

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, 22 January 2018.

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

Council President Burrell called the meeting to order at 4:37 p.m.

The following topics were discussed:

- The first item on the agenda was the discussion of Park Lands by the Recreation Board. Recreation Director Tom Kuhl and Recreation Board Chair Vann Saltz addressed the City Council and stated the Board voted to begin a search for land for recreational use. Mr. Kuhl mentioned the demand for lacrosse and adult kick ball. Councilmember Robinson asked if there was a particular sport needing the land. Mr. Saltz replied baseball and tournaments. Mr. Kuhl added kick ball to the list.  
  
Councilmember Boone said land is a diminishing commodity and we need to look at for the future. Councilmember Brown stated the price for land may be higher in certain places, but may be closer to other fields which would lessen maintenance costs. Council President Burrell questioned the size needed. Mr. Kuhl replied another 40 acres. The consensus of the City Council was to move forward with the search for land to be used for recreational use.
- The South Fairhope Community Action Plan Preliminary Findings was discussed by the Gulf Coast Community Studio staff, Kelsey Johnson and David Perkes, along with Community Affairs Director Sherry-Lea Botop. The preliminary findings were explained in detail by Ms. Johnson and Mr. Perkes (please see attached handout). 117 surveys were completed which was a 23 percent response rate. Ms. Botop commented this is a path forward for Community; and Ecumenical Ministries and Habitat for Humanity could use and possibly partner with the Community.  
  
Ms. Botop also mentioned the Stormwater Medallion and Tatumville Gulley grants; and the possibility of partnering with the Eastern Shore Chamber toward work force development.
- Councilmember Conyers mentioned the Library Board meeting tonight. He said there are appointments on the agenda for the Fairhope Environmental Advisory Board and the Historic Preservation Committee.
- Council President Burrell said the Airport Authority met and discussed grants, minimum standards, and will appoint an advisory committee to help and give recommendations.

- Electric Superintendent Joe Wolchina addressed the City Council regarding the marina repairs and said these were more in-depth than they thought. He said the repairs will have to bring the pier up to code. The room being used for storage by the restaurant was mentioned; and it is a City's room. Mayor Wilson said we may can use Restore Act funds to help with the pier.
- Operations Director Richard Peterson addressed the City Council and said he was proud of the City staff during the cold weather; i.e. the Utilities and Public Works. He said that mapping could help with issues and mentioned MUNIS and the work order module. Mr. Peterson also brought up Asset Management and an Engineering Department.

Councilmember Boone requested an update on the Painting of the Water Tank. Mr. Peterson said it is too cold to paint outside, but they were sandblasting the interior now.

- Public Works Director Richard Johnson addressed the City Council and mentioned the following items: pier repairs began today; road resurfacing packages being prepared with options; and Quail Creek Clubhouse bid and options for approval.
- Pandora Heathcoe, Human Resource Manager, addressed the City Council and mentioned the Compensation Study and how it has helped. She said Mayor Wilson gave her a task to revised all of the job descriptions and that 122 have been completed with Parks and Recreation and Public Works still to be done. Ms. Heathcoe said she will turn those over to Human Resource Coordinator Leslie Green to format. Ms. Heathcoe said, "for reasons I will not discuss I formally resign with my last day being February 2, 2018." Council President Burrell thanked Ms. Heathcoe for service with the City.

There being no further business to come before the City Council, the meeting was duly adjourned at 5:25 p.m.

  
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Jack Burrell, Council President

  
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Lisa A. Hanks, MMC  
City Clerk

**South Fairhope Community Action Plan (Project No. ECO001-17)**  
**Progress Report and Initial Findings**  
Submitted by Gulf Coast Community Design Studio  
January 16, 2018

The Gulf Coast Community Design Studio (GCCDS), a professional outreach arm of Mississippi State University's College of Architecture, Art and Design, has been working with the City of Fairhope's Community and Economic Development Department and residents of the South Fairhope community since January 2017 to identify community needs and strategies. GCCDS entered into a formal contract with the City of Fairhope to complete the South Fairhope Community Action Plan in July 2017. The following is a summary of work completed to date, initial findings and next steps.

