

STATE OF ALABAMA)(
 :
COUNTY OF BALDWIN)(

The City Council met in a Work Session at 4:30 p.m., Fairhope Municipal Complex Council Chamber, 161 North Section Street, Fairhope, Alabama 36532, on Monday, 14 August 2017.

Present were Council President Jack Burrell, Councilmembers: Jay Robinson, Robert Brown, and Kevin Boone, Mayor Karin Wilson (arrived at 4:40 p.m.), Marcus McDowell, attending for City Attorney, and City Clerk Lisa A. Hanks. Councilmember Jimmy Conyers and City Attorney Marion E. Wynne were absent.

Council President Burrell called the meeting to order at 4:35 p.m.

The following topics were discussed:

- The first item on the agenda was the presentation by Jim Walker, AIA, (Vice President of Goodwyn Mills and Cawood) called Water Leakage Investigation at Fairhope Public Library. See Attachment. Mr. Walker said the second phase would be for specifications for the Library to prepare for bids. He briefly explained where moisture was found and repairs needed to correct the issues. Mr. Walker said the estimates for repairing is around \$450,000.00 to \$500,000.00 plus architect and engineering costs. His recommendation is to complete all items as one scope of work. Council President Burrell asked everyone to get their recommendations and thoughts to the City Clerk.
- Planning Director Wayne Dyess addressed the City Council and briefly explained the new potential zoning district for schools and a possible amendment of same. The Zoning District would first go before the Planning Commission who will then send a recommendation to the City Council. Mr. Dyess stated then we would need to amend the Zoning Map to include the district. Council President Burrell said he would like to see cemetery, hospital, and place of worship out of the proposed district.
- Quail Creek Clubhouse was next on the agenda. Lawrence Wilson and David Mugg with Engineering Design Technologies, Inc. addressed the City Council and briefly went over the revised changes for the Clubhouse. Mr. Mugg mentioned the use of “ironwood” with a life expectancy of 75 years. He told the City Council that the revision would be an estimated cost of \$209,460.28. Mr. Mugg said there is an ADA compliant concrete ramp and 60 percent of all exits must be ADA compliant. Councilmember Brown explained the ADA compliant upgrades. Mr. Mugg said there will be an oval window with a quail emblem are requested. Council President Burrell asked how much did we have budgeted this year; and Ms. Cabaniss replied \$125,000.00. The consensus of the City Council was to get the scope and specifications together; and then get the bid on the street.
- Assistant Public Works Director Arthur Bosarge and Sanitation/Fleet Maintenance Supervisor Dale Linder addressed the City Council regarding the landfill issue. The explained the need to enforce the Code of Ordinances which does not allow commercial dumping.

Mr. Linder said at the rate of consumption we have right now, the landfill would last maybe eight to thirteen years. He said we need to try and save the landfill. The Council questioned how do you tell the difference between commercial and residential; landscape companies dropping debris on streets; and decals being given out. Council President Burrell commented employees should enforce all ordinances. Mayor Wilson said MUNIS system will help; and hopefully driver's license identification to determine inside and outside City limits.

Mayor Wilson commented on the new Recycle route now being Monday thru Friday; and said employees are back by noon each day which also a twenty percent savings.

There being no further business to come before the City Council, the meeting was duly adjourned at 5:35 p.m.


