

STATE OF ALABAMA)(
 :
COUNTY OF BALDWIN)(

The City Council met in a Work Session at 4:30 p.m.,
Delchamps Room, 161 North Section Street,
Fairhope, Alabama 36532,
on Monday, 12 December 2016.

Present were Council President Jack Burrell, Councilmembers: Jay Robinson, Jimmy Conyers, Robert Brown, and Kevin Boone, Mayor Karin Wilson, City Attorney Marion E. Wynne, and City Clerk Lisa A. Hanks.

Council President Burrell called the meeting to order at 4:30 p.m.

The following topics were discussed:

- Council President Burrell announced that the Discussion of the Fairhope Airport was put on the agenda in error and therefore being removed.
- Stacy McKean and Community Affairs and Recreation Director Sherry Sullivan addressed the City Council and explained the ADECA Land and Water Conservation Fund (“LWCF”) FY16 Grant application which will be used for the Manley Road Soccer Complex to help purchase bleachers, press box, and locker rooms. Ms. McKean said this is a fifty/fifty match up to \$300,000.00; and the grant can be used on parklands. Councilmember Brown questioned if sidewalks were budgeted for the Soccer Complex. Ms. Sullivan said we could allow for more sidewalks.

Council President Burrell took a straw poll from the City Council whether or not to move forward with the application. The consensus of the Councilmember was to move forward with the full amount of the grant.

- Mayor Wilson discussed the need to extend the FY16 budget for 90 days and to freeze spending until the audit is complete. She mentioned her two man financial advisory group; and found some reporting issues that need to be addressed. She stated the two percent cost of living raise is halted; and we will use a merit based incentive moving forward. Mayor Wilson said she will be reviewing and verifying critical budget numbers with Department Heads. She stated we need to separate the Utilities from the General Fund; and she told Hartmann, Blackmon and Kilgore this needs to be done for this year.

Mayor Wilson also mentioned PARKA who prepares municipal studies; and said she would be meeting with them sometime in December. She said they can a salary study with administrative best practices. Mayor Wilson said this could be done for around \$35,000.00.

- The next item on the agenda was the Discussion of Flooding Issues. Planning Director Jonathan Smith began the discussion in regards to the public’s health, safety, and welfare for all citizens within the Planning Jurisdiction for stormwater facilitation and infrastructure issues. He mentioned the growth and the need to make sure our sewer and water capacity meets this growth.

Water and Sewer Superintendent Dan McCrory stated we have 20 lift stations that feed to one lift station on Section Street which handle 30 percent of our capacity. We have a total of 68 lift stations right now. This lift station and the lift station at Quail Creek both need upgrades. Mr. McCrory said the North Section Street lift station collection system is at capacity. Council President Burrell questioned if other lift stations handle any of the others; and if pipes are large enough to handle. Councilmember Robinson questioned the needed timeframe for the study and upgrades. Mr. McCrory stated the study will take at least four to six months; and commented the ultimate solution would be to put a moratorium of subdivisions. Council President Burrell questioned why this was not brought before now. John Avent with Dewberry/Preble-Rish addressed the City Council and explained that Mr. McCrory had been trying to get this done for years. Council President Burrell commented the Treatment Plant is not the issue.

Councilmember Conyers questioned if the moratorium would be just for certain locations. Mr. McCrory and Mr. Smith both explained we cannot discriminate and single out certain locations. Mayor Wilson said we need to update our application process and this will take longer than the 60 days. She said we need time to protect our citizens from potential health risks. Councilmember Robinson stated the things already approved will not be stopped. Councilmember Boone asked if the process will be a base study to find issues, get recommendations, and costs for correcting.

Public Works Director Jennifer Fidler brought stormwater issues; and major infrastructure issues which became more prevalent with the April 2014 storms. She mentioned our biggest concern is the Tatumville Gulley Watershed. Council President Burrell commented that was a 500 year rain event. Councilmember Boone said it was more like a 5,000 year rain event. Ms. Fidler gave an example of the overbuilt lots: small cottages being torn down and an overbuilt house is the replacement. Mr. Smith said stormwater facilitation does not happen overnight; and small changes will in a long way result in significant help. Council President Burrell suggested putting money in the budget for small sections each time. Ms. Fidler mentioned the need to do a Tatumville Gulley Watershed study like we did for the Volanta Watershed.

Councilmember Brown stated that Christopher Baker suggested a retention pond before the water empties into our watersheds. Building Official Erik Cortinas said that according to the new FEMA flood maps all of our creek beds will be designated as flood zones now.

Mayor Wilson stated she wanted the moratorium pushed to the agenda tonight with it being for six months. She said we need to review all regulations especially in high density; and we need to protect our citizens. Mr. Smith explained the ordinance and suggested removing the word "amend" from the section that states "review and amend." Councilmember Boone said we should be giving a seven days' notice; and it should be put off until December 22, 2016. Councilmember Robinson agreed and said this should be where citizens can speak too. Council President Burrell suggested a 10-day moratorium. Councilmember Conyers stated we should give citizens a chance to speak and put on the December 22, 2016 agenda.

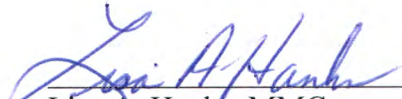
Mayor Wilson said this is not last minute; and not passing the moratorium will make the Planning Department busier again. Councilmember Conyers stated we ran on full transparency; and developers are part of the City. Councilmember Boone commented that he did not like that this was brought up 10 minutes before tonight's agenda.

- Council President Burrell brought up the contribution for the Senior Bowl. He mentioned that they were requesting for a \$35,000.00 donation again this year; and wanted to do a straw poll from the City Council. Councilmember Conyers said no, Councilmember Robinson asked if they would take a smaller donation and still ensure practice; Councilmember Boone said yes; and Mayor Wilson commented we could turn into a tourism event. Council Burrell said this event does not generate rooms for our hotels or revenue for the City. City Clerk Lisa Hanks mentioned they were late last year with their request and were told last year to have their letter requesting any funding by June 1st of this year. The consensus of the City Council was to not appropriate the \$35,000.00 for this event.

There being no further business to come before the City Council, the meeting was duly adjourned at 6:00 p.m.



Jack Burrell, Council President



Lisa A. Hanks, MMC
City Clerk