**Completed to Date**

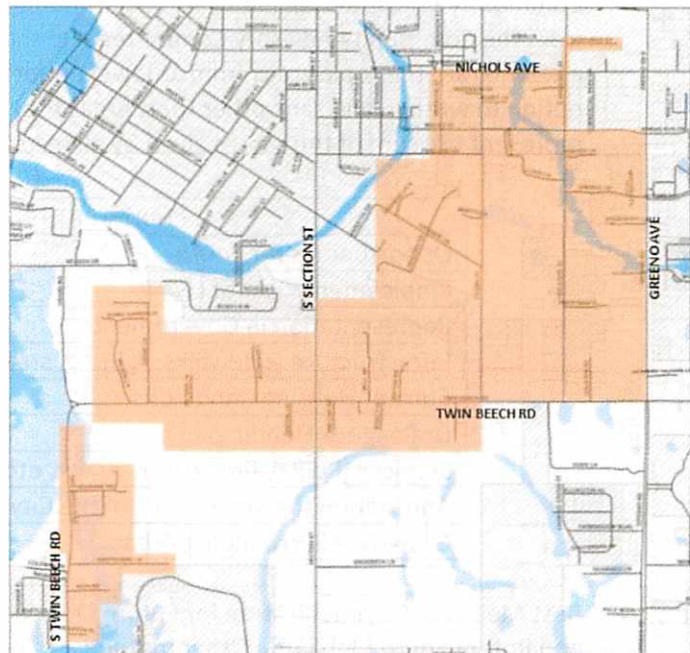
- Facilitated 6 community meetings between January 2017 and December 2018
- Individual meetings with City and County Staff and other community stakeholders
- Community-driven survey completed December 2017. Results have been analyzed and geocoded based on reported addresses for use in GIS.

**Overview of Survey Findings**

- 117 Completed Surveys = 23% response rate. (There are an estimated 516 households in the survey area based on a windshield survey/housing count on 10/17/2017. See Figure 1.) This is considered excellent given that a normal response rate is between 10% and 15%. It is important to note that the survey was not conducted based on a random sample from the survey area, but instead on a self-selecting basis. As such, the survey results do not directly align with current Census data. In addition, the Census boundaries do not coincide with the study area making comparison even more difficult.

- Methodology: All residents in the survey area were mailed a postcard with a link allowing them to complete the survey online and inviting them to attend an evening meeting at Youth Rotary Club to complete the survey if they could not do so online. Hard-copy surveys were also distributed by local churches, organizations and businesses. Volunteers went door-to-door on Saturday, December 2<sup>nd</sup>.

Figure 1: Survey Area



- Homeownership: 73% Own vs. 26% Rent. The average tenure is 29 years, but this is an understatement because many respondents put “lifetime” or gave a number with a plus sign; neither of which could be factored into the average.
- 36% reported living within the City of Fairhope while 58% reported living in Baldwin County. 6% did not know which jurisdiction they were in.
- Household Make-up: 43% with Seniors, 42% with Children under 18, and 25% with Physical Disabilities
- Voting: 90% reported being registered to vote and 8% reported not being registered to vote (3% did not know if they are registered). Of those registered to vote, 87% reported voting regularly. 75% of the County residents responded that they would like to be able to vote on Fairhope City issues and elections. 8% of County residents did not want to vote on Fairhope city issues and elections. 5% were indifferent.
- Housing Needs *\*open-ended question*: The top reported housing needs could be classified as repairs and included roofs, windows, floors, fortification measures and HVAC. These were closely followed by the need for accessibility retrofits including ramps and railings. It was also reported that many, particularly the elderly, could use assistance with regular maintenance and upkeep.
- Community Needs *\*open-ended question*: The top reported needs centered on issues of pedestrian and transportation-related safety. Requests included more sidewalks, lighting, traffic calming measures and additional bus stops. Other requests included community clean-up/beautification efforts and more stores including grocery stores and restaurants.
- Community Priorities: An initial list of community priorities was determined based on input from the Community Advisory Committee and the City of Fairhope. Survey respondents were asked to rate the topic areas from 1 (lowest priority) to 5 (highest priority) and were given the option to write in and rank other topic areas they feel are important. The scores below represent the sum of the scores given by all respondents.