Jack Burrell, Council President


Lisa A. Hanks, MMC
City Clerk

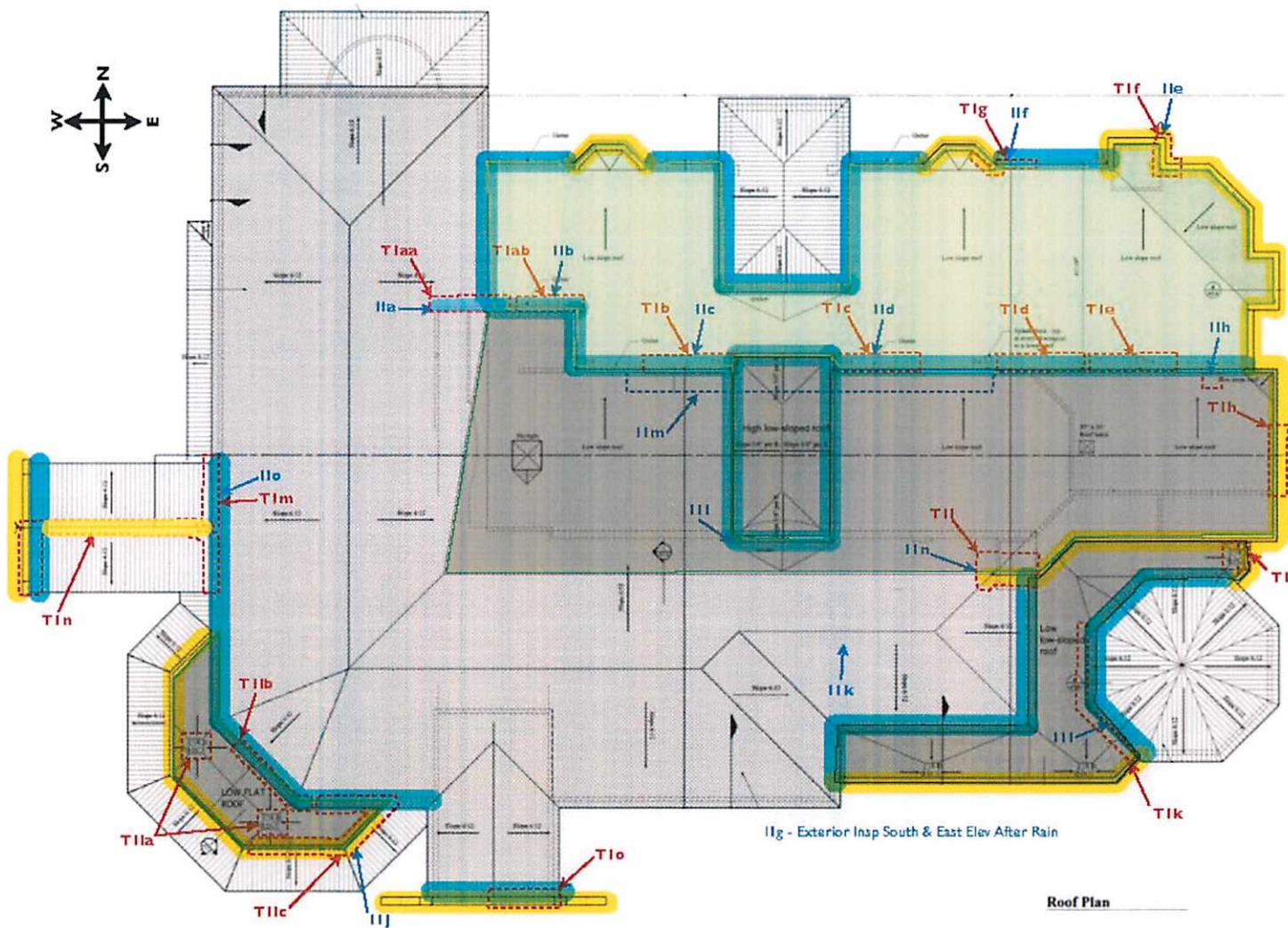
WATER LEAKAGE
INVESTIGATION AT FAIRHOPE
PUBLIC LIBRARY

