:** Steve Olen

**Also Present:** Patrick Dungan, City Attorney; Mayor LeJeune; Lt. Reeves, Police; Chief Tacon, Fire; Troy Strunk, City Development; Charlie McDavid, Recreation; Bobby Purvis, Public Works; Kelli Reid, Finance; Emmie Powell, Library; Adrienne Jones, Planning; Vickie Hinman, Human Resources; Lakyn Coggin, Junior Councilmember; Emma Coleman, Junior Councilmember; Cindy Beaudreau, City Clerk and Jessica Linne, Assistant City Clerk.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

Invocation was given by Pastor Wesley Jenkins, Destiny Church.

**2. PUBLIC HEARING:** City Attorney presented on the proposed extension of demolition deadline hearing for the property located at 505 Van Avenue.

Public hearing opened at 6:04pm.

Victoria Phelps, Worchester Drive, commended the City for how they've handled this property and said she's in favor of the demolition.

Public hearing closed at 6:06pm.

**3. PRESENTATIONS AND RECOGNITIONS:**

**RECOGNITION:** Mayor LeJeune recognized the Bayside Academy High School Chess Team and National Champion Burke Ramagosa.

**PROCLAMATION:** Mayor LeJeune presented the National Police Week Proclamation to the Daphne Police Department.

**PROCLAMATION:** Mayor LeJeune presented the National Correctional Officers' Week Proclamation to the Daphne Correctional Officers.

**4. APPROVE THE MINUTES:**

The minutes from the April 20, 2026 Regular Meeting were approved.

**5. REPORT OF STANDING COMMITTEES:**

**A. FINANCE COMMITTEE**

Councilwoman Conaway said the minutes from the April meeting are in the packet and gave the treasurer's report for March 2026: unrestricted fund balance - \$33,029,207; total cash balance - \$57,603,273; sales tax for February 2026 - \$2,197,661.16; lodging tax for February 2026 - \$187,052.28; debt summary for March 2026: warrants - \$26,292,087; capital leases: general fund - \$686,681; enterprise fund - \$675,147. She said the next meeting is May 18<sup>th</sup> at 4:30pm.

**B. BUILDINGS & PROPERTY COMMITTEE**

Councilwoman Messinger said the next meeting is May 11<sup>th</sup> at 5:15pm.

May 4, 2026  
CITY COUNCIL MEETING  
REGULAR BUSINESS MEETING  
1705 MAIN STREET  
DAPHNE, AL  
6:00 P.M.

**C. PUBLIC SAFETY COMMITTEE**

Councilwoman Green said the next meeting is May 11<sup>th</sup> at 4:30pm.

**D. CODE ENFORCEMENT/ORDINANCE COMMITTEE**

Councilman Roberts said the next meeting is June 1<sup>st</sup> at 4:30pm and the minutes from the April 6<sup>th</sup> meeting are in the packet.

**E. PUBLIC WORKS COMMITTEE**

Councilman Coleman said the next meeting is June 1<sup>st</sup> at 5:15pm.

**6. REPORTS OF SPECIAL BOARDS & COMMISSIONS:**

**A. Board of Zoning Adjustments**

Mrs. Jones said there is no May or June meeting.

**MOTION by Councilman Coleman to reappoint Audra Harper to the Board of Zoning Adjustments for a three-year term (May 2026 – May 2029). Seconded by Councilwoman Conaway.  
MOTION CARRIED UNANIMOUSLY.**

**B. Daphne Public School Commission**

Councilwoman Messinger said the Committee won't meet again until August.

**C. Downtown Redevelopment Authority**

Councilwoman Conaway said the next meeting is May 21<sup>st</sup> at 5:30pm.

**D. Industrial Development Board**

Councilman Coleman said the next meeting is May 19<sup>th</sup> at 4:30pm.

**E. Library Board**

Councilman Olen said the next meeting is May 14<sup>th</sup> at 4:30pm.

**F. Planning Commission**

Councilman Olen said the next meeting is May 28<sup>th</sup> at 5:00pm.

**G. Recreation Board**

Councilwoman Green said the next meeting is May 13<sup>th</sup> at 6:00pm.

**H. Utility Board**

Councilman Coleman said the next meeting is May 25<sup>th</sup> at 5:00pm.

**7. PUBLIC PARTICIPATION:**

Public participation opened at 6:28pm.

Gilberto Colon, Lake Forest, said he attended "Evening with the Mayor" and thanked the Mayor for having an option for citizens to attend in the evening.

Victoria Phelps, Worchester Drive, said she enjoyed hearing the updates about the Bayfront property and commented on the Italian Village development.

**May 4, 2026  
CITY COUNCIL MEETING  
REGULAR BUSINESS MEETING  
1705 MAIN STREET  
DAPHNE, AL  
6:00 P.M.**

Thomas Warner, Warren Drive, commended the Sports and Recreation Department for addressing the restroom at Joe Louis Park. He shared a concern about the pavilion at the park.

Public participation was closed at 6:34pm.

**8. MAYOR’S REPORT:**

Mayor LeJeune thanked all for coming to “Evening with the Mayor”. He reminded everyone that County Road 13 is closed and will reopen in August. He said the City has reached out to ALDOT regarding the light at Hwy 181 and County Road 64. He spoke on the recent Alabama League of Municipalities trip to Montgomery as well as the May Day Celebration. He reminded everyone that Thursday is the National Day of Prayer.

**9. CITY ATTORNEY REPORT:**

City Attorney said there was no report.

**10. DEPARTMENT HEAD COMMENTS:**

Lt. Reeves, Police, updated the Council on two accidents over the weekend.

Chief Tacon, Fire, said it was National Fallen Firefighter Day and reminded everyone the burn ban is in effect.

Emmie Powell, Library, reminded everyone the Summer Reading Program kicks off on June 1<sup>st</sup>.

Bobby Purvis, Public Works, said there are sidewalk repairs on Whispering Pines and reminded everyone Public Works’ Day is Wednesday.

Charlie McDavid, Recreation, shared about a recent animal shelter event and updated everyone on spring sports.

Emma Coleman, Junior Council, said the group had a great time volunteering at May Day. She said two podcasts are currently in the editing stages and the last Junior Council meeting is May 13<sup>th</sup> at 4:30pm.

**11. CITY CLERK’S REPORT:**

**MOTION by Councilman Coleman to approve the publication and set a public hearing on June 15, 2026 for the Official City of Daphne Zoning Map. Seconded by Councilwoman Messinger.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to approve the publication and set a public hearing on June 15, 2026 for the Joseph A. Allegri Jr Properties I, LLC, Joseph A. Allegri Jr Properties II, LLC, and Jerry and Louise Volovecky Sr Family Limited Partnership Annexation Petition located Northwest of County Road 64 and Alabama Highway 181. Seconded by Councilman Roberts.  
MOTION CARRIED UNANIMOUSLY.**

**12. RESOLUTIONS:**

- A. 2026-26 - Revisions to the Official City of Daphne Street Map**
- B. 2026 - 27 - Resolution Extending the Time for Demolition of a Certain Unsafe Structure Located at 505 Van Avenue, Daphne, Alabama**
- C. 2026-28 - Appropriation: Demolition of Structures at 905 Daphne Avenue**

**D. 2026-29 - Additional Appropriation: Vehicle Replacement**

**MOTION by Councilwoman Conaway to waive the reading of Resolutions 2026-26, 2026-27, 2026-28 and 2026-29. Seconded by Councilman Coleman.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Resolution 2026-26. Seconded by Councilwoman Messinger.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Resolution 2026-27. Seconded by Councilwoman Messinger.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to adopt Resolution 2026-28. Seconded by Councilwoman Messinger.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to adopt Resolution 2026-29. Seconded by Councilman Roberts.  
MOTION CARRIED UNANIMOUSLY.**

**13. 2<sup>ND</sup> READ ORDINANCES:**

- A. 2026-09 - Ordinance Authorizing the Conveyance and Exchange of Property Between the City of Daphne and Fred Lawrence Penry**
- B. 2026-10 - Ordinance Amending the Daphne Junior City Council Ordinance**
- C. 2026 - 11 - Ordinance to Amend Sections 6.5, 9.9, 9.10, 9.12 and 9.14 of the City's Employee Handbook**

**MOTION by Councilman Coleman to waive the reading of Ordinances 2026-09, 2026-10 and 2026-11. Seconded by Councilwoman Conaway.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to adopt Ordinance 2026-09. Seconded by Councilwoman Conaway.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to adopt Ordinance 2026-10. Seconded by Councilwoman Green.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to adopt Ordinance 2026-11. Seconded by Councilwoman Conaway.  
MOTION CARRIED UNANIMOUSLY.**

**14. 1<sup>ST</sup> READ ORDINANCES:**

May 4, 2026  
CITY COUNCIL MEETING  
REGULAR BUSINESS MEETING  
1705 MAIN STREET  
DAPHNE, AL  
6:00 P.M.

15. COUNCIL COMMENTS

Councilwoman Conaway congratulated the Bayside Academy Chess Team and thanked the Police Department and Correctional Officers.

Councilman Coleman congratulated the Chess Team and thanked the Police and Fire Departments.

Councilman Roberts thanked the Police Department and Correctional Officers. He congratulated the Bayside Chess Team and shared about the young lady recognized at May Day.

Councilwoman Messinger said the next Alabama League of Municipalities Conference will be held in Mobile and thanked the Police Department.

Councilwoman Green thanked the Police and Fire Departments and commended the Junior Council for serving at May Day.

Councilman Hughes thanked all public safety professionals.

16. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:58PM.