Priority	Score
Opportunities for Youth	507
Employment/Cost of Living	474
Representation in Government	473
Infrastructure (sidewalks, lighting, streets, et.)	469
Current Housing Conditions	451
Drainage & Flooding	442
Services (Police, fire, water, sewer, etc.)	407
Annexation (becoming part of the City of Fairhope)	406
Growth of Surrounding Area	400

- Best Means of Communication for Future Outreach: Churches (60), mail (27), barbershops (20), and Rotary Youth Club (15). Other methods including email, phone, social media, and local news/radio each received less than 10 responses.

**Next Steps**

- Discuss suggested action strategies with the community
- Produce draft report
- Facilitate workshop with City, County and community leadership to go over report and draft action plan
- Modify report as needed
- Distribute final report and action plan to stakeholders

**Deliverables**

- Final report including an action plan matrix

*Example Matrix:*

Strategy	Community Priority or Priorities Addressed	Lead Implementer	Potential Partners	Potential Funding	Proposed Implementation Schedule

- Detailed survey results with respondent contact information
- Shapefile of geocoded survey analysis
- Meeting sign-in sheets
- Census analysis poster
- Registered voter database for precincts 42 and 10 in Baldwin County

**Anticipated completion: March 2018**

# South Fairhope Community Survey

The Gulf Coast Community Design Studio, an outreach and research program of Mississippi State University, is working with residents, city/county leaders, and stakeholders, over the next several months to identify priority areas that need to be addressed in your community and develop action items to address these challenges. *Please help us by completing this short survey.*

## Part I: Getting to Know You

1. Do you rent or own?

Rent

Own

2. How long have you lived in South Fairhope? \_\_\_\_\_

3. What are some of your housing needs? *ex: more space for a growing family, accessible ramps for disabled resident, etc.*

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4. Do you have any of the following in your household? *Check all that apply*

Seniors

Youth under 18

Persons with physical disabilities

5. Do you know if this property is in the City or County? *Which logo do you have on your trashcan?*

City

County

I'm not sure

6. What are some of the things you like about your neighborhood/area?

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7. What do you see as some of the needs of residents in the neighborhood/area? *ex: sidewalks, bus stops, grocery store, etc.*

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8. What is the best way to get information to you and other residents in the neighborhood/area? *ex: Church, Rotary Youth Club, Barbershop, etc.*

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9. Are you registered to vote?

Yes

No

I don't know

10. Do you vote regularly?

Yes

No

11. Would you like to be able to vote on Fairhope City issues and elections? *Question for county residents only*

Yes

No

It doesn't matter to me

**\* The survey can also be completed online or on your smartphone!**



[www.fairhopeal.gov/southfairhope](http://www.fairhopeal.gov/southfairhope)

**Please continue on the reverse side. →**

## Part II: Community Priorities

Below are some areas that seem to be of concern to community members of South Fairhope. Please tell us how important you think these areas are in terms of investing resource to improve conditions and/or opportunities:

	LOWEST Priority		➔	HIGHEST Priority	
1. Current Housing Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Infrastructure ( <i>sidewalks, lighting, streets, etc.</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Services (Police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Drainage & Flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Representation in Government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Growth of Surrounding Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Annexation (becoming part of the City of Fairhope)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Opportunities for Youth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Employment/Cost of Living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us more about your top 2 areas of concern

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## Part III: Staying Informed

What is the best way to keep you informed and engaged about issues or events in your community?

- Phone: \_\_\_\_\_  Call  Text
- Email: \_\_\_\_\_
- Mail: \_\_\_\_\_
- Facebook (Name to invite to group or add to distribution list): \_\_\_\_\_
- Other: \_\_\_\_\_

Please tell us your street address so we can confirm respondents live in the intended survey area:

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**Thank you for your time and if you have any questions or concerns please contact:**

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