THE CITY OF
FAIRHOPE, ALABAMA

AUGUST 14, 2017



GMC



WATER TEST



INSPECTION



SQUARE FOOTAGES

- LOW ROOF: +/- 5,500 SF
- HIGH ROOF: +/- 6,900 SF
- LOW ROOF @ CHILDRENS: +/- 1,440 SF
- LOW ROOF @ GIDDENS: +/- 800 SF

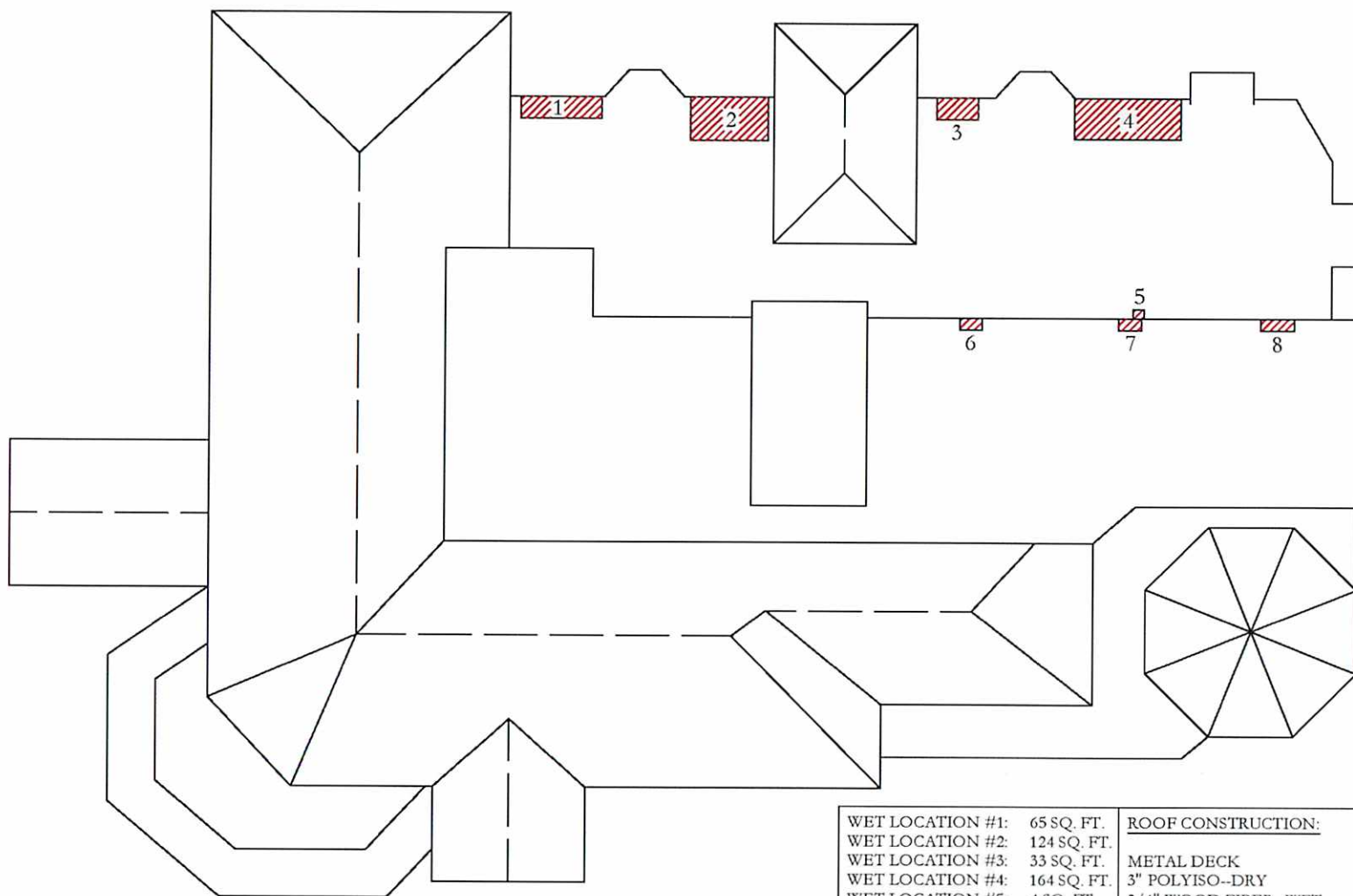
TOTAL: +/- 14,640 SF

LEGEND

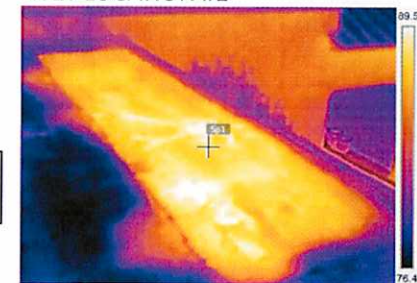
- FLASHING
- PARAPET
- ROOF REPLACEMENT
- ROOF COATING