Respectfully submitted by,

Certification of Presiding Officer,

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Cindy Beaudreau, City Clerk

---

Benjamin Hughes, Council President

# City of Daphne Building Department

## 2022 / 2023 / 2024 / 2025 / 2026 Comparison Report

	Fee's Collected					Permit's Issued					CO's Issued				
	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026
Oct	\$84,303.63	\$47,086.96	\$83,607.35	\$143,569.06	\$77,524.20	308	192	223	213	189	40	28	32	17	25
Nov	\$91,672.49	\$50,279.03	\$27,758.62	\$58,210.00	\$219,396.48	351	286	166	142	216	30	36	23	12	9
Dec	\$128,605.99	\$57,070.59	\$40,344.17	\$50,271.68	\$36,647.91	296	216	181	150	245	53	36	33	25	12
Jan	\$259,810.62	\$33,804.54	\$163,953.56	\$80,404.50	\$44,321.08	350	152	295	173	120	36	33	25	20	11
Feb	\$129,315.56	\$44,081.76	\$84,412.27	\$37,199.09	\$58,004.87	292	169	229	163	168	32	31	23	20	7
Mar	\$116,358.20	\$30,603.28	\$57,825.99	\$320,154.95	\$115,389.98	431	181	240	165	190	84	44	24	16	25
Apr	\$60,816.35	\$76,873.19	\$171,191.80	\$89,713.72	\$51,613.31	324	212	348	202	159	42	27	15	19	20
May	\$65,454.25	\$147,875.62	\$207,947.06	\$155,349.01		306	288	368	211		48	20	30	17	
June	\$147,395.66	\$234,524.02	\$58,420.91	\$143,387.48		355	308	232	230		34	25	43	21	
July	\$87,733.72	\$100,809.42	\$69,318.38	\$78,117.48		305	267	273	185		23	13	33	15	
Aug	\$61,504.63	\$60,342.37	\$181,357.78	\$65,814.58		299	192	239	182		19	4	29	11	
Sept	\$140,065.18	\$108,322.22	\$189,261.78	\$106,073.70		328	277	344	147		40	34	20	15	
<b>Total</b>	\$1,373,036.28	\$991,673.00	\$1,335,399.67	\$1,328,265.25	\$602,897.83	3945	2740	3138	2,163	1,287	481	331	330	208	109
<b>Percent +/-</b>	N/A	-27.78%	34.66%	-0.53%		N/A	-30.54%	14.53%	-31.07%		N/A	-31.19%	-0.30%	-93.64%	

April FY2026 Building Inspections-

\$51613.31 Fee's Collected, 159 Permits issued, 20 Certificate Of Occupancies issued and 8 New Residential Homes permitted

Infirmary Health, The Croft, Aldi, and Daphne Amphitheater are in progress. Chase Bank has started. Rich's Carwash nears completion.

**BUILDINGS & PROPERTY COMMITTEE MEETING**

**April 13, 2026 5:15 p.m.**

**City Hall, Jubilee Conference Room  
1705 Main Street, Daphne, AL 36526**

**MEETING MINUTES**

**MEMBERS PRESENT:** Councilman Hughes, Councilwoman Messinger, Councilman Olen and Councilman Roberts

**MEMBERS ABSENT:** Councilwoman Green, Councilman Coleman and Councilwoman Conaway

**ALSO PRESENT:** Patrick Dungan, City Attorney; Troy Strunk, City Development; Mayor LeJeune; Kim Simmons, Building Inspection; Cindy Beaudreau, City Clerk; Kelli Reid, Finance; Bobby Purvis, Public Works; Ben Davis, Recreation; Emmie Powell, Library; and Ange Baggett, Marketing.

**1) CALL MEETING TO ORDER / ROLL CALL**

There being a quorum present Councilwoman Messinger called the meeting to order at 5:15p.m.

**2) MINUTES**

Councilman Messinger reviewed the minutes from the March 9, 2026 meeting.

**3) PUBLIC PARTICIPATION**

No public participation.

**4) BUILDING INSPECTION REPORT**

Kim Simmons reviewed the Building Inspection report.

**5) CIVIC CENTER & BAYFRONT PAVILION REPORT**

Ange Baggett gave the Civic Center report.

**6) RECREATION REPORT**

Ben Davis gave the Recreation report.

**7) LIBRARY REPORT**

Emmie Powell gave the Library report.

**8) FACILITIES REPORT**

Bobby Purvis gave the Facilities Report.

**9) OLD BUSINESS**

**A. Ordinance Authorizing the Conveyance and Exchange of Property Between the City of Daphne and Fred Lawrence Penry**

Troy Strunk stated that there was a 1979 ordinance that swapped a 10' piece of property between the City of Daphne and Fred Lawrence Penry. This ordinance will undo the swap.

**MOTION by Councilman Hughes to recommend to Council to approve the Penry Land Swap Ordinance. Seconded by Councilman Olen.  
MOTION CARRIED UNANIMOUSLY.**

**10) NEW BUSINESS**

**A. Abatement Proposal – 132 Lakeview Loop**

Kim Simmons shared that per Eric Butler, the property needs to be demolished due to the condition. Patrick Dungan stated that the Lake Forest POA has assessed fees and this is an absent owner. The owner has until May, 2026, or be in contempt. If Lake Forest can demo the property, it will.

**MOTION by Councilman Olen to recommend to Council to begin the abatement process.  
Seconded by Councilman Hughes.  
MOTION CARRIED UNANIMOUSLY.**

**B. Abatement Proposal – 29049 US Highway 98**

Troy Strunk stated that this is the old Quincy’s building that has been vandalized and has homeless encampments. The owner believes there may be a development in the near future and would demo the building at that time.

**MOTION by Councilman Olen to recommend to Council to begin the abatement process.  
Seconded by Councilman Hughes.  
MOTION CARRIED UNANIMOUSLY.**

**C. Daphne Utilities Property Exchange**

Troy Strunk shared a map of the property that is approximately 15 acres on Rock Creek. Daphne Utilities drilled wells on the property and found a good source of high-quality water. The City of Daphne will swap this property for five acres with a pier that may connect to the amphitheater property. Johnny Grimes, Daphne Utilities, agreed to this swap.

**MOTION by Councilman Hughes to recommend to Council to accept the land swap. Seconded by Councilman Roberts.  
Additional discussion about ROW and pedestrian access.**

**MOTION to AMEND the original motion by Councilman Olen to recommend to Council that the property exchange agreement will be conditioned on the ROW and pedestrian access on the 15 acres. Seconded by Councilman Hughes.  
MOTION CARRIED UNANIMOUSLY AS AMENDED.**

**D. Wise Development/Milton Jones Turn Lane Agreement**

Troy Strunk presented on the Wise Development/Milton Jones Turn Lane Agreement. He said the property is not in the city limits but abuts city property. Approximately 55,000’ of office space is proposed on this site.

**MOTION by Councilman Olen to recommend to Council to approve the agreement. Seconded by Councilman Roberts.  
MOTION CARRIED UNANIMOUSLY.**

**E. City Hall Parking Agreement**

Mayor LeJeune explained that the current agreement was entered into approximately 4-5 years ago due to the prior owner wanting connectivity between the parking lots of Fat Al’s, Guido’s and City Hall. The current agreement is ending. This city would like to continue the agreement. The current owner, Karl Gustafson, requested some changes to a new agreement. There was discussion about different options. Mr. Gustafson agreed to work on these options for a new agreement with Troy Strunk.

**11) ANY OTHER BUILDINGS AND PROPERTY BUSINESS**

**12) NEXT MEETING**

The next meeting is scheduled for Monday, May 11, 2026 at 5:15 p.m.

**13) ADJOURN**

There being no further business to discuss, the Committee adjourned at 6:10pm.

**April 13, 2026**  
**PUBLIC SAFETY MEETING MINUTES**  
**1705 MAIN STREET**  
**DAPHNE, AL**  
**4:30 P.M.**

**1. CALL TO ORDER:**

There being a quorum present, the meeting was called to order at 4:30 p.m. by Councilman HUGHES.

**2. ROLL CALL:**

**COUNCIL MEMBERS PRESENT:** Councilmen Oliver Roberts, Benjamin Hughes, Steve Olen and Councilwomen Stephanie Messenger and Tommie Conaway.

**ABSENT:** Councilman Joel Coleman and Councilwoman Jennifer Green

**Also Present:** Mayor LeJeune, City Attorney; Patrick Dungan, Troy Strunk, Fire Department; Chief LeAnn Tacon, Police Department; Chief Gulsby, City Clerk; Cindy Beaudreau, Recording Secretary; Christina Brazell.

**Junior City Council present:** none

**3. PUBLIC PARTICIPATION:**

Sand Robinson, discussion of the upcoming Community Spirit Day to be held at Lott Park, October 3<sup>rd</sup>. Also, update provided from Mayor LeJeune regarding sidewalks downtown.

**4. APPROVAL OF MINUTES FROM PREVIOUS MEETING**

Minutes from March 2026 Public Safety meeting approved as presented.

**5. POLICE DEPARTMENT – Chief Gulsby**

**Old Business:** None

**New Business: (Stats provided)**

Discussion regarding the 8 new vehicles being outfitted this week.

Staffing Discussion: 15 new applications submitted for Police Officer.

Saturday the Optimus Club held a LEO Appreciation Breakfast, several Officers were provided awards.

Clays for A's, Cpl. Josh Reeves cooked Boston Butts for the event.

\*Request from a resident on Van Buren St to increase weekend patrols due to the amount of activity occurring at the end of the road.

**6. FIRE DEPARTMENT: - Chief Tacon**

**Old Business:** None.



756 Saint Louis Street  
Mobile, AL 36602

P: 251.432.3480

[pcda.net](http://pcda.net)

April 22, 2026

Troy Strunk  
Executive Director  
Daphne City Hall  
1705 Main Street  
P.O. Box 400  
Daphne, Alabama 36526  
tstrunk@daphneal.com

RE: Additions and Alterations for the Daphne Recreation & Senior Center

Dear Mr. Strunk,

Thank you for reaching out about your project. We are currently providing design services for the Cities of Foley, Fairhope, and Saraland. PCDA has provided design services for the City of Daphne as well and we appreciate the opportunity to provide you with our proposal.

**Scope:** PCDA will design a multipurpose building to be used as a community center to further the growth and flourishing of the City of Daphne. The facility will provide meeting and recreation space to be used by the community. The budget for the project would be 26 million dollars. PCDA’s work will include the following consultants: Civil Engineering, Landscape Design, Structural, Mechanical, Electrical, and Plumbing.

Based on the State Fee Schedule, this project would be a Type III Facility with a fee of 5.0% of construction costs.

**Cost is based on the following preliminary budget:**

Total Budget:	\$26,000,000
Parking Lot Repaving:	\$2,500,000
Equipment/Furniture:	\$1,500,000
Design Fees:	\$1,000,000
Building Budget:	\$21,000,000

**PCDA’s fee would be a flat lump sum of \$1,000,000 broken down as follows:**

Programming	3% – \$30,000
Schematic Design	7% – \$70,000
Design Development	15% – \$150,000
Construction Documents	55% – \$550,000
Permitting	5% – \$50,000
<u>Bidding</u>	<u>5% – \$50,000</u>
Total	100% – \$900,000

If you have any questions, please let me know. If acceptable, we can forward an AIA agreement for review.

Sincerely,

Paul C. Davis, President  
Paul Carpenter Davis Architecture, P.C.

## **DAPHNE PUBLIC SCHOOL COMMISSION**

Regular Meeting

April 27, 2026

Daphne Middle School

The meeting was called to order at 5:30 PM.

**MEMBERS PRESENT:** Richard Perry, Marissa Rennaker, Marina Simpson, Lynn Davis, Andrea Lomax, Ben Hughes, Doug Stephens, Audra Harper, Stephanie Messinger

### **MEMBERS NOT PRESENT:**

**Others in attendance:** Administrators representing each of the six schools in the Daphne feeder pattern: Comer, Duncan, (DHS), Edwards(DMS), Corley (WJCMS) , Sadlis (BES), Heron (DES), Clayton, Bottoms (JES), Doherty, Todd (DEES); and Martin (BCBE CFO )

Richard Perry welcomed everyone to the meeting.

**MOTION:** Audra Harper made a motion to approve the meeting minutes from March 2026 as written. Seconded by Ben Hughes.

**VOTED:** 9 in favor, 0 opposed. The motion passed.

The committee reviewed the Daphne East Elementary School proposal for 2025-2026 allocation as written. Daphne East made a proposal for a reallocation of leftover funds from 2026 distribution for items from leftover funds as a carryover for projects noted. General discussion about the proposal. No changes were needed.

**MOTION:** Ben Hughes made a motion to approve the proposal as written. Seconded by Doug Stephens.

**VOTED:** 9 in favor, 0 opposed. The motion passed.

The committee reviewed proposals for the 2026–2027 school year based on new tax abstracts; per Shane Martin, final numbers will be expected in the summer.

Daphne Elementary presented their 26/27 proposal

**MOTION:** Ben Hughes made a motion to approve the Daphne Elementary proposal as written. Seconded by Aundra Harper.

**VOTED:** 9 in favor, 0 opposed. The motion passed.

Jubilee Elementary Proposal presented their 26/27 proposal

**MOTION:** Marina Simpson made a motion to approve the Jubilee Elementary proposal as written. Seconded by Ben Hughes

**VOTED:** 9 in favor, 0 opposed. The motion passed.

Belforest Elementary Proposal presented their 26/27 proposal

**MOTION:** Audra Harper made a motion to approve the Belforest Elementary proposal as written. Seconded by Andrea Lomax

**VOTED:** 9 in favor, 0 opposed. The motion passed.

Daphne East Elementary presented their 26/27 proposal

**MOTION:** Ben Hughes made a motion to approve the Daphne East Elementary proposal as written. Seconded by Doug Stephens

**VOTED:** 9 in favor, 0 opposed. The motion passed.

Daphne Middle presented their 26/27 proposal

**MOTION:** Ben Hughes made a motion to approve the Daphne Middle proposal as written. Seconded by Aundra Harper.

**VOTED:** 9 in favor, 0 opposed. The motion passed.

**MOTION:** Marina Simpson made a motion to amend guidelines for athletic teams allowing them to come to the 3mil committee with an ask that is a uniform asset of the school so long as the uniform will be returned to the school to be reused. This is based on available funding. Seconded by Audra Harper.

**VOTED:** 9 in favor, 0 opposed. The motion passed.

Daphne High School presented their 26/27 proposal (see attached proposal.)

**MOTION:** Audra Harper made a motion to approve the Daphne High School proposal as written. Seconded by Andrea Lomax

**VOTED:** 9 in favor, 0 opposed. The motion passed.

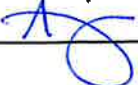
Meeting concluded at 6:56pm

**NEXT MEETING**

The next meeting is scheduled for Monday, August 24, 2026, at 5:30 PM.

Meeting adjourned at 5:47 PM.

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF APRIL 23, 2026**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Report  


1. **CALL TO ORDER:** 5:02 p.m.
2. **CALL OF ROLL:** Andrew Prescott, Steve Olen, Kevin Spriggs, Bobby Purvis, Nathan Jones, Ida Ross Hicks and Lucy Watkins
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of March 26, 2026. (**Approved**)
4. **PUBLIC PARTICIPATION:** None presented.
5. **OLD BUSINESS:**

A. **SABAL AT FISH RIVER PRELIMINARY PLAT REVIEW:**

1. **File SDP25-12: (Tabled by the applicant to the regular meeting of May 28, 2026)**

**Subdivision:** Sabal at Fish River, Phase 1

**Zoning:** *PUD, Planned Unit Development*

**Location:** Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

**Area:** 190.78 Acres ±, 215 lots

**Owner:** East Fish River, LLC - Richard Inge

**Surveyor:** Engineering Design Group - Craig Johnson

**Engineer:** Engineering Design Group - Austin Lutz

B. **THE RETREAT AT DAPHNE SITE PLAN REVIEW (ROWAN OAK PUD, FORMERLY REFERRED TO AS THE SANCTUARY):**

1. **File SP26-04: (Tabled by the applicant to the regular meeting of May 28, 2026)**

**Site:** The Retreat at Daphne Multi-Family Apartments

**Zoning:** *PUD, Planned Unit Development*

**Location:** Northwest of the intersection of County Road 13 and Milton Jones Road Extension

**Area:** 17.96 ± Acres

**Developer:** East Wind, LLC and Berkley Hall Construction, LLC

**Owner:** Red Hill Creek, LLC - James Atchison

**Engineer:** Hagen Engineering - Nolan Franz

6. **NEW BUSINESS:**

A. **ITALIAN VILLAGE OF DAPHNE MASTER PLAN, SITE PLAN REVIEW AND PRELIMINARY/FINAL PLAT:**

1. **File MPR26-01: (Approved)**

**Presentation to be given by Charlie Trotman, The Trotman Company, requesting master plan review of the Italian Village of Daphne.**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF APRIL 23, 2026**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Report

**2. File SP26-06: (Tabled by the applicant to the regular meeting of May 28, 2026)**

**Site:** Italian Village of Daphne

**Zoning(s):** *PUD, Planned Unit Development*

**Area:** 34.55 Acres ±

**Location:** Northwest of the intersection of County Road 64 and Alabama Highway 181

**Owner:** Joseph A. Allegri Jr Properties I, LLC, Joseph A. Allegri Jr Properties II, LLC and Jerry and Louise Volovecky, Sr., Family Limited Partnership

**Agent:** The Trotman Company - Charlie Trotman

**Engineer:** Gonzalez-Strength - Mark Gonzalez

**3. File SDPF26-01: (Approved)**

**Subdivision:** Italian Village of Daphne

**Zoning:** *PUD, Planned Unit Development*

**Location:** Northwest of the intersection of County Road 64 and Alabama Highway 181

**Area:** 34.55 Acres ±, (11) lots

**Owner:** Joseph A. Allegri Jr Properties I, LLC, Joseph A. Allegri Jr Properties II, LLC and Jerry and Louise Volovecky, Sr., Family Limited Partnership

**Agent:** The Trotman Company - Charlie Trotman

**Surveyor:** Gonzalez-Strength - Derek Meadows

**B. HOPE VINEYARD, PHASE 2 FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:**

**1. File SDF26-01: (Approved)**

**Subdivision:** Hope Vineyard, Phase 2

**Zoning:** *R-6(G), Garden or Patio Home*

**Location:** East of County Road 13

**Area:** 44.11 Acres ±, (73) lots

**Owner:** Hope Vineyard Partners, L.L.C.

**Surveyor:** Dewberry - Victor Germain

**Agent:** Dewberry - Aaron Collins

**Engineer:** Dewberry - Jason Estes

**2. File AP26-07: (Favorable recommendation to City Council)**

**Presentation to be given by Aaron Collins, Dewberry, requesting acceptance of all rights-of-way contained within Hope Vineyard, Phase 2. Said rights-of-way being Shadowridge Drive (2508 linear feet), Rothchild Avenue (1087 linear feet) and Petrus Court (216 linear feet).**

**C. DAK INVESTMENTS, LLC ZONING AMENDMENT:**

1. File ZA26-03: **(Withdrawn at the request of the applicant)**

**Applicant:** DAK Investments, LLC

**Present Zoning:** *R-2, Medium Density Single Family Residential*

**Proposed Zoning:** *B-2(a), General Business Alternate*

**Location:** 805 Randall Avenue, northeast of the intersection of Main Street and Randall Avenue

**Area:** 0.38 Acres ±

**Owner:** DAK Investments, LLC - David Kahalley

**D. OFFICIAL ZONING AND STREET MAP UPDATE:**

1. File AP26-08 - Maps: **(Favorable recommendation to City Council)**

**Presentation to be given by Community Development staff of proposed amendments to the Official Zoning Map and the Official Street Map.**

7. **ATTORNEY'S REPORT:** No report.

8. **COMMISSIONER'S COMMENTS:** None presented.

9. **DIRECTOR'S COMMENTS:** Director welcomed Adam Skeete.

10. **ADJOURNMENT:** 5:40 p.m.

Accepted by:  
  
Chairman, Daphne Utilities



# APPROVED MINUTES

## Utilities Board Meeting

Council Chambers, Daphne City Hall ♦ March 25, 2026 ♦ 5:00 p.m.

### I. Call to Order

The regular March 2026 Board meeting for the Utilities Board of the City of Daphne was held on March 25, 2026, in the Council Chambers at Daphne City Hall and called to order at 5:00 pm by Chairwoman Selena Vaughn, followed by the Roll Call:

### II. Roll Call

**Members Present:** Selena Vaughn, Chairwoman  
Tim Patton, Vice Chairman  
Mayor Robin LeJeune, Board Member  
Councilman Joel Coleman, Board Member

**Members Absent:** Billy Mayhand, Secretary/Treasurer

**Others Present:** Tony Hoffman – Board Attorney  
Alex Godfrey – Chief Operations Officer  
Lexus Carlee – Chief Finance Officer  
Samantha Coppels – Chief Communications Officer  
Kelly DeLaney – Customer Service Manager  
Lori Wilson – Executive Assistant

**Others Absent:** Jerry Speegle – Board Attorney  
Scott Polk – CEO/General Manager

### III. Pledge of Allegiance

The Chairwoman led the Board and meeting attendees in the Pledge of Allegiance.

### IV. Approval of Minutes

#### Utilities Board Meeting Minutes February 25, 2026

The Chairwoman requested any additions, corrections, or deletions for the submitted minutes of the regular Daphne Utilities Board meeting of February 25, 2026.

With no additions, deletions or corrections, the Chairwoman declared that the submitted minutes of the regular Daphne Utilities Board meeting of February 25, 2026, would stand approved.