ROOF TEST AND INSPECTION LOCATIONS

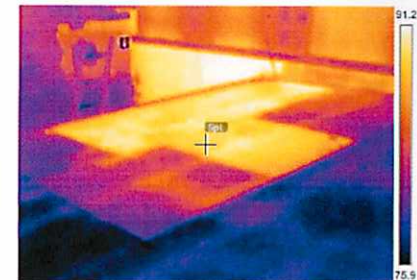
GMC



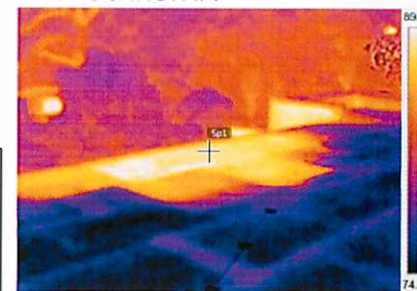
WET LOCATION #1



WET LOCATION #2



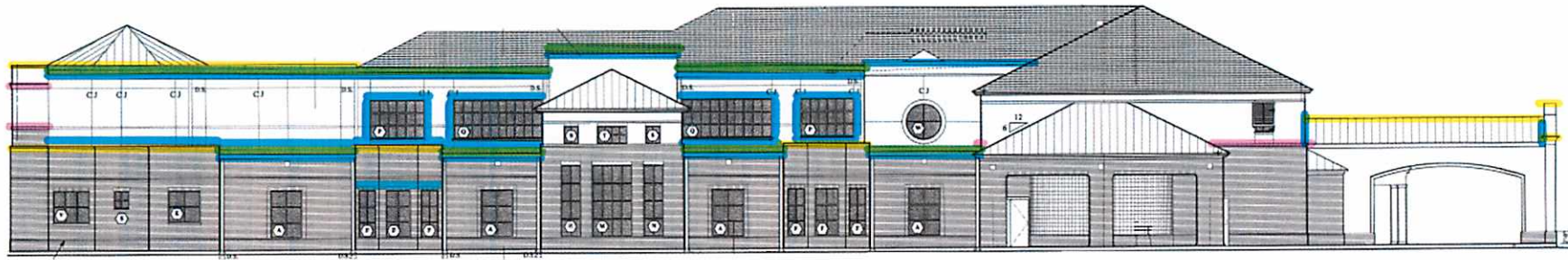
WET LOCATION #4



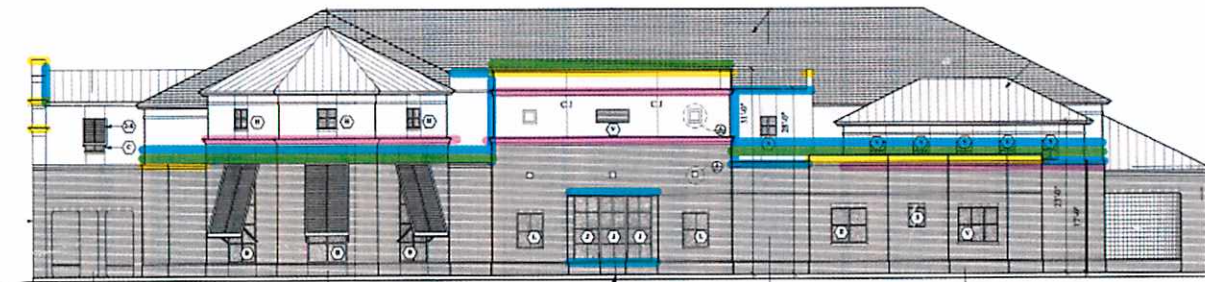
WET LOCATION #1:	65 SQ. FT.	ROOF CONSTRUCTION: METAL DECK 3" POLYISO--DRY 3/4" WOOD FIBER--WET 3PLY MODIFIED MEMBRANE
WET LOCATION #2:	124 SQ. FT.	
WET LOCATION #3:	33 SQ. FT.	
WET LOCATION #4:	164 SQ. FT.	
WET LOCATION #5:	4 SQ. FT.	
WET LOCATION #6:	9 SQ. FT.	
WET LOCATION #7:	9 SQ. FT.	
WET LOCATION #8:	14 SQ. FT.	
TOTAL WET:	422 SQ. FT.	