V. OLD BUSINESS –

A. None

VI. NEW BUSINESS –

- A. **Resolution 2026-02** – Resolution to Adopt and Approve the MWPP (Municipal Water Pollution Prevention) Program for 2026 ((Board Action: RESOLUTION)

Chief Operations Officer Alex Godfrey explained to the Board that this was the annual MWPP report required by ADEM which serves to evaluate our wastewater collection system and our water reclamation facility. He stated that the report was completed by Aaron Kirkland, WRF manager, and reviewed by Krebs Engineering.

*MOTION by Mayor Robin LeJeune to Adopt and Approve Resolution 2026-02 for the MWPP (Municipal Water Pollution Prevention) Program for 2026; the Motion was seconded by Mr. Tim Patton.*

AYE: Coleman, LeJeune, Patton, Vaughn NAY: ABSENT: Mayhand ABSTAIN: MOTION CARRIED

- B. **Recommendation for Bid Award** – Construction of Production Well #16 at Trojan Water Treatment Plant (Volkert Project No. 408287) for a total base bid plus additive alternate 1 in the amount of \$1,422,197.00 to National Water Services, LLC (Board Action: MOTION to Approve)

Volkert's Melinda Immel advised the Board members that National Water Service submitted the lowest bid and she advised the Board consider full award of the total base bid amount plus the additive alternate, though Utilities' staff were determining whether or not they are going to do the additive alternate so this option would be available making the total bid amount \$1,422,197.00. She noted that National Water Services is a new driller in this area and Daphne Utilities has not worked with them before, however references had been checked and approved. She then answered questions from Board members.

*MOTION by Mr. Tim Patton to approve the Recommendation for Bid Award - Construction of Production Well #16 at Trojan Water Treatment Plant (Volkert Project No. 408287) for a total base bid plus additive alternate 1 in the amount of \$1,422,197.00 to National Water Services, LLC; the Motion was seconded by Mayor Robin LeJeune.*

AYE: Coleman, LeJeune, Patton, Vaughn NAY: ABSENT: Mayhand ABSTAIN: MOTION CARRIED

VII. BOARD ATTORNEY'S REPORT

Mr. Tony Hoffman, sitting in for Mr. Jerry Speegle, advised there was nothing to add to the submitted report.

## VIII. FINANCIAL REPORT

Finance Manager Lexus Carlee reviewed for the Board: revenue for the year-to-date which was over budgeted projections, expenses for the year were under projections, total net income for the year was also over budgeted projections so far, and net income for February. Ms. Carlee also highlighted miscellaneous checks for board members. She offered to answer any questions from board members and updated them on the budget process.

## IX. GENERAL MANAGER'S REPORT

### A. GM Report

Chief Operations Officer Alex Godfrey reported to the Board in the absence of CEO/GM Scott Polk, updating the Board members on projects submitted in the report.

Communications Officer Samantha Coppels had nothing to add to her submitted report but mentioned that Lake Forest donated a cheeseburger lunch for Daphne Utilities employees to enjoy.

### B. Operations Report

Chief Operations Officer Alex Godfrey had nothing further to his submitted report.

### C. Engineering & Consulting Reports – nothing to add to the submitted reports.

## X. PUBLIC PARTICIPATION – At 5:16pm, Chairwoman Vaughn opened and closed Public Participation noting that there was no participation.

## XI. BOARD ACTION – None.

## XII. BOARD COMMENTS –

Councilman Joel Coleman had no comment.

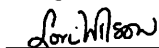
Mayor Robin LeJeune had no comment.

Mr. Tim Patton appreciated the training and conferences provided for employees.

## XII. ADJOURNMENT

With no additional comments, the Chairwoman Vaughn called for a motion to adjourn the meeting. Councilman Joel Coleman made the Motion to Adjourn. The meeting adjourned at 5:17 pm.

Preceding minutes submitted to the Daphne Utilities Board by:



Lori Wilson, Executive Assistant, Daphne Utilities



# City of Daphne Event Permit Application

TYPE OF PERMIT:  Special Event/Fundraiser  Parade/Run (Streets Use)  Walk (Sidewalks Only)  
 Athletic Complex/Sporting Event  Other: \_\_\_\_\_

## APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Manci's Antique Club

APPLICANT NAME: Garrett DeLuca

STREET: 1715 Main St CITY, STATE, ZIP: Daphne, AL, 36526

CONTACT PHONE: 251.421.0279 EMAIL: garrett.deluca@gmail.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Garrett DeLuca

CELL PHONE: same EMAIL: same

## EVENT INFORMATION

EVENT NAME: Shadow Baron's Summer Party

TYPE OF/PURPOSE OF EVENT: Party

EVENT DATE: 06/20/2026 TIME (START- END): 4-10pm

ASSEMBLY TIME: 4pm # PARTICIPANTS/VEHICLES: 400

EVENT LOCATION: Vacant lot behind Manic's, Belrose Ave from Main to city parking lot

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): We will have one tent, port-o-lets, and barricades

Looking to close Belrose & Main St to the west side of parking lot from 4-11:30pm

Daphne Police will be present to block off area.

### SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS:  Yes\*  No \*If Yes, please indicate which City Route is requested: \_\_\_\_\_

WILL YOUR EVENT REQUIRE BARRICADES:  Yes\*  No \*If Yes, please indicate quantity & location: 60

WILL YOUR EVENT REQUIRE ELECTRICITY:  Yes\*  No \*If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER:  Yes\*  No \*If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # \_\_\_\_\_ X \$321.00 10' X 10' # \_\_\_\_\_ X \$123.00/EACH

TABLES: 8' L # \_\_\_\_\_ X \$45.00/EACH CHAIRS: # \_\_\_\_\_ X \$12.00/EACH

OTHER SPECIAL REQUESTS: \_\_\_\_\_

### MARKETING & COMMUNICATIONS

*PLEASE NOTE:* As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: \_\_\_\_\_

Is your event open to the general public?  Yes\*  No

\* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com?  Yes  No

Facebook.com?  Yes  No Instagram?  Yes  No LinkedIn?  Yes  No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: \_\_\_\_\_ CONTACT PHONE: \_\_\_\_\_

OTHER MARKETING REQUESTS: \_\_\_\_\_

### REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT:  Yes\*\*  No \*\* If Yes, please provide your City of Daphne Business License Number here: \_\_\_\_\_

*PLEASE NOTE:* If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.


# Shadow Baron's Summer Party

## INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will result in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE:  DATE: 5/12/26

### INTERNAL USE ONLY

DATE REC'D: <u>4-30-2026</u>	CITY CLERK: _____
FIRE DEPT: <u>L.S. Teron</u>	APPROVED ROUTE: _____
POLICE DEPT: _____	ROUTE MAP ATTACHED: <input type="checkbox"/> Yes <input type="checkbox"/> No
PUBLIC WORKS: <u>Bobby Curran</u>	EVENT FEE: <input type="checkbox"/> Paid \$ _____ CHK# _____
SPORTS & RECREATION: <u>Melvin</u>	<input type="checkbox"/> Waived: _____
MARKETING & EVENTS: <u>Angie Bogg</u>	PROOF OF INSURANCE REC'D: <input type="checkbox"/> Yes <input type="checkbox"/> No
** REVENUE: _____	

**CITY OF DAPHNE, ALABAMA  
RESOLUTION NO. 2026-30**

**A RESOLUTION RATIFYING AND CONFIRMING ORDINANCE 2026-07  
(PREZONING) AND ACKNOWLEDGING ADDITIONAL PROPERTY OWNER  
CONSENT**

**WHEREAS**, on April 6, 2026, the City Council of the City of Daphne adopted Ordinance 2026-07 rezoning certain real property located northwest of County Road 64 and Alabama Highway 181 as PUD (Planned Unit Development) (the “Property”); and

**WHEREAS**, the Property is more particularly described in Ordinance 2026-07, which description is incorporated herein by reference; and

**WHEREAS**, Ordinance 2026-07 was adopted following consideration by the Planning Commission, proper notice, and a duly held public hearing before the City Council; and

**WHEREAS**, subsequent to the adoption of Ordinance 2026-07, it was determined that an additional record owner of a portion of the Property, **Joseph A. Allegri Jr Properties I, LLC**, was not listed as a signatory to the rezoning application; and

**WHEREAS**, said additional record owner has executed a Joinder and Ratification of the rezoning application, consenting to the rezoning of the Property as set forth in Ordinance 2026-07, which joinder is on file with the City Clerk; and

**WHEREAS**, the City Council finds that the Property description, public notice, Planning Commission review, and public hearing all accurately reflected the Property considered for rezoning, and that the joinder and ratification of the additional record owner cures any defect in the application; and

**WHEREAS**, the City Council desires to ratify and confirm Ordinance 2026-07 and the rezoning of the Property as set forth therein;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:**

**SECTION 1.           RATIFICATION AND CONFIRMATION**

Ordinance 2026-07, adopted on April 6, 2026, rezoning the Property as PUD (Planned Unit Development), is hereby ratified, confirmed, and approved in all respects.

**SECTION 2.           ACKNOWLEDGMENT OF OWNER CONSENT**

The City Council hereby acknowledges that all record owners of the Property, including Joseph A. Allegri Jr Properties I, LLC, have consented to the rezoning of the Property, and that

the Joinder and Ratification executed by said entity is incorporated into the record of the rezoning application.

**SECTION 3. NO SUBSTANTIVE CHANGE**

The City Council finds that this Resolution does not amend or modify the zoning classification, boundaries, or conditions established by Ordinance 2026-07, but merely confirms the prior action and corrects the record with respect to property ownership.

**SECTION 4. EFFECTIVE DATE**

This Resolution shall become effective immediately upon adoption.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**CITY OF DAPHNE, ALABAMA  
RESOLUTION 2026-31**

**A RESOLUTION DECLARING THAT THE ACQUISITION OF A PERMANENT EASEMENT OVER CERTAIN REAL PROPERTY IS IN THE PUBLIC INTEREST AND NECESSARY FOR PUBLIC USE; AUTHORIZING THE ACQUISITION THEREOF BY EMINENT DOMAIN; AND AUTHORIZING THE CITY ATTORNEY AND CITY ENGINEER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH PROCEEDINGS.**

**WHEREAS**, the City of Daphne, Alabama (“City”) is engaged in the planning and construction of the Bayfront Park Improvements Project (the “Project”), which will provide enhanced public recreational facilities, improved stormwater management, and related public infrastructure benefiting the citizens of Daphne; and

**WHEREAS**, to complete the Project, it is necessary for the City to acquire a 30-foot permanent easement over approximately 3,185 square feet (the “Easement Area”) of property owned by Meilyn Marino, located in Baldwin County, Alabama, more particularly identified as Parcel No. 05-43-03-71-0-007-022.000, PIN 27259 (the “Property”); and

**WHEREAS**, the City has caused the Easement Area to be appraised by a qualified, independent real estate appraiser and has extended an offer of \$44,616.00 to the property owner as just compensation for the easement; and

**WHEREAS**, despite reasonable efforts by the City to negotiate in good faith, an agreement has not been reached with the property owner for the voluntary conveyance of said easement; and

**WHEREAS**, Section 11-47-170 *et seq.* and Title 18, Chapter 1A of the Code of Alabama (1975) authorize municipalities to acquire property by eminent domain for public purposes, including parks, drainage, and other public improvements; and

**WHEREAS**, the City Council of the City of Daphne finds and determines that acquisition of said easement is necessary for the public use and in the public interest to complete the Bayfront Park Improvements Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:**

**SECTION 1.** The City Council hereby declares that the acquisition of a permanent easement over the above-described Property is necessary and in the public interest for the construction and completion of the Bayfront Park Improvements Project.

**SECTION 2.** The City Attorney is authorized and directed to initiate and prosecute proceedings in the Probate Court of Baldwin County, Alabama, pursuant to Title 18, Chapter 1A of the Code of Alabama, to acquire said permanent easement by condemnation.

**SECTION 3.** The City Engineer, or his designee, is authorized and directed to execute any necessary affidavits, plats, or supporting documents required to effectuate such proceedings.

**SECTION 4.** The Mayor is authorized to execute any documents necessary to carry out the intent of this Resolution.

**SECTION 5.** This Resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA,  
ON THIS \_\_\_\_DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Robin LeJeune, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA  
RESOLUTION NO. 2026-32**

**2026-G-LAKE FOREST DRAINAGE REPAIR AT 600 BLOCK RIDGEWOOD  
DRIVE**

**WHEREAS**, the City of Daphne is required under section 39-2-2 of the Code of Alabama to secure competitive bids for public works contracts in excess of \$100,000; and

**WHEREAS**, The City of Daphne acknowledges that the cost for the Lake Forest Drainage Repair at 600 Block Ridgewood Drive will exceed this amount; and

**WHEREAS**, five bids were received for the Lake Forest Drainage Repair at 600 Block Ridgewood Drive; and

**WHEREAS**, Staff has reviewed the bids for the Lake Forest Drainage Repair at 600 Block Ridgewood Drive and detennined that the low bid as presented is reasonable; and

**WHEREAS**, the subject bid is hereby certified contemporaneously with the passing of this resolution that the bid was let in compliance with all applicable provisions of Alabama law; and

**WHEREAS**, Staff recommends the bid be awarded to WR Mitchell Contractor, Inc. as the lowest responsive and responsible bidder.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA**, that the City

1. Accept the bid of **WR Mitchell Contractor Inc.** in the amount of **\$392,416.22** for BID SPECIFICATION NO: 2026-G-LAKE FOREST DRAINAGE REPAIR AT 600 BLOCK RIDGEWOOD DRIVE.
2. The Mayor is hereby authorized and directed to do or perform or cause to be done or performed in the name of and behalf of the City such other acts, and to execute, deliver, file and record such other instruments, documents, certificates, notifications and related documents, all as shall be required by law or necessary or desirable to carry out the provisions and purposes of this resolution.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS**                      **day of**                      **, 2026**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**CITY OF DAPHNE, ALABAMA  
RESOLUTION 2026-33**

**APPROPRIATION: LAKE FOREST DRAINAGE REPAIR AT 600 BLOCK  
RIDGEWOOD DRIVE**

**WHEREAS**, Ordinance 2025-17 approved and adopted the Fiscal Year 2026 Budget on September 15, 2025; and

**WHEREAS**, subsequent to the adoption of the Fiscal Year 2026 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2026 budget; and

**WHEREAS**, significant drainage repair is needed in the Lake Forest Subdivision at the 600 Block of Ridgewood Drive; and

**WHEREAS**, the Lake Forest Drainage Repair at 600 Block Ridgewood Drive project has been bid with a total project cost of \$450,847 (Construction - \$392,417; Engineering - \$29,000; Contingency - \$29,431); and

**WHEREAS**, this repair was not anticipated during the budget process and an appropriation for the total amount of \$450,847 is needed from the General Fund.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that:**

1. Funds in the amount of \$450,847 from the General Fund and transferred to the Capital Reserve Fund are appropriated and made a part of the Fiscal Year 2026 budget for the Lake Forest Drainage Repair at 600 Block Ridgewood Drive project.
2. The Mayor is hereby authorized and directed to do or perform or cause to be done or performed in the name of and behalf of the City such other acts, and to execute, deliver, file and record such other instruments, documents, certificates, notifications and related documents, all as shall be required by law or necessary or desirable to carry out the provisions and purposes of this resolution.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**CITY OF DAPHNE  
RESOLUTION 2026-34**

**Acceptance of Roads and Rights-of-Way: Hope Vineyard, Phase 2**

**WHEREAS**, the City Council of the City of Daphne, Alabama has received notice that the Daphne Planning Commission has given Final Plat approval to Hope Vineyard, Phase 2 on April 23, 2026, and the City of Daphne hereby recommends acceptance of the roads and rights-of way located in Hope Vineyard, Phase 2; and

**WHEREAS**, an inspection was made by the Director of Community Development, and all reports and other related documents have been provided stating that said streets and associated storm water drainage have been installed in conformity with City standards; and

**WHEREAS**, an inspection was made by the Director of Public Works, and said director has recommended acceptance of said streets and associated storm water drainage, to the extent such drainage facilities affect the rights-of-way, of Hope Vineyard, Phase 2; and

**WHEREAS**, the developer has provided to the City a two-year maintenance bond in the amount of \$267,640.65 as required and now requests acceptance and dedication of the same for maintenance of said improvements as outlined in Article XVII, entitled the Procedures for Subdivision Review, of the City of Daphne Land Use and Development Ordinance; and

**WHEREAS**, the developer has caused the plat to be recorded on slide 2250634 of the records in the Baldwin County Judge of Probate Office; and

**WHEREAS**, the City Council of the City of Daphne believes it is in the best interest of the citizens of the City for the City to accept said rights-of-way.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE AS FOLLOWS:** that the following rights-of-way within Hope Vineyard, Phase 2, according to the plat presented by Dewberry as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, are hereby accepted by the City of Daphne, Alabama as city streets for maintenance:

a portion of Shadowridge Drive (2508 linear feet), a 50-ft right of way; a portion of Rothschild Avenue (1087 linear feet), a 50-ft right of way; and a portion of Petrus Court (216 linear feet), a 50-ft right of way.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**


\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**COMMUNITY DEVELOPMENT  
INTERNAL MEMORANDUM**



DATE: May 11, 2026  
TO: Office of the City Clerk  
FROM: Adrienne Jones, AICP, Director of Community Development   
CC: Andy Bobe, City Engineer, Bobby Purvis, Public Works Director, and William Eringman,  
Deputy Director Public Works  
SUBJECT: Hope Vineyard, Phase Two Acceptance of Roads and Rights-of-Ways  
LOCATION: East of County Road 13

**RECOMMENDATION:** At the April 23, 2026 regular meeting of the City of Daphne Planning Commission, seven members were present. The motion carried unanimously for a favorable recommendation for annexation and acceptance of the rights-of-way of Shadowridge Drive, Rothchild Avenue and Petrus Court.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.


Thank you,  
ADJ/jv

Attachment(s)

cc: file

**ENGINEERING  
INTERNAL MEMORANDUM**



DATE: April 14, 2026  
TO: Adrienne Jones, AICP, Director of Community Development  
FROM: Andy Bobe, PE, City Engineer   
CC: Troy Strunk, PLA, Director of City Development  
SUBJECT: Hope Vineyard – Phase 2 – Final Plat & Street Acceptance

Hope Vineyard Ph. 2 has completed construction of the roads up through the binder layer of the road build-up. All the drainage and utility infrastructure associated with the new subdivision has been installed and inspected. There are a few minor punch list items that are being addressed.

The developer intends to install the wearing surface of the street at the end of the 2-year maintenance period. This process has been utilized for multiple phases of recent subdivisions and has worked well.

I recommend that Hope Vineyard Phase 2 streets be accepted. Maintenance for the first two years will remain with the developer, at which time we will do a subsequent inspection and punch list for release of the maintenance bond.

Should there be any questions, or if further information is needed. Please let me know.

Thank you,

Andrew N. Bobe



Dewberry Engineers Inc. | 251 990 9950  
 25353 Friendship Road | 251 990 9910 fax  
 Daphne, AL 36526 | www.dewberry.com

January 6, 2026

Mrs. Adrienne Jones  
 Director of Community Development  
 City of Daphne  
 P.O. Box 400  
 Daphne, Alabama 36526

**RE: HOPE VINEYARD PH. 2**  
*ENGINEER'S PROJECT CERTIFICATION & REQUEST FOR ACCEPTANCE*

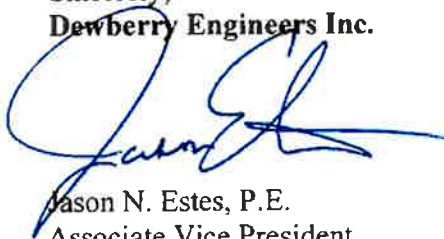
Dear Mrs. Jones:

I, Jason Estes, a professional engineer registered in the State of Alabama, Registration Number 22714, do hereby certify that the streets for HOPE VINEYARD PH. 2 have been completed in full and to the best of my knowledge and belief, conforms to the requirements of the City of Daphne Subdivision regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

Therefore, I hereby request the City of Daphne to accept the roads and drainage for HOPE VINEYARD PH. 2 subdivision.

If you have any questions or comments, regarding this information please give me a call at 251-990-9950.

Sincerely,  
**Dewberry Engineers Inc.**



Jason N. Estes, P.E.  
 Associate Vice President  
 Branch Manager



JNE/ck

**CITY OF DAPHNE  
PETITION FOR ACCEPTANCE  
OF ROAD(S) AND/OR RIGHTS-OF-WAY**

**SUBDIVISION NAME:** HOPE VINEYARD PH. 2

**THIS PETITION FOR ACCEPTANCE OF ROADS AND/OR RIGHTS-OF-WAY** is made this 23<sup>rd</sup> day of March, 2026 by HOPE VINEYARD PARTNERS, LLC, hereinafter called "the sub-divider," owner of certain property located in the City of Daphne, Alabama known as HOPE VINEYARD PH. 2 to be recorded in the office of the Judge of Probate of Baldwin County, Alabama; and,

**WHEREAS**, the sub-divider has agreed to the dedication of the roads and rights-of-way located in said subdivision to the City of Daphne, and further warrants that said roads and rights-of-way are complete and are in compliance with the minimum standards as outlined for construction in the City of Daphne Land Use and Development Ordinance, Article XVII, entitled Procedures for Subdivision Review, and Article XI, Minimum Requirements and Required Improvements for Subdivisions and Commercial Site Developments. The sub-divider further warrants that the same are free from defects from any cause and are free and clear of any liens and encumbrances; and,

**WHEREAS**, a bond is required by the City as a condition of the acceptance of any new roads or rights-of-way as outlined in Article XVII in an amount equal to twenty percent (20%) of all street and drainage improvements in the subdivision as a warranty for such improvements to last for a period of two (2) years after the date of dedication and upon acceptance by the City Council, the sub-divider has provided a \$ 267,640.65 maintenance bond; and,

**WHEREAS**, the project engineer, Jason N. Estes, PE, acting on behalf of the sub-divider does hereby certify that all roads and rights-of-ways are complete and are in compliance with the minimum standards for construction as outlined in the City of Daphne Land Use and Development Ordinance, Article XVII, entitled, Procedures for Subdivision Review, and Article XI, Minimum Requirements and Required Improvements for Subdivisions and Commercial Site Developments, and further warrants that the same are free from defects from any cause; and,

**CITY OF DAPHNE  
PETITION FOR ACCEPTANCE  
OF ROAD(S) AND/OR RIGHTS-OF-WAY**

IN WITNESS WHEREOF, the sub-divider has caused the execution of this dedication as of the date set forth above.

Respectfully submitted,

HOPE VINEYARD PARTNERS, LLC  
Name of Individual or Corporation (Printed)

By: Michael P Neal MICHAEL P. NEAL  
(Print Legibly and Sign)

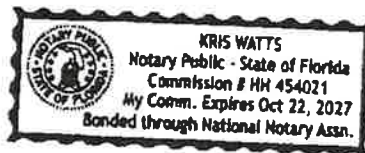
Its: MANAGER  
(Print Legibly)

STATE OF ~~ALABAMA~~ Florida  
COUNTY OF ~~BALDWIN~~ Sarasota

I, the undersigned Notary Public in and for said State and County, hereby certify that MICHAEL P. NEAL whose name as MANAGER of Hope Vineyard Partners LLC an Alabama corporation or as owner of Hope Vineyard Phase 2 is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer or owner and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal on this the 23<sup>rd</sup> day of MARCH, 2026.

Kris Watts (NOTARY SEAL)  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_



**CITY OF DAPHNE  
 PETITION FOR ACCEPTANCE  
 OF ROAD(S) AND/OR RIGHTS-OF-WAY**

**NOW, THEREFORE**, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the sub-divider does hereby dedicate the roads and rights-of-way in said subdivision to the City of Daphne, a municipal corporation, as per the favorable recommendation of the City of Daphne Planning Commission voted upon at its meeting held on April 23, 2026. Said subdivision according the plat recorded in the Judge of Probate, Baldwin County, Alabama and said streets being named as follows:

Name of Right of Way	Length (linear feet) From Plat	Width (feet)
SHADOWRIDGE DRIVE	2508	50
ROTHSCHILD AVENUE	1087	50
PETRUS COURT	216	50

**Are each hereby dedicated to the City of Daphne, Alabama as a city street.**

**CITY OF DAPHNE  
PETITION FOR ACCEPTANCE  
OF ROAD(S) AND/OR RIGHTS-OF-WAY**

Favorable recommendation on behalf of Daphne Public Works:



---

City Engineer  
City of Daphne

Favorable recommendation on behalf of Daphne Planning Commission:



---

Andrew Prescott  
Planning Commission Chairman  
City of Daphne





**MAINTENANCE  
BOND**

**Fidelity and Deposit Company of Maryland  
Baltimore, Maryland**

Bond No.: MNT 9499652

KNOWN ALL BY THESE PRESENTS: That we Ammons & Blackmon Construction, LLC.  
as Principal, and Fidelity and Deposit Company of Maryland, a corporation  
organized and existing under the Laws of the State of Maryland, Surety are held and firmly  
bound unto City of Daphne, PO Box 400, Daphne, AL 36526 as Obligee, in the total sum of  
Two Hundred Sixty Seven Thousand Dollars & 65 cents-  
U.S. Dollars (\$267,640.65) for the payment whereof said Principal and Surety  
bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated \_\_\_\_\_  
for Hope Vineyard - Phase 2 (Grading & Drainage, & Roadway)  
Contractor: Hope Vineyard Partners, LLC ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal  
shall maintain and remedy said Work free from defects in materials and workmanship for a  
period of 2 year(s) following substantial completion of the Work (the "Maintenance  
Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.


PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one  
(1) year from the expiration date of the Maintenance Period; provided, however, that if this  
limitation is prohibited by any law controlling the construction hereof, such limitation shall be  
deemed to be amended so as to be equal to the minimum period of limitation permitted by  
such law, and said period of limitation shall be deemed to have accrued and shall commence  
to run on the expiration date of the Maintenance Period.

Signed this 23rd day of April, 2026.

**Ammons & Blackmon Construction, LLC.**  
(Principal)

By: 

**Fidelity and Deposit Company of Maryland**

By:   
Christopher T. Thomas, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY  
 COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
 FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
 POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **John T. THOMAS, JR., Christopher T. THOMAS and Maria A. DAVISON, all of Daphne, Alabama, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons .

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 14th day of May, A.D. 2020.



**ATTEST:**  
 ZURICH AMERICAN INSURANCE COMPANY  
 COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
 FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*  
 Vice President

By: *Dawn E. Brown*  
 Secretary

**State of Maryland  
 County of Baltimore**

On this 14th day of May, A.D. 2020, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public  
 My Commission Expires: July 9, 2023

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 23rd day of April, 2026.



Michael C. Fay, Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsfclaims@zurichna.com](mailto:www.reportsfclaims@zurichna.com)  
800-626-4577

**CITY OF DAPHNE, ALABAMA  
RESOLUTION 2026 - 35**

**APPROPRIATION – EMPOWERED STUDIO PRODUCTION AUTHORIZATION**

**WHEREAS**, Ordinance 2025-17 approved and adopted the Fiscal Year 2026 budget on September 15, 2025; and

**WHEREAS**, subsequent to the adoption of the Fiscal Year 2026 budget, the City Council has determined that certain appropriations are required and should be approved and made part of the Fiscal Year 2026 budget; and

**WHEREAS**, the City has been selected to be included in a short-form documentary series produced by EMPOWERED entitled the “Discover America-America 250: Great Places to Live, Visit and Start a Business”; and

**WHEREAS**, the documentary series will be distributed to Public Television stations in all 50 states and will be hosted by Meg Ryan; and

**WHEREAS**, the cost to the City to participate in this project is \$25,900 in underwriting and scheduling fees and \$3,400 to shoot onsite in the City of Daphne.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that**

- 1) Funds in the amount of **\$29,300** from the **General Fund** are appropriated and made part of the Fiscal Year 2026 budget for the EMPOWERED short-form documentary series on the City of Daphne.
- 2) The Mayor is hereby authorized and directed to do or perform or cause to be done or performed in the name of and behalf of the City such other acts, and to execute, deliver, file and record such other instruments, documents, certificates, notifications and related documents, all as shall be required by law or necessary or desirable to carry out the provisions and purposes of this resolution.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**CITY OF DAPHNE, ALABAMA**  
**ORDINANCE 2026-12**  
(Amending Ordinance 2025-05)

**AN ORDINANCE TO AMEND THE TEXT OF THE EAST FISH RIVER PUD NARRATIVE  
FOR PROPERTY LOCATED FIVE HUNDRED FEET NORTHEAST OF THE INTERSECTION  
OF COUNTY ROAD 64 AND DIXON LANE**

**WHEREAS**, the real property re-zoned and described in Ordinance 2025-05 has been assigned a zoning designation of Planned Unit Development (“PUD”); and

**WHEREAS**, said real property is located Five Hundred Feet Northeast of the intersection of County Road 64 and Dixon Lane, being more particularly described as follows:

**Legal Description for the Property:**

**PARCEL 1:**

BEGINNING AT A CAPPED REBAR MARKER IN AN OLD FENCE CORNER AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE, 1342.93 FEET TO A CAPPED REBAR MARKER IN AN OLD FENCE CORNER; RUN THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE, 2647.30 FEET TO A CAPPED REBAR MARKER; RUN THENCE NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE, 697.40 FEET TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE 2191.34 FEET TO A CAPPED REBAR MARKER ON THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NO. 64, (80 FOOT RIGHT-OF-WAY); RUN THENCE SOUTHWESTWARDLY, ALONG SAID RIGHT-OF-WAY LINE, FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 1853.82 FEET, AN ARC DISTANCE OF 1226.33 FEET (CHORD: SOUTH 70 DEGREES 54 MINUTES 35 SECONDS WEST, 1204.09 FEET) TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 470.53 FEET TO A POINT ON THE CENTERLINE OF FISH RIVER; RUN THENCE NORTHWARDLY, ALONG SAID CENTERLINE OF FISH RIVER AND FOLLOWING THE MEANDERS THEREOF, FOR A DISTANCE OF 12,236 FEET, MORE OR LESS, TO A POINT ON THE WESTWARD EXTENSION OF THE LINE OF AN OLD FENCE; RUN THENCE NORTH 87 DEGREES 10 MINUTES 45 SECONDS EAST, ALONG THE LINE OF SAID OLD FENCE, 815.97 FEET TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE 2646.66 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 675.29 FEET TO A POINT ON THE NORTH MARGIN OF BALDWIN COUNTY HIGHWAY NUMBER 64; RUN THENCE NORTH 72 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 62.87 FEET TO A POINT ON SAID HIGHWAY #64; RUN THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 656.13 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

THE SOUTH 60.0 FEET OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN.

**PARCEL 4:**

A STRIP OF LAND 60-FEET WIDE, WITHIN THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, EXTENDING FROM THE END OF THE COUNTY MAINTAINED PURSLEY ROAD, WESTWARDLY TO THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA. SAID STRIP OF LAND BEING 60-FEET WIDE AND APPROXIMATELY 40- FEET LONG, MORE OR LESS.

**PARCEL 5:**

THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST.

**PARCEL 6:**

COMMENCE AT THE "LOCALLY ACCEPTED" SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 60.0 FEET; RUN THENCE NORTH 44 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 84.85 FEET; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

**PARCEL 7:**

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 25.25 FEET; RUN THENCE NORTH 44 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 35.70 FEET; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

**WHEREAS**, the PUD pre-zoning approval adopted through Ordinance 2025-05 included a PUD Narrative and Conceptual Plan governing development standards for the Property; and

**WHEREAS**, the owner has submitted an Amended PUD Narrative for review and approval, reflecting certain modifications to the previously approved PUD Narrative; and

**WHEREAS**, at its regular meeting of March 26, 2026, the Planning Commission considered the proposed amendments and issued a favorable recommendation to the City Council subject to the following regarding the streets, drainage and utilities: the proposed sanitary sewer system will consist of a combination of low-pressure sewer and gravity sewer mains to serve the development; the low pressure will serve 67% of the development and gravity sewer will serve the remaining 33%; the streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance; traffic calming provisions will be implemented as needed, such as stop signs and speed tables; Baldwin County Sewer Service (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities; and

**WHEREAS**, due notice of said proposed rezoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on \_\_\_\_\_, 2026; and

**WHEREAS**, the City Council finds that the amendments to the PUD Narrative are appropriate, remain consistent with the intent and purpose of the PUD zoning district, and promote the public health, safety, and welfare.

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

**SECTION I. AMENDMENT TO EXISTING PUD.** The PUD Narrative approved by Ordinance 2025-05 is hereby amended to replace the previously adopted PUD Narrative with the Amended PUD Narrative, which is attached hereto as **Exhibit A** and incorporated herein by reference.

This exhibit shall constitute the governing development narrative for the PUD and shall amend the prior PUD Narrative approved as part of Ordinance 2025-05.

All development of the subject property shall comply with the Amended PUD Narrative adopted herein and shall be further subject to the following conditions regarding streets, drainage and utilities: the proposed sanitary sewer system will consist of a combination of low-pressure sewer and gravity sewer mains to serve the development; the low pressure will serve 67% of the development and gravity sewer will serve the remaining 33%; the streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance; traffic calming provisions will be implemented as needed, such as stop signs and speed tables; Baldwin County Sewer Service (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

**SECTION II. REPEALER.** All ordinances, resolutions, or parts thereof in conflict with this Ordinance, to the extent of such conflict, are hereby repealed.

**SECTION III. SEVERABILITY.** The provisions of this Ordinance are severable. If any section, clause, or provision is declared invalid or unconstitutional, such ruling shall not affect the remaining portions, which shall remain in full force and effect.

**SECTION IV. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption and publication as required by law.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

ATTEST:

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**EXHIBIT A**  
Amended PUD Narrative

(attached)

**CITY OF DAPHNE, ALABAMA**  
**ORDINANCE 2026-13**  
(Amending Ordinance 2026-07)

**AN ORDINANCE TO AMEND THE ITALIAN VILLAGE OF DAPHNE PUD  
NARRATIVE FOR PROPERTY LOCATED NORTHWEST OF THE INTERSECTION  
OF COUNTY ROAD 64 AND ALABAMA HIGHWAY 181**

**WHEREAS**, the real property pre-zoned and described in Ordinance 2026-07 has been annexed into the corporate limits of the City of Daphne and assigned a zoning designation of Planned Unit Development (“PUD”) upon annexation; and

**WHEREAS**, said real property is located Northwest of County Road 64 and Alabama Highway 181, being more particularly described as follows:

**Legal Description for the Original PUD Property:**

A parcel of land situated in the South one-half of the Southeast one-quarter of Section 15, Township 5 South, Range 2 East, Baldwin County, Alabama being more particularly described as follows:

BEGIN at a found 1/2 inch rebar marking the Southeast corner of Lot 1-B according to the Replat of Lot 1 Volovecky Split Subdivision as recorded in Slide 0003046-C in the Office of the Judge of Probate, Baldwin County, Alabama and lying on the West right-of-way of State Highway 181; thence leaving said Lot 1-B run South 00 degrees 21 minutes 12 seconds East along said right-of-way for a distance of 509.93 feet to a found concrete monument lying on said right-of-way; thence run South 15 degrees 48 minutes 33 seconds East along said right-of-way for a distance of 54.74 feet to a found concrete monument lying on said right-of-way; thence leaving said right-of-way run North 88 degrees 54 minutes 29 seconds West for a distance of 187.99 feet to a found capped rebar stamped Fairhope; thence run South 00 degrees 04 minutes 35 seconds West for a distance of 224.97 feet to a found capped rebar lying on the North right-of-way of County Road 64; thence run North 89 degrees 36 minutes 46 seconds West along said right-of-way for a distance of 1396.57 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on said right-of-way; thence leaving said right-of-way run North 00 degrees 23 minutes 14 seconds East for a distance of 785.49 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on the South line of said Lot 1-A of the aforementioned subdivision; thence run South 89 degrees 36 minutes 02 seconds East along said the South line of said Lot 1-A for a distance of 663.67 feet to a set 5/8 inch capped rebar stamped CA-560LS marking a corner on the South line of said Lot 1-A and marking the Southwest corner of said Lot 1-B; thence leaving said Lot 1-A continue along the previously described call and the South line of said Lot 1-B for a distance of 904.08 feet to the POINT OF BEGINNING. Said parcel contains 1,193,213 square feet or 27.39 acres, more or less.

Lot 1-B, Replat of Volovecky Split Subdivision, according to the plat thereof, as recorded on Slide 0003046-C in the Office of the Judge of Probate of Baldwin County, Alabama.

**Legal Description for the Additional PUD Property:**

Lot 1-B according to the Amended and Restated Final Plat Replat of Lot 1 Volovecky Split Subdivision as recorded in Slide 3053-D&E in the Office of the Judge of Probate, Baldwin County, Alabama.

**WHEREAS**, the PUD pre-zoning approval adopted through Ordinance 2026-07 included a PUD Narrative and Conceptual Plan governing development standards for the Property; and

**WHEREAS**, the owner has submitted an Amended PUD Narrative for review and approval, reflecting certain modifications to the previously approved PUD Narrative; and

**WHEREAS**, at its regular meeting of March 26, 2026, the Planning Commission considered the proposed amendments and issued a favorable recommendation to the City Council subject to the following regarding the additional of 2.78 acres to the north of the original project boundary and updating the PUD Narrative to compensate for changes to the boundary; and

**WHEREAS**, due notice of said proposed rezoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on \_\_\_\_\_, 2026; and

**WHEREAS**, the City Council finds that the amendments to the PUD Narrative are appropriate, remain consistent with the intent and purpose of the PUD zoning district, and promote the public health, safety, and welfare.

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

**SECTION I. AMENDMENT TO EXISTING PUD.** The PUD Narrative approved by Ordinance 2026-07 is hereby amended to replace the previously adopted PUD Narrative with the Amended PUD Narrative and expand the boundaries of the PUD, an additional 2.78 acres, which is attached hereto as **Exhibit A** and incorporated herein by reference.

This exhibit shall constitute the governing development narrative for the PUD and shall supersede in full the prior PUD Narrative approved as part of Ordinance 2026-07.

All development of the subject property shall comply with the Amended PUD Narrative adopted herein and shall be further subject to the following conditions regarding the additional of 2.78 acres to the north of the original project boundary and updating the PUD Narrative to compensate for changes to the boundary.

**SECTION II. REPEALER.** All ordinances, resolutions, or parts thereof in conflict with this Ordinance, to the extent of such conflict, are hereby repealed.

**SECTION III. SEVERABILITY.** The provisions of this Ordinance are severable. If any section, clause, or provision is declared invalid or unconstitutional, such ruling shall not affect the remaining portions, which shall remain in full force and effect.

**SECTION IV. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption and publication as required by law.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

ATTEST:

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**EXHIBIT A**  
Amended PUD Narrative

(attached)

**CITY OF DAPHNE, ALABAMA  
ORDINANCE 2026-14**

**Ordinance to Pre-Zone Property Located Northwest of County Road 64 and  
Alabama Highway 181  
Jerry Volovecky and Louise Volovecky, Sr. Family Limited Partnership**

**WHEREAS**, Jerry Volovecky and Louise Volovecky, Sr. Family Limited Partnership, as the owners of certain real property located within the unincorporated area of Baldwin County, Alabama, has requested that said property currently zoned RA, Rural Agricultural in Baldwin County District 15, be pre-zoned as PUD, Planned United Development, district prior to annexation into the City of Daphne; and,

**WHEREAS**, said real property is located Northwest of County Road 64 and Alabama Highway 181, being more particularly described as follows:

**Legal Description for Property to be Pre-Zoned:**

Lot 1-B according to the Amended and Restated Final Plat Replat of Lot 1 Volovecky Split Subdivision as recorded in Slide 2242340 in the Office of the Judge of Probate, Baldwin County, Alabama.

**WHEREAS**, at the regular Planning Commission meeting on March 26, 2026, the Commission considered said request and voted to set forth a favorable recommendation to the City Council to pre-zone the property PUD, Planned Unit Development, district; and,

**WHEREAS**, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on \_\_\_\_\_, 2026; and,

**WHEREAS**, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for pre-zoning of the above described real property and as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA**, as follows:

**SECTION I: ZONING**

That above described real property is hereby pre-zoned PUD, Planned Unit Development, district in the City of Daphne. Upon annexation of the property prior to the expiration of the pre-zoning as set forth in Section IV, the property shall be assigned the zoning district in accordance with the pre-zoning, and the zoning ordinance and zoning map shall be amended to reflect said zoning change. Should annexation not occur prior to the expiration of this pre-zoning as set forth in Section IV, this pre-zoning shall have no effect and the designation of a zoning district for the property shall be set forth in the annexation ordinance.

Until such time as the property is annexed into the City of Daphne, the property shall remain in the unincorporated area of Baldwin County and zoned in accordance with the Baldwin County Commission's zoning plan. The County's zoning for the property at the time the request for pre-zoning was submitted was RA, Rural Agricultural, Baldwin County District 15 Planning District.

**SECTION II: REPEALER.**

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

**SECTION III: SEVERABILITY.**

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

**SECTION IV: EFFECTIVE AND EXPIRATION DATE.**

This Ordinance shall take effect after the date of its approval by the City Council of the City of Daphne and publication as required by law. Pursuant to Code of Alabama (1975) Section 11-52-85, the zoning of the subject property shall become effective upon the date the territory is annexed into the corporate limits. If any portion of the subject property is not annexed into the corporate limits within 180 days of the initiation of annexation proceedings as provided by law, this pre-zoning shall be null and void. Should the pre-zoning become null and void, the applicant may reapply for pre-zoning at any time as long as an annexation petition is pending.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**CITY OF DAPHNE, ALABAMA  
ORDINANCE 2026-15**

**ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE  
CORPORATE LIMITS OF THE CITY OF DAPHNE**

**Northwest of County Road 64 and  
Alabama Highway 181  
Jerry Volovecky and Louise Volovecky, Sr. Family Limited Partnership**

**WHEREAS**, on the 26<sup>th</sup> day of February, 2026, Jerry Volovecky and Louise Volovecky, Sr. Family Limited Partnership as the owners of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and,

**WHEREAS**, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and,

**WHEREAS**, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on March 26, 2026, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and,

**WHEREAS**, after proper publication, a public hearing was held by the City Council on \_\_\_\_\_, 2026, concerning the petition for annexation.

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

**SECTION ONE: ANNEXATION**

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

**SECTION TWO: ZONING**

At the \_\_\_\_\_, 2026, regularly scheduled City Council meeting, Ordinance 2026 - \_\_\_\_ was adopted pre-zoning the said property as PUD, Planned Unit Development, district, with the apportionment of said zoning district to the subject property described therein.

**SECTION THREE: DESCRIPTION OF TERRITORY**

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

**Legal Description for Annexation:**

Lot 1-B according to the Amended and Restated Final Plat Replat of Lot 1 Volovecky Split Subdivision as recorded in Slide 3053-D&E in the Office of the Judge of Probate, Baldwin County, Alabama.

**SECTION FOUR: MAP OF PROPERTY**

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" showing its relationship to the corporate limits of the City of Daphne.

**SECTION FIVE: EFFECTIVE DATE AND PUBLICATION**

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**

**CITY OF DAPHNE, ALABAMA  
ORDINANCE NO. 2026-16**

**AN ORDINANCE AMENDING CHAPTER 15 OF THE CODE OF ORDINANCES OF  
THE CITY OF DAPHNE RELATING TO DAPHNE CITY PARK RULES AND  
REGULATIONS**

**WHEREAS**, the City of Daphne owns and maintains public parks and recreational facilities for the use and enjoyment of the public; and

**WHEREAS**, the City has an interest in ensuring that such facilities are used in a manner that protects public safety, preserves park resources, and accommodates recreational programming and other authorized uses; and

**WHEREAS**, from time to time, individuals and businesses seek to conduct commercial activities within City parks and recreational facilities; and

**WHEREAS**, Section 220 of the Constitution of Alabama of 1901 provides that no person or entity shall be permitted to use the streets or public places of a municipality for the operation of any private enterprise without first obtaining the consent of the proper municipal authorities; and

**WHEREAS**, the City Council finds that such commercial activities should occur only with prior approval of the City and in accordance with conditions established by the City to ensure compatibility with other uses of park facilities; and

**WHEREAS**, the City Council desires to amend Section 15-10(a) of the Code of Ordinances to clarify that unauthorized commercial activity, and failure to comply with City-imposed conditions on approved activities, constitutes a violation of the Code.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Daphne, Alabama, as follows:

**SECTION 1.            AMENDMENT TO SECTION 15-10(a)**

Section 15-10(a) of the Code of Ordinances of the City of Daphne, Alabama, is hereby amended to read as follows, with a new subsection (30):

*(a) General park rules.*

- (1) City parks will open at sunrise and close at sunset, with the exception of parks which have lighting specifically designed for night activities and not merely parking.
- (2) No alcoholic beverages are allowed in any parks.
- (3) No tobacco or electronic smoking devices are allowed in any park. Tobacco products include but are not limited to cigarettes, cigars, e-cigarettes, smokeless tobacco, chewing tobacco, snuff or vaping.

- (4) No person shall possess a weapon or discharge any weapon or explosive in a park or into a park from beyond the park boundaries to the maximum extent allowable by law.
- (5) No person shall deposit, drop or abandon garbage, rubbish, waste or any other kind of litter in or upon any waters or land within a park.
- (6) It shall be unlawful for any person to bring into, use or discard any glass beverage container, including any soft drink, beer, water bottles, drinking glasses or drinking cups made of glass and any and all similar beverage containers in any park.
- (7) Fires are allowed in cooking grills in designated areas only. Open “camp” fires, outside grills and personal grills are prohibited.
- (8) No person shall distribute or disseminate leaflets, pamphlets or other printed material or promotional materials, through the use of any mechanical device in a park for soliciting or advertising, except upon prior written consent of the city. No person shall carry on or conduct any business or service within a park without the prior written approval of the city.
- (9) All camping activities shall be confined to designated areas in a park with prior city approval.
- (10) Small tents are permitted, but must be secured to the ground. The use of stakes to secure a tent is prohibited.
- (11) Hitting golf balls at any city park is strictly prohibited.
- (12) No person shall launch, land or leave unattended any boat, canoe, raft or other watercraft upon any water, bay, lagoon, lake or pond within a park except at locations and times designated for that purpose. No person shall operate any watercraft in a designated swimming area or other prohibited area or in violation of Alabama State Law.
- (13) No person shall use any marine areas or marine facilities, including, but not limited to, boat launches, docks, piers, wharfs, landings, moorings, floats, or shorelines within the limits of a park for commercial purposes or for commercial watercraft. For purposes of this section, “commercial watercraft” shall mean and include any and all boats, houseboats, motorboats, yachts, cruisers, inflatables, barges, vessels, canoes, rafts, jet skis, wet bikes and/or any other watercraft that is self-propelled or designed to be propelled by the use of internal combustion engines or electric motors.
- (14) No person shall wade or swim within a park except at beaches designated for that purpose and then only between sunrise and sunset or at such hours as may be designated by the city.
- (15) No person shall be allowed to use and/or add bubbles or soap products to any splash pad. Balloons and animals are strictly prohibited at all splash pads.
- (16) No person shall fish in a park in violation of Alabama State Law or in any area designated as “no fishing”.

- (17) No person shall operate a bicycle except on designated bikeways and roadways in a park.
- (18) No person shall operate any motorized vehicle within a park except on roadways, parking areas, or other designated locations. The speed limit shall be fifteen (15) mph within the parks. For purposes of this rule, “motorized vehicle” shall mean and include any and all automobiles, motorcycles, all-terrain vehicles, whether two (2), three (3) or four (4) wheel; mobile trailers; trucks; truck tractors; semitrailers; trailers; and/or any other device that is self-propelled or drawn in, upon, or by which any person or property is or may be transported or drawn upon any trail, path, road, or highway.
- (19) No person shall launch, operate, or land within or upon any city park any remote-control airplane, unmanned aircraft system (i.e. “drone” or “quad-copter”), or other unmanned aerial device (excluding kites) unless authorized by prior written consent of the city, except that certain areas may be designated appropriate landing places for law enforcement or official government aviation equipment. Exempted from the restrictions of this provision are:
  - a. Any sports field located at Al Trione Sports Complex that is not otherwise occupied or in use; and
  - b. Any other fields (and the airspace immediately above such fields) approved for such purposes by the Daphne City Council.
- (20) Any person who obtains a special event permit may use a drone to photograph their special event in the park during the course of the event. For hobby or recreational use, unmanned aircraft, including but not limited to drones, quad-copters, and remote-control planes, may only occur on fields located at Al Trione Sports Complex that are not otherwise occupied or in use and any other fields approved for such purposes by the Daphne City Council. Operation of any unmanned aircraft must be done so as to not be flown within one hundred (100) feet of people, power lines, buildings, or light fixtures.
- (21) No person shall intentionally kill, trap, hunt, pursue or in any manner disturb or cause to be disturbed any species of wildlife within a park, except that fishing will be permitted in designated areas.
- (22) No person shall remove, leave or deposit any animal, living or dead, in a park, and any animal so taken or left will be considered contraband and subject to seizure and confiscation.
- (23) No person shall intentionally feed any species of wildlife within a park.
- (24) No person shall bring a dog, cat or other pet into a park unless caged or kept on a leash not more than six (6) feet in length. All dogs must be under the control and within sight of owners/custodians at all times. All owners/custodians are legally and financially responsible for their dog’s behavior. All users of the park do so at their own risk and assume all liability.

- (25) It shall be unlawful for any person to allow any dog, cat or other pet under his or her ownership, care, custody, or control to defecate in a park without removing the defecation to a proper trash receptacle.
- (26) No person shall allow any dog, cat or other pet under his or her ownership, care, custody, or control to disturb, annoy or harass any patrons of the park, wildlife, or other pets.
- (27) No person shall tether any animal to a tree or other plant. No person shall bring a dog, cat, or other pet into a park designated as an unauthorized area (playgrounds, athletic event parks).
- (28) Any person operating a food truck at any city park must do so in compliance with City Ordinance 2022-21, as it may be amended from time to time.
- (29) The following items are strictly prohibited at all city parks:
  - a. Any inflatable devices, including but not limited to bounce houses and water slides.
  - b. Metal detectors.
  - c. Any glass bottle or glass container.
- (30) No person, firm, or entity shall conduct or engage in any commercial activity within any City park or recreational facility except with the prior written approval of the City. Any approved commercial activity shall be subject to all conditions imposed by the City, including but not limited to restrictions on location, scheduling, and manner of use. Failure to obtain such approval, or failure to comply with any conditions imposed by the City, shall constitute a violation of this section.

**SECTION 2.            INCORPORATION IN THE CODE OF ORDINANCES.**

The provisions of this Ordinance shall be included in and incorporated in the Code of Ordinances of Daphne, Alabama, as an addition or amendment thereto, and shall be renumbered, if appropriate, to conform to the uniform numbering system of the Code.

**SECTION 3.            SEVERABILITY.**

The provisions, sections, paragraphs, sentences, clauses, phrases, and parts thereof of this Ordinance are severable, and if any provision, section, paragraph, sentence, clause, phrase, or part thereof of this Ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, then such ruling shall not affect any other provision, section, paragraph, sentence, clause, phrase, or part thereof, since the same would have been enacted by the Council without the incorporation of any such unconstitutional or invalid provision, section, paragraph, sentence, clause, phrase, or part thereof.

**SECTION 4.            EFFECTIVE DATE.**

This Ordinance shall become effective upon its adoption and publication as provided by law.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
DAPHNE, ALABAMA on this the \_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Robin LeJeune, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cindy Beaudreau, City Clerk**