WET INSULATION LOCATIONS

GMC



NORTH ELEVATION (MAGNOLIA AVENUE)



EAST ELEVATION (SCHOOL STREET)

APROX. SQUARE FOOTAGE

STUCCO: +/- 12,000 SF

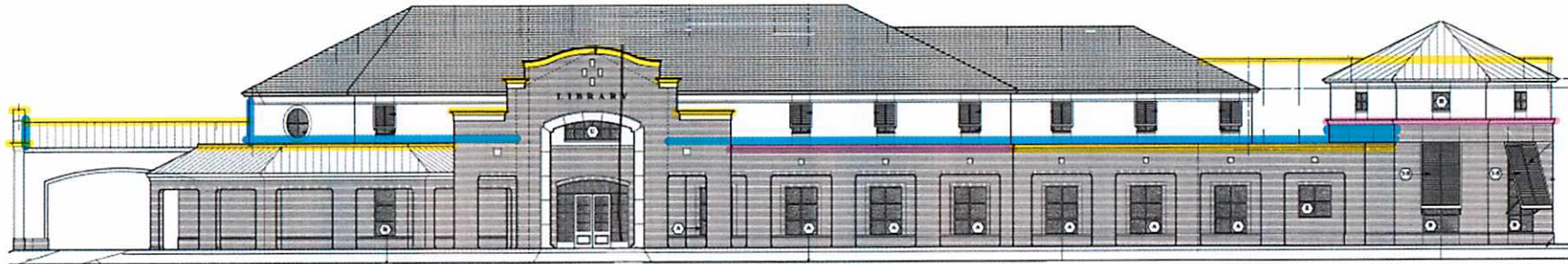
BRICK: +/- 23,000 SF

LEGEND

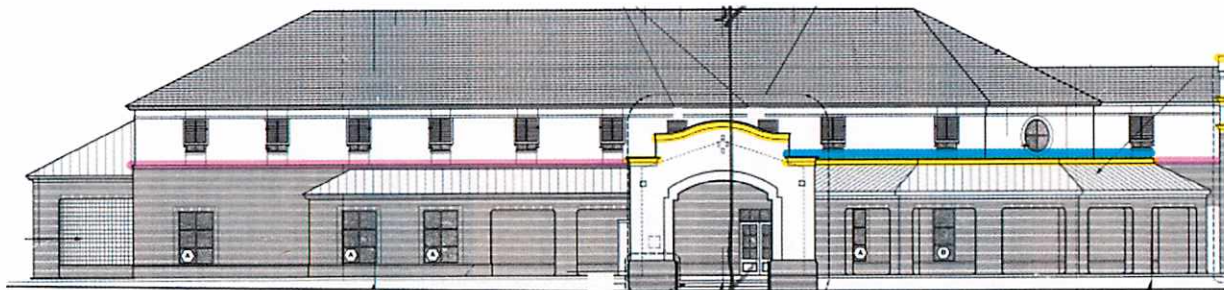
- FLASHING
- PARAPET
- ROOF
- EIFS FOAM

EXTERIOR WALL TESTING AND INSPECTION

GMC



SOUTH ELEVATION (FAIRHOPE AVENUE)



WEST ELEVATION (BANCROFT STREET)

APROX. SQUARE FOOTAGE

STUCCO: +/- 12,000 SF

BRICK: +/- 23,000 SF

LEGEND

- FLASHING
- PARAPET
- ROOF
- EIFS FOAM

EXTERIOR WALL TESTING AND INSPECTION

